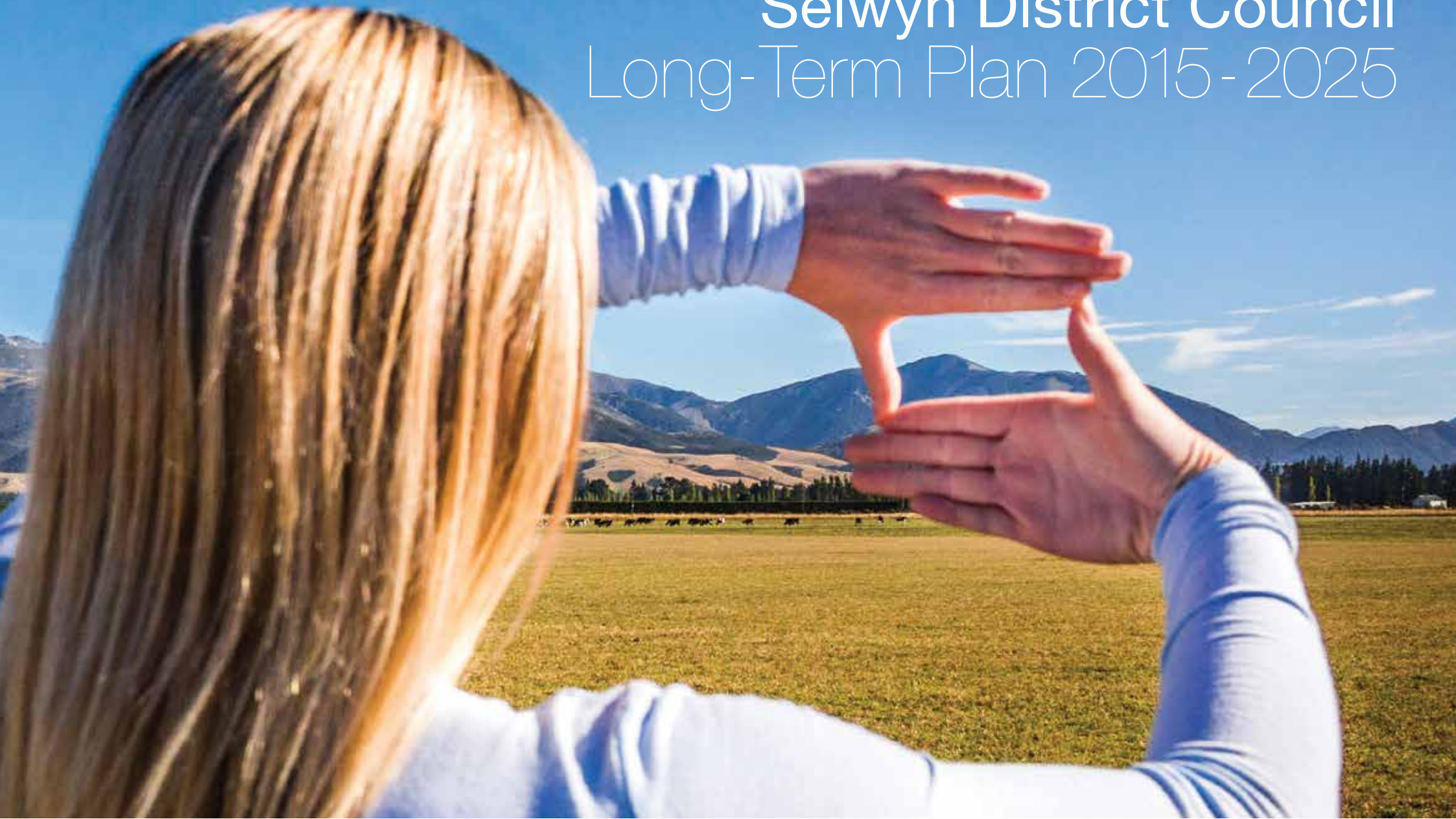


Selwyn District Council Long-Term Plan 2015-2025



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Volume 2: 30 year infrastructure strategy 2015 - 2045



Mayor Kelvin Coe, outside Selwyn District Council Building in Rolleston

Message from your Mayor

Planning together for the next 10 years

Thank you for your interest in, and contribution to, Selwyn District Council's Long-Term Plan 2015-2025.

Developing this document has been a process of collaboration between the Council and our community. The consultation document this year, *Towards '25*, was in a new format, brought about by changes last year to the Local Government Act, and was a different way of presenting our key projects and issues for the coming decade. The feedback from our community was generally supportive of the new approach, and indicated that people found the presentation and discussion of the issues clear and helpful. Alongside this document, and supporting information published online, councillors and staff attended more than 30 community meetings and drop-in sessions across the district to hear concerns, answer questions and provide clarification on our proposals.

I was delighted with the level of public participation in our Long-Term Plan consultation. A total of 368 written submissions were received, and more than 100 submitters attended hearings to present their submissions in person. My thanks go to all those individuals, committees and organisations who made a submission or attended one of the consultation meetings. As always, many positive and worthwhile ideas have come from these submissions, and this feedback has provided the Council with valuable information on the community's views.

In preparing this Long-Term Plan the Council aimed to strike a good balance between investing in key infrastructure such as roading and community facilities and keeping rates at an affordable level. The feedback from the community has been that most residents are comfortable with the projects we have put forward for the future, but with some submitters expressing their concern at rate increases.

We have many challenges ahead of us as we look to ensure that Selwyn is well placed to respond to the continuing growth in population and economic activity that we have seen in recent years – and which we expect to continue, albeit at a reduced rate after the earthquake rebuild period is completed.

The projects and activities set out in this Plan aim to provide the infrastructure, services and facilities our growing population will need for this and future generations, while ensuring residents' rating contributions are fair, affordable and equitable across the district.

A handwritten signature in blue ink that reads "Kelvin Coe."

Kelvin Coe
Mayor

Introduction

Selwyn District is booming. For the past seven years Selwyn has recorded the fastest population increase of any New Zealand territorial authority. The district has also had the strongest economic growth in New Zealand for the past two years.

Selwyn's population today is around 50,000 (as at January 2015) but by the end of this Long Term Plan in 2025, we expect that Selwyn will be home to 67,000 people. The levels of growth reflected in this plan are substantially higher than in previous Long-Term Plans.

Our high levels of residential and business growth place demands on the Council to invest in new facilities and infrastructure, and complete future planning work across the district. Many of our existing facilities and infrastructure will need to be upgraded.

Investment in our roading network is essential as traffic volumes on our roads are increasing at a faster rate than our population growth, while heavier vehicles are also using our road network for construction and farming activities. We also want to provide more cycleways and ensure people have access to good public transport services.

As the profile of our population changes, many residents are also looking for a greater range of local services and facilities. Improved community facilities will benefit everyone living in Selwyn and will help ensure that the district remains an attractive place in which to live and work.

These investments come at a significant cost to the Council and the community. The services and facilities we build now must have the capacity to cope with a booming population, and serve not just today's residents but also future generations.

This Long-Term Plan sets out the Council's plans for tackling these challenges, and investing in our community over the next 10 years. Some of the significant projects ahead of us include:

- A move to district-wide rating for water and wastewater services
- Major investment in roading including improved access and connections to the Christchurch Southern Motorway, and a road bridge connecting Rolleston township with its industrial area over State Highway 1 and main railway line
- New sports and community facilities to support a range of recreation activities across the district
- Upgrades to water and wastewater schemes to provide for our growing population
- A new library for Rolleston
- Roading upgrades in Rolleston Town Centre

While rates will need to increase above the rate of inflation to pay for the proposed new community facilities and road improvements, the level of increase will be tightly managed and rate levels will remain reasonable. Inflation has an impact on everyone and we expect our costs to rise by more than one third over the next 10 years. This increase is likely to be higher than the headline Consumer Price Index because the services we provide are very different from the 'basket of goods' used to calculate that index.

The Council is forecasting average rate rises per ratepayer of 4.4% per year over the next 10 years (this is a combination of an average annual general rate increase of 6% and average annual targeted rate increase of 3.7%). Increases for individual rate payers will vary. As a result of the district-wide proposal for community centres, halls and recreation reserves not being adopted, there are some changes to rating levels from what was proposed in the draft document.



Faringdon subdivision in Rolleston

About this long-term plan

Every three years local councils prepare a Long-Term Plan (LTP) which sets out the range of activities the Council proposes to undertake over the coming 10 years, and the community outcomes those activities aim to achieve. It also outlines how activities will be funded, and provides for community input into setting the priorities and directions for the decade ahead.

The LTP is just one stage in the Council's planning cycle and shows what the Council is doing over the coming 10 years. The LTP also promotes the Council's accountability to the community for the planning decisions made.

This is the first LTP prepared in accordance with Public Benefit Entity International Public Sector Accounting standards (PBE IPSAS).

Other plans

The Long-Term Plan sits alongside a range of other plans that help the council and the community work together to plan for the district's future development. These include:

- Selwyn 2031, the District Development Strategy, which was adopted in 2014 after public consultation. Selwyn 2031 will help guide Council's decision making as the district grows and develops, and ensure that Selwyn continues to prosper and people who live here continue to enjoy a high quality of life. You can find more information about Selwyn 2031 online at www.selwyn.govt.nz.
- Area Plans for Malvern and Ellesmere – part of the Selwyn 2031 programme. The Council will begin developing these plans this year in consultation with local communities. The plans will look at where shops, businesses and community facilities could be located in the future.
- Annual Plans – in between the three-yearly plans, the Council consults with the community on its annual work programme and budget, including any proposed changes from what was signalled in the Long-Term Plan.
- Master Plans for key projects such as Rolleston Town Centre and Foster Recreation Park. These provide guidelines on how the specific areas will develop over the coming decades. They have been developed through a public consultation process and several projects outlined in this document will contribute to the Master Plan goals.

Māori involvement in decision making

As part of its strategic objective, the Council recognises an obligation to take into account the principles of the provisions of the Local Government Act 2002 to recognise and provide for the special relationship between and with Māori, their culture, traditions, land and taonga.

The Council has entered into a service and funding agreement with Mahaanui Karataiao Limited to assist the Council in meeting its obligations under Section 81 of the Local Government Act 2002.

Mahaanui Karataiao Limited is a Rūnanga-owned entity and a consultancy which has been established specifically for the purpose of engaging with local government.

A broad range of services is offered under the agreement including advice, liaison and the facilitation of consultation on resource management issues, advice on policy and democratic processes and training for the Council and Runanga staff.

The Council will also continue to schedule six-monthly meetings to engage with and share information with the Taumutu Rūnanga.



Where to find more information

Full copies of the LTP are available on our website from our service centres and libraries. Ratepayers can also access information on rates increases which affect them on the Council's website www.selwyn.govt.nz.

If you would like to discuss any issues in the LTP please contact your local Councillor, community board member or council staff. You are welcome to telephone the Council on (03) 347 2800 for contact information.

At work in your community

Council activities and how your rates contribute

The range of services Selwyn District Council provides in your local community is vast.

Whether it's the water you use to brush your teeth, the local roads you drive on to work or to get to shops, the community halls you meet in, the pools and parks where you play, the libraries where you can stimulate your mind, services that support residential and business development, promotions that bring tourists and visitors to the district, the water races that keep land irrigated and stock watered, regulatory functions that keep food outlets clean, the trucks that carry your rubbish away or 101 other essential services ... residents use and interact with Council activities 24 hours a day, seven days a week.

Council's activities are grouped into eight significant activity areas:



Community Facilities

These activities have a major impact on the social and cultural quality of life for the district's residents, while enabling the retention of the best elements of its natural environment. Activities include recreation and neighbourhood reserves, cemeteries, public toilets, community centres and halls, swimming pools and libraries.



Community Services

These activities provide and promote a wide variety of services and facilities that make Selwyn District a great place in which to live, work and play. We do this through working with the community to plan, provide/facilitate and promote activities.

Activities include community development services, recreation programmes, youth activities, business and tourist promotion activities, community research and social policy, and emergency preparedness including rural fire services and civil defence.



Democracy

This activity covers the costs associated with the Council's democratic process. This includes Councillors' and Community Board members' remuneration and the cost of providing them with professional advice and support, as well as the cost of organising elections every three years. It also covers certain grants made by statute to support the Council and a levy imposed by the Canterbury Museum.



Environmental Services

These activities work to protect the community from a variety of risks and to enhance the quality of the built and natural environment in which we live. This includes ensuring that actions taken by people in the district are law abiding and in accordance with community expectations.

Activities include building control, District Plan administration, environmental health, monitoring, strategy and policy, and animal control.



Transportation

The Council provides a 2,440 kilometre transportation network that covers the length and breadth of the district. This transportation network, when combined with the State Highways, provides a range of roading linkages that enable Selwyn residents, businesses and visitors to work and play in the district.

Activities include sealed and unsealed pavements, bridges, footpaths, kerb and channel, traffic signs and street lighting.



Solid Waste Management

This activity provides services for managing waste in the more populous parts of the district, covering more than 15,000 households (June 2014 estimate). Waste is mostly collected through a system of rubbish, recycling and organic kerbside collections, along with the Pines Resource Recovery Park.

Activities include kerbside collection, transportation and disposal to landfill, transport of recyclables, and the operation of the Pines Resource Recovery Park.



Five Waters Services

The Five Waters activities provide safe, clean water for households, removes sewage and storm water in a way that protects the health of the population and natural environment, provides water for livestock and drains certain land so that it is usable.

Activities include community water supplies, land drainage, urban stormwater, rural and urban water races, and community wastewater schemes.



Izone Southern Business Hub

Izone is a 190-hectare industrial park being developed by the Council at Rolleston. Since opening in 2001, the Council has purchased additional land to accommodate growth and demand for industrial land within Selwyn. Izone is designed to provide employment within the district. A secondary goal is to provide a financial return to the Council.



Funding Council's activities

The majority of these activities are funded by the rates contribution made by Selwyn residents each year. This contribution is made up of a combination of general rate and targeted rates. Other sources of funding include fees and charges, development contributions, subsidies and grants.

The general rate is levied on the basis of capital value on the property on all rateable properties. It provides the net funding for all Council operations that are not financed by targeted or special rates.

The general rate provides funding for a wide range of Council services and facilities including:

- planning (*fees and charges also contribute to this activity*)
- administering the Building Act (*fees and charges also contribute to this activity*)
- cemeteries (*fees and charges also contribute to this activity*)
- council internal operating costs (*Community Boards are funded by targeted rates*)
- economic development
- community development (*external funding also contributes where available*)
- public toilets
- swimming pools (*also funded from targeted rates and entrance fees*)
- transportation (*New Zealand Transport Agency subsidies also contribute*)
- community centres and halls – support services
- forestry
- property
- parks and reserves (*some recreation reserves funded by targeted rates*)
- civil defence and rural fire
- regulatory functions (*fees and charges also contribute to this activity*)
- animal control (*fees and charges also contribute to this activity*)



Selwyn Aquatic Centre in Rolleston

The general rate also includes a Uniform Annual General Charge component, which is not related to property value.

Targeted rates are used where a Council service or facility provides a benefit to a particular group of people or location. They are levied on properties within a designated area, to fund the costs of services and facilities that are specific to that area.

Targeted rates provide funding for services including:

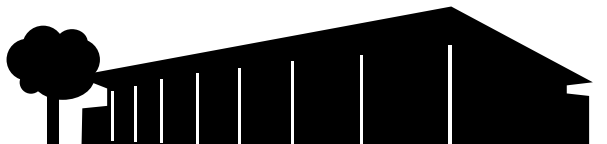
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| · local libraries | · wastewater | · community centres and halls |
| · community boards | · water races | · reserves |
| · water supply | · stormwater systems | |

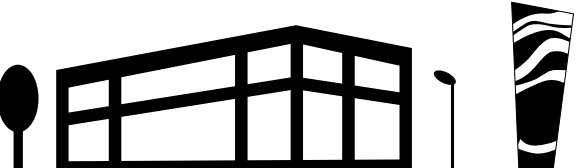
10-year funding overview

These pages set out a snapshot of the Council's major activities and how these will be funded over the next 10 years.

The total spend is split into capital expenditure (for example, construction of new buildings and roads) and operating expenditure (the day-to-day costs of providing Council services). There's also a breakdown of what proportion is funded by rates, and what proportion comes from other sources – these can include fees and charges for services, income from interest and dividends as well as development contributions paid by land developers.

For more detailed information on the budgets for these activities, see activity funding impact statements included in this document.

Area of Spend	Capital Spend (including renewal)	Operating Spend (excluding depreciation)	How Costs Are Funded		Rates Spend per \$100
 COMMUNITY FACILITIES	\$117.0m	\$180.6m	RATES OTHER SOURCES	75% 25%	\$26
 COMMUNITY SERVICES	\$2.9m	\$28.0m	RATES OTHER SOURCES	95% 5%	\$4
 DEMOCRACY	\$0	\$42.1m	RATES OTHER SOURCES	99% 1%	\$6
 ENVIRONMENTAL SERVICES	\$0.2m	\$117.5m	RATES OTHER SOURCES	45% 55%	\$8

Area of Spend	Capital Spend (including renewal)	Operating Spend (excluding depreciation)	How Costs Are Funded	Rates Spend per \$100
 TRANSPORTATION	\$156.7m	\$113.0m	RATES OTHER SOURCES	54% 46% \$19
 SOLID WASTE MANAGEMENT	\$3.9m	\$93.5m	RATES OTHER SOURCES	70% 30% \$11
 FIVE WATERS SERVICES	\$107.2m	\$157.4m	RATES OTHER SOURCES	73% 27% \$26
 IZONE	\$27.8m	\$8.8m	RATES OTHER SOURCES	0% 100% \$0



Our response to your submissions

Consultation on the draft Long-Term Plan was undertaken between 2 April and 4 May 2015. A total of 368 submissions were received on the draft Long-Term Plan and over 100 submitters attended a hearing to present their submissions in person.

The Council would like to thank submitters for their input into this Long-Term Plan.

District-wide rates for urban water and wastewater

Proposal included in Towards 25: the Council proposed to introduce a standard district-wide rate for urban water and wastewater for properties who currently receive a Council service.

Some exemptions to the district wide rates were proposed. Properties that do not currently pay for water or wastewater currently would not have to pay this charge. Properties that pay for part of the cost of all their water through water meter charges would pay a reduced rate. Properties with a historic loan or which are connected to a restricted water supply would pay a different rate to the district-wide rate.

Submissions: there was broad support for the introduction of district-wide rates for urban water and wastewater. The main matters raised were:

- the level of service received by those that are on a restricted supply
- whether the rural water supplies should be part of the district-wide rate
- how the district-wide rate system should apply to Upper Selwyn Huts owners who currently pay a licence fee rather than a targeted rate.
- whether those that currently do not pay will need to pay

Council's decision: the Council supported the introduction of the district-wide rate for urban water and wastewater from 1 July 2015. The Council confirmed that those who currently do not pay for water and wastewater (such as properties which have their own water supplies) will not pay the district wide rate.

The Council indicated that it will consult on extending the district-wide rate to rural water supplies in the future. The Council will also consult on introducing the district-wide rate for Upper Selwyn Huts from July 2016 for water and wastewater and reducing the license fees so that it does not fund these services. It will also undertake a review of those water and wastewater systems that are comparatively expensive to run.

District-wide rates for community centres, halls and recreation reserves

Proposal included in Towards 25: the Council included a proposal to introduce standard district-wide rates for community centres, halls and recreation reserves. This charge would replace current targeted rates for these services.

Submissions: there was a mix of submissions both for and against the proposed district-wide rates for community centres, halls and reserves. Submitters who did not support the proposal raised a number of issues including the fairness of rating for areas that do not have nearby facilities, that the quality of facilities differs by area, that the district-wide rating may negatively affect willingness to volunteer, local people may have less control of community facilities and the income from these, and that there may be less incentive to fund raise.

Submissions in support of the proposal highlighted the fairness of the approach and the benefits of being able to achieve a planned approach to providing a broad range of good quality facilities that meet needs across the community.

Council's decision: the Council has decided not to introduce a district-wide rate for community centres, halls and reserves in 2015/16. However the Council will continue to look at this proposal. Further discussions with community centres, halls and recreation reserve committees are planned and the Council may consult on a proposal for rating for these services in the 2016/17 Annual Plan.

As a result of this decision not to move to a district-wide rate for community centres, halls and recreation reserves, there have been some changes in rates for next year compared with those outlined in the *Towards '25* consultation document. A table showing a sample of rating changes by area is included below.

Locations	Capital Value	2014/15	2015/16	2015/16
	\$	\$	\$	% movement
Armack Drive	450,000	2,798	2,735	-2.3%
Arthurs Pass	260,000	1,475	1,281	-13.2%
Burnham	355,000	2,410	2,183	-9.4%
Castle Hill	440,000	2,295	2,029	-11.6%
Coalgate	300,000	1,433	1,487	3.7%
Doyleston	360,000	2,144	2,058	-4.0%
Dunsandel	260,000	2,170	2,048	-5.6%
Edendale	540,000	2,080	1,965	-5.5%
Glentunnel	420,000	1,581	1,639	3.7%
Hororata	345,000	1,734	1,829	5.5%
Johnsons Road	570,000	2,179	2,044	-6.2%
Jowers Road	620,000	2,579	2,237	-13.3%
Kirwee	500,000	2,296	2,217	-3.4%
Lake Coleridge	220,000	2,774	1,962	-29.3%
Rakaia Huts	240,000	1,267	1,299	2.5%
Sheffield	287,000	2,008	1,996	-0.6%
Springston	385,000	2,378	2,564	7.8%
Southbridge	300,000	2,397	2,520	5.2%
Tai Tapu	560,000	2,988	2,872	-3.9%
Whitecliffs	240,000	1,420	1,474	3.8%

Major Townships	Capital Value	2014/15	2015/16	2015/16
	\$	\$	\$	% movement
Darfield	370,000	2,118	2,153	1.7%
Leeston	350,000	2,519	2,705	7.4%
Lincoln	560,000	2,771	2,952	6.5%
Prebbleton	540,000	2,613	2,696	3.2%
Rolleston	550,000	2,609	2,738	5.0%

Rural	Capital Value	2014/15	2015/16	2015/16
	\$	\$	\$	% movement
Darfield	7,750,000	10,851	11,669	7.5%
Greendale	9,550,000	13,508	14,953	10.7%
Lincoln	2,325,000	3,120	3,255	4.3%
West Melton	4,875,000	8,063	8,501	5.4%

Commercial	Capital Value	2014/15	2015/16	2015/16
	\$	\$	\$	% movement
Rolleston	13,150,000	12,766	13,299	4.2%

Upgrading major routes connecting to the Christchurch Southern Motorway

Proposal included in *Towards 25*: the Council proposed to develop three new roundabouts and widen portions of Hamptons, Trents and Ellesmere Road in order to cope with more traffic as a result of the completion of stage two of the Southern Motorway extension. Contributions to possible works to key intersections along the State Highway 1 corridor through Rolleston were also included. A multi-agency working party has been established to work through the detail of the options.

Submissions: submitters were broadly in support of the proposal. There were some submissions on the details of the proposed works.

Council's decision: works and investigations will proceed as proposed in the *Towards '25* consultation document.



The Christchurch Southern Motorway

Connecting Rolleston across State Highway 1 through a flyover

Proposal included in *Towards 25*: the Council proposed developing a new diagonal 'flyover' over State Highway 1 and the railway line, connecting Hoskyns Road and Rolleston Drive and providing an east-west link for Selwyn and Rolleston. Some more immediate upgrades were also planned for the Hoskyns and Jones Road intersection.

Submissions: submitters were broadly in support of the proposal. A number of submitters raised detailed matters about the design of the connection.

Council's decision: this project has been included in the Long Term Plan. A multi-agency working party has been established to work through the detail of the options. It will consider submitters detailed comments as it develops plans for the connection.



Hoskyns Road/Jones Road intersection, looking towards Rolleston

Targeted rate for roading maintenance

Proposal included in *Towards 25*: the Council proposed that a \$60 targeted roading rate would continue in the future. This would allow the Council to continue investing in road repairs and resealing so that roads can be kept at an acceptable standard as traffic increases.

Submissions: submitters were broadly in support of the proposal. Some submitters questioned whether properties which generated high traffic activity should pay a higher rate and if road users were paying their fair share. A number of submitters made specific requests on what the rate should fund.

Council's decision: The Council decided that the targeted rate should be included in the Long Term Plan as proposed. The Council noted that the majority of funding for roading comes from the general rate which is based on the capital value of properties. This means higher value commercial and farming properties that may generate higher traffic volume do pay proportionally more for roading. The rate will be used at this time for road repairs and the resealing and reconstruction of predominately existing sealed roads. The rate supplements district funding received from nationally distributed revenue from fuel taxes, and from road user charges on heavy vehicles.



Road resealing, Main Rakaia Road

Planned investment in community centres and reserves

Proposal included in *Towards 25*: the Council proposed to invest in a number of new community facilities at Prebbleton, Rolleston (indoor sports complex), West Melton and Dunsandel and also the continued development of Foster Recreation Park and the development of a new large-scale park.

Submissions: more submitters were in support of planned investment in community centres and reserves than against. Some submitters raised a number of detailed matters in relation to the proposals relating to the design of the facilities.

Council's decision: the proposed projects will be included in the Long Term Plan. Submitters' comments will be considered as plans for facilities are developed. A detailed funding plan for the large-scale park will be developed and location options will be considered.



Artist's impression of the new Dunsandel Community Centre

Leeston stormwater improvements

Proposal included in *Towards 25*: the development of a new flood diversion channel was proposed for Leeston between 2015 and 2018, with the final stage of work on the Harmans Road drain taking place in 2022/23.

Submissions: submitters were broadly in support of the proposed works. Some submitters raised concerns about the level of rates increase in Leeston as a result of the work.

Council's decision: the project will be included in the Long Term Plan as proposed.



Stormwater reserve in Leeston

Rolleston Town Centre projects

Proposal included in *Towards 25*: improvements to roads, Rolleston Reserve and a new library were planned so roads and facilities can cope with the town's growing population and activity.

Submissions: most submitters were in support of planned roading and reserve works. Submitters raised a number of detailed matters in relation to the proposals. Submissions were received both in support of and opposition to the proposal to build a new library at Rolleston.

Council's decision: proposed projects will be included in the Long Term Plan. Detailed design issues raised in submissions will be considered as design plans are developed.



Central Rolleston

Local projects

Proposal included in *Towards 25*: the draft Long-Term Plan summary included a number of local projects which were listed by ward.

Submissions: submitters were broadly in support of the proposed local projects.

Council's decision: proposed projects will be included in the Long Term Plan.



The Council is planning to extend or improve a number of local reserves

Unfunded projects

Proposal included in *Towards 25*: the draft Long-Term Plan summary highlighted some projects the Council did not plan to fund, in order to keep rates affordable.

Submissions: Submitters were broadly in support of the unfunded projects not being included in the Long Term Plan. A number did support the expansion of the Selwyn Aquatic Centre to include a new learn to swim pool and a park and ride facility in Rolleston.

Council's decision: the unfunded projects included in the consultation document will not be included in the Long Term Plan. The Council will complete a review of aquatic facilities before determining the future need for new facilities. Land for a possible future park and ride facility will be retained.

Development contributions policy

Proposal included in *Towards 25*: some changes were proposed to the Council's Development Contributions Policy which sets out how much developers pay towards the cost of providing the additional community facilities required as a result of growth.

Submissions: one submitter raised a number of issues in relation to the proposed development contribution policy, including the underlying assumptions used to calculate of the charge for sewerage in the Eastern Selwyn area. The submitter also requested some changes to the detail of the policy. Some submitters questioned the move to ward based catchments for reserve development contributions and how funds will be used.

Council's decision: the Council will adopt the development contributions policy as part of the Long Term Plan, with some changes to reflect the submitter's comments in relation to the detail of the policy. The Council noted that the projects to be funded by reserve development contributions are detailed in the policy and confirmed reserve contributions will be collected on a ward basis.

Revenue and Financing Policy

Proposal included in *Towards 25*: minor changes were proposed to the Council's Revenue and Financing Policy to better explain the Council's funding policy and to allow some greater flexibility in its application.

Submissions: no detailed submissions were received on this policy.

Council's decision: the revenue and financing policy has been adopted as part of the Long Term Plan.

Environmental Services charges

Proposal included in *Towards 25*: some changes to Environmental Services charges were consulted on as part of the Draft Long-Term Plan consultation.

Submissions: the Council did not receive any detailed submissions on the proposed charges.

Council's decision: the Council has adopted the changes consulted on as part of the draft Long-Term Plan.



Tai Tapu to Lincoln cycleway

A number of submissions were received requesting that an off road cycleway be developed from Tai Tapu to Lincoln.

At this stage, the Lincoln to Tai Tapu cycleway is scheduled to be developed sometime after 2025. This is due to the fact that Perryman's Road is a low volume traffic road and cyclists can generally use this alternate route safely without the need for a dedicated cycle lane. As Lincoln subdivisions move out towards Ellesmere Road, opportunities will be looked at in conjunction with developments to provide cycling facilities at the Lincoln end of this route which may provide opportunities to advance the project sooner.

Lincoln Event Centre rate

Some submitters raised concerns about the proposed \$70 rate in Lincoln to cover the shortfall in funding for the Lincoln Event Centre as a result of the Lincoln Trust's decision not to release funding for the capital cost of the project.

The Council indicated that the rate should be deferred while it considers options for rating for community centres and halls in the future.

Footpath and cycleway development

A number of submissions were received requesting new footpaths and additional off road cycleways. Council advised that it was comfortable with the level of investment it had provided for new cycleways in accordance with the priorities identified in its related strategies. Council has a forward programme of township footpath extension projects. Submitter requests for footpath projects will be considered for inclusion in this forward programme, with works being prioritised by Council. Council has indicated it will review its future annual funding allocation for these works to determine if it is sufficient to meet community expectations.

Other matters

Individual submitters raised a number of other matters on a range of topics. The Council will be replying to submitters directly to advise them of the outcome of their submission.



Selwyn District 2015



5,400
BUSINESSES
OPERATE IN SELWYN

14,400

FULL-TIME
EMPLOYEES
WORK IN OUR
DISTRICT

STAGE 1 OF THE **CHCH SOUTHERN MOTORWAY** HAS REDUCED TRAVEL TIMES BETWEEN Rolleston and central Christchurch in non-peak traffic **BY AROUND 5–10 MINUTES**



DISTRICT POPULATION

50,000

POPULATIONS AT A GLANCE

- ★ Rolleston's population is **12,800**
- ★ Lincoln's population is **5,600**
- ★ Leeston's population is **2,200**
- ★ Darfield's population is **2,900**
- ★ Prebbleton's population is **4,100**



11% OF OUR DISTRICT'S POPULATION IS **AGED 65 OR OVER**



OF OUR DISTRICT'S POPULATION IS **22% UNDER 15**

Selwyn District 2025



3 NEW
SCHOOLS

WILL HAVE BEEN OPENED

ROLLESTON HIGH SCHOOL
TWO NEW PRIMARY
SCHOOLS IN ROLLESTON



DISTRICT POPULATION WILL BE APPROXIMATELY

67,000

POPULATIONS AT A GLANCE

- ★ Rolleston's population is **18,200**
- ★ Lincoln's population is **9,300**
- ★ Leeston's population is **2,900**
- ★ Darfield's population is **3,600**
- ★ Prebbleton's population is **5,200**



16% OF OUR DISTRICT'S POPULATION WILL BE **AGED 65 OR OVER**

FOSTER RECREATION PARK

SELWYN'S LARGEST SPORTS PARK, WILL HAVE BEEN OPENED



THE COMPLETED **CHCH SOUTHERN MOTORWAY** WILL REDUCE TRAVEL TIMES BETWEEN Rolleston and central Christchurch in non-peak traffic **BY A FURTHER 5–10 MINUTES**



PEAK TIME TRAVEL WILL BE 50% FASTER
THAN IT WOULD BE WITHOUT THE NEW MOTORWAY.



Community outcomes

Community outcomes are the outcomes that a local authority aims to achieve in meeting the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions. They represent the Council's overall vision for the District, and they guide the Council as it makes its plans and delivers its services.

The community outcomes were initially developed in 2006 based on a range of information sources and consultation processes. They were further developed in 2009 as part of the preparation of the Selwyn Community Plan 2009-19 and further refined as part of the preparation of the 2012-22 and 2015-25 Long Term Plans (LTP).

The community outcomes are set out in the following table:

- The first column (key community outcomes) provides a broad statement of what the Council is seeking to achieve for the Selwyn community. This is the overall vision for the District.
- The second column (the Council will) sets out the Council's role in relation to achieving the key community outcomes. This role includes the direct provision of services, advocacy on behalf of the community as well as supporting, encouraging and working with the community and other organisations.
- The third column (key reporting document) provides a cross reference to the relevant strategies, plans and legislation that guide the Council's role in relation to the community outcome.
- The fourth column (relevant Council activity) identifies the Council activity that delivers the Council's role for each community outcome.
- The last column (assistance will be sought from) identifies the organisations that the Council works with to help achieve the community outcomes.

The community outcomes underpin what the Council does. The 2015-2025 LTP includes information on how each group of activities will help us achieve the community outcomes.

Key community outcomes	The Council will (the Council role is in bold)	Key reporting document	Relevant Council activity	Assistance will be sought from
Environment				
A clean environment				
Air, land, water and general environment to be kept in a healthy condition.	Establish and maintain policies and strategies which protect the environment and advocate to other relevant organisations that they do likewise.	Selwyn District Plan	Environmental Services	Environment Canterbury Ministry for the Environment Department of Conservation Fish and Game Ministry of Health Federated Farmers Forest and Bird Te Taumutu Rununga Te Rununga o Ngai Tahu
	Provide sewerage systems that minimise the negative effects of the activity.	Selwyn District Council 5 Waters Activity Management Plan	Wastewater Services	
	Provide a service to collect and dispose of solid waste in a manner that minimises any potential harm to people and to the environment.	Selwyn Waste Management and Minimisation Plan	Solid Waste Management	Ministry for the Environment Canterbury Regional Landfill Joint Committee Canterbury Waste Joint Committee Waste Minz
	Ensure services are available for the effective and affordable collection, processing and marketing or beneficial use of diverted materials.		Solid Waste Management	
A rural district				
A living environment where the rural theme of Selwyn is maintained.	Provide a District Plan which recognises, protects and enhances the natural environment while allowing appropriate development.	Selwyn District Plan	Environmental Services	Environment Canterbury Ministry for the Environment Department of Conservation Rural Stakeholders CERA

Key community outcomes	The Council will (the Council role is in bold)	Key reporting document	Relevant Council activity	Assistance will be sought from
Social				
A healthy community				
We have access to appropriate health, social and community services.	Advocate to ensure appropriate health and social services are accessible to Selwyn residents.	Selwyn District Council Community Development Strategy	Community Services Community Facilities	Canterbury District Health Board Pegasus Health (PHO)
		Canterbury District Health Board Rural Health Strategy		Health and social service providers Canterbury Earthquake Recovery Authority Ministry of Social Development Work and Income Child Youth and Family Ministry of Youth Development 24/7 Youth Work
We have access to drinking water that helps protect their health.	Provide water systems that meet relevant standards.	Selwyn District Council 5 Waters Activity Management Plan	Water Services	
	Facilitate and provide opportunities for Selwyn residents to enjoy healthy, active lifestyles including provision of recreational open space and community facilities.	Selwyn Physical Activity Strategy	Community Facilities Transportation	Sport NZ Sport Canterbury Selwyn Sports Trust Christchurch YMCA Health sector Schools Local recreation and sports clubs
		Aquatic Facilities Strategy		
		Community Centres and Halls Strategic Plan		
		Selwyn Walking and Cycling Strategy		
		Community Facilities Activity Management Plan		

Key community outcomes	The Council will (the Council role is in bold)	Key reporting document	Relevant Council activity	Assistance will be sought from
A safe place in which to live, work and play				
We are safe at home and in the community.	Encourage neighbourhood support and other community support groups.	Selwyn District Council Community Development Strategy	Community Services	NZ Police Community Watch Neighbourhood Support Canterbury Safer Canterbury
	Ensure that all buildings constructed in the District are safe, durable, accessible and fit for their intended purpose.	Building Act 2004	Environmental Services	Department of Building and Housing
We know and help our neighbours.	Encourage and support volunteers' involvement with safety initiatives.	Selwyn District Council Community Development Strategy	Community Services	Volunteering Canterbury Neighbourhood Support Canterbury Safer Canterbury
We maintain a coordinated and effective response to, and recovery from, emergency and disaster events.	Provide and maintain a Civil Defence Emergency organisation and a Rural Fire Organisation.	Canterbury Civil Defence Emergency Management Group Plan		Canterbury Civil Defence Emergency Group Emergency Services Government Departments Community groups and communities Township committees Community Boards
		Civil Defence Emergency Management Act 2002		
		Selwyn District Council Local Emergency Management Arrangements		
		Selwyn District Council Fire Plan		
	Encourage and support community involvement in emergency management.			
Pedestrians, cyclists and motor vehicle users can safely move around Selwyn District.	Maintain, operate and upgrade the transportation network and work with key stakeholders and the community to reduce fatal and injury crashes.	Selwyn Road Safety Strategy	Transportation	Police NZ Transport Agency ECAN ACC Age Concern
		Selwyn Safety Management System		
		Selwyn Walking and Cycling Strategy		

Key community outcomes	The Council will (the Council role is in bold)	Key reporting document	Relevant Council activity	Assistance will be sought from
An educated community				
Our District provides a range of quality, lifelong education and training opportunities.	Advocate for improvements to educational opportunities within the District.	Selwyn District Council Community Development Strategy	Community Services Community Facilities	Ministry of Education Local schools
	Provide lifelong learning opportunities through its Libraries.	Selwyn District Council Libraries Strategic Plan 2008/18		Tertiary education providers
Economic				
A prosperous community				
Selwyn has a strong economy which fits within and complements the environmental, social and cultural environment of the district.	Implement a ‘business friendly’ approach in its policies and practices.	Selwyn District Council Economic Development Strategy Canterbury Regional Economic Development Strategy Selwyn Visitor Strategy Selwyn District Plan	Community Services Environmental Services Asset Delivery Unit Corporate Services	NZ Trade and Enterprise
	Encourage new businesses to the District.			
	Support local businesses and the education sector to ensure training matches local business needs.			Canterbury Development Corporation Christchurch and Canterbury Marketing Lincoln University Izone Southern Business Hub Education sector Local businesses Canterbury regional economic development agencies Telecommunication providers Federated Farmers Farming and horticulture businesses and networks
	Advocate for improvements to telecommunications (e.g. broadband and other internet access options).			
	Support the District’s strong existing agricultural and other land based sectors.			Ministry of Business Innovation and Employment Economic Development Association of NZ Local promotion organisations Local Tourism Operators
	Promote Selwyn as a tourism and lifestyle destination.			

Key community outcomes	The Council will (the Council role is in bold)	Key reporting document	Relevant Council activity	Assistance will be sought from
An accessible district				
Effective and accessible transport system.	Provide a well-maintained, operated and affordable land transport system.	Selwyn Land Transport Activity Management Plan	Transportation	NZ Transport Agency Environment Canterbury Kiwirail
	Advocate for improvements to state highways (NZ Transport Agency) and public transport services (ECan).	Selwyn Road Safety Strategy (includes Selwyn Safety Management System)		
	Promote walking and cycling as a safe, viable mode of transport and recreation.	Selwyn Walking and Cycling Strategy		NZ Transport Agency Central Government

Cultural

A community which values its culture and heritage				
Our District provides a range of arts and cultural experiences and facilities.	Provide information, recreational, cultural and learning opportunities through its network of Libraries.	Selwyn District Council Community Development Strategy	Community Services Community Facilities	Canterbury Libraries
	Provide support to local arts and cultural organisations.	Selwyn District Council Libraries Strategic Plan 2008/18	Environmental Services Asset Delivery Unit	Schools Community groups Local Galleries Selwyn Arts Trust Community arts, heritage, historical and cultural groups Local artists Creative NZ Canterbury Museum Trust Board
	Provide support to the Canterbury Museum Trust.	Selwyn District Plan		
	Recognise and protect sites, buildings and significant trees with cultural or heritage values.			
	Work with Te Taumutu Rununga to ensure our commitments to the Treaty of Waitangi are met.	Local Government Act 2002	All Council activities	Te Taumutu Rununga Te Rununga o Ngai Tahu



Introduction to the significant activities

The Long Term Plan includes information on each of the Council's groups of significant activities.

The information includes:

- An overview of the activities included in the group and the main long term issues relating to those activities.
- An explanation of why the Council is involved in providing the group of activities.
- A summary of how the activity helps the Council's community outcomes.
- Details of how the Council manages changing demand for any service, including the impact of population changes.
- Performance measures that illustrate the level of service the Council is aiming to provide for the group of activities. The measures will be used to assess the Council's performance over the next three years.
- A funding impact statement that shows how the group of activities will be paid for over the next 10 years. More information on the funding impact statement is provided below.

Funding impact statement

The funding impact statement is a forecast based on a series of estimates and assumptions and provides an indication of how the Council intends to fund its activities. In practice, actual income and expenditure is likely to differ from that forecast. Significant variances will be explained in future annual report and annual budget documents. The funding impact statement is cash-based and presented in the prescribed form required by Section 5 of Schedule 10 of the Local Government Act 2002. The statement excludes non-cash income and expenditure items such as vested asset revenue (income that represents the value of assets transferred to the Council by sub-dividers) and depreciation (expenditure that represents the estimated value of assets used up in any one year).

The statement provides information on estimated income sources, including general rates, targeted rates, fees and charges, subsidies, interest, dividends and development contributions. The income sources are split between those that fund operating items (day-to-day costs) and those that are specific to capital items (new and replacements assets). Where income funds both types of costs it is treated as operating income.

Similarly, expenditure is split between operating and capital items. The statement shows how the difference between income sources and expenditure will be met. This is through the use of borrowing, reserves or investments. For example, where operating and capital expenditure items exceed all income sources, the Council may borrow funds to meet the shortfall. This would typically occur during the development of a large capital project. Alternatively, the Council can use its investments to meet a shortfall. Investments include the use of general working capital (cash) balances, or the use of reserves that have been set aside for that activity. The use of reserves typically

occurs where funds have been collected for a specific purpose, for example development or reserve contributions. The overall statement balances to nil as all differences between cash income and cash expenditure need to be funded by a combination of borrowing, investments and reserves.

The amount of general rate income allocated to each activity is based on the way the Council has determined it will fund specific activities. The Council's approach is set out in the Revenue and Financing Policy. The Council also receives income from dividends, interest and other sources that is used to reduce the amount of general rate income that needs to be charged to ratepayers. This income is treated as corporate income and included in the support services funding impact statement. This means that the general rate income line in this statement is actually a reduction in the general rate requirement, rather than an amount of income to be collected from ratepayers. In effect, it offsets the amount of general rate expenditure that would need to be charged to ratepayers if the Council did not have dividend and interest income.

Residents' survey

Some of the performance targets used to measure the level of service provided by the Council rely on an annual residents' survey. The survey involves an independent telephone survey of 1,000 households in the Selwyn District. The results are expressed as a percentage of residents that respond with a good or very good. The survey typically has a margin of error of +/-3%.

Community facilities

Services covered

The services and assets covered by the Community Facilities Activity summary are described in the table below:

Recreation reserves	37 main recreation reserves with a total area of over 528 ha.	Township reserves, streetscapes and linkages	181 reserves and playgrounds covering over 68 ha.
Cemeteries	19 cemeteries (two closed).	Rental housing	22 houses.
Public toilets	20 facilities.	Gravel reserves	200 sites in total with 12 operational.
Community centres and halls	24 facilities.	Forestry	57 sites with a total area of 88.2 ha.
Swimming pools	1 District Aquatic Centre 5 community pools 3 with halls/reserves.	Property and buildings	District Head Quarters 27 Strategic properties
Libraries	At Rolleston, Lincoln, Leeston, Darfield plus 2 volunteer libraries and a mobile library.	Total asset value	\$214 million.

Overview

Many people choose to live in Selwyn District because of its high quality natural environment populated with a number of townships, among what is essentially a working rural backdrop. Both the townships and the rural environments present opportunities for the Council to add significantly to people's enjoyment and wellbeing on an everyday basis. The Community Facilities Activities have a major impact on both the social and cultural quality of life for the District's residents, while enabling the retention of the best elements of its natural environment.

The focus of Community Facilities is on the things district residents have told us is important to them in helping to make Selwyn District a great place in which to live, work and play:

- building strong, safe communities;
- supporting local economic prosperity;
- enhancing the natural environment and landscape;
- enabling residents to live healthy and active lives.

We do this through working with the community to plan and provide a range of services and facilities. Some activities, notably the provision of recreation reserves, community centres and swimming pools, enable residents to enjoy organised sport, leisure activities and informal recreation with all their accompanying benefits of health and social contact. Property and Buildings are mainly provided to support the delivery of Council services but also to preserve heritage, while rental housing serves a social and economic function. Cemeteries are important for their memorial and cultural links to the past as well as their present day interment function. With their trees and tranquillity, cemeteries become valued areas of open space for remembrance and contemplation.

Community Halls provide social venues and libraries are key facilities to enable people to meet, find out information, have access to reading and educational material, and keep up with news and events in the District. Library facilities are sometimes integrated with Council Service Centres, as in Leeston, Darfield and Lincoln to provide a community information hub. The network of community swimming pools and an indoor swimming complex, provide recreation, health and social opportunities for residents and visitors as well as life skills such as learning to swim.

Open space in the townships, along streams, together with the larger parks in rural areas, provides relief from the intrusion of everyday noise and distractions, enabling people to relax and enjoy the natural surroundings. This is particularly important in a world where rapid development quickly erases traces of past flora and historical remnants. Open space is obtained, developed and maintained by the Council to allow natural elements to remain in harmony: water, trees, ecosystems, vegetation, wildlife: forming landscapes which preserve the District's character and have cultural and environmental values important to residents and visitors.

Public toilets are necessary services for visitors and residents alike, when they visit towns or enjoy facilities away from their homes. The Council provides public toilets to meet public health responsibilities and to service township business precincts and tourist routes and therefore support the district's economic interests.

Gravel pits add economic value, but require significant areas of land and establishment costs, in order to become productive units. For this reason Council will be progressively withdrawing from direct involvement with this activity over the next few years. Forestry activities have been used as a form of sustainable land management, controlling weeds and preventing soil erosion, but the viability of forestry on plains sites has been severely tested by natural hazards in recent years. Therefore Council is reassessing forestry operations with a view to looking at alternative land uses as forests are harvested.

Over the next 10 years there are a number of key challenges for the Community Facilities Activity. These include:

- Selwyn is the highest growth district in New Zealand, and on-going population growth is expected along with increasing urbanisation of rural townships which will lead to pressure to provide additional community facilities;
- Some facilities, particularly in the growth towns, have or will reach capacity during the next 10 years and will need to be expanded or new ones provided to meet demand and Council will need to ensure can be funded in a way that is affordable to the community;
- There has been increasing awareness of the fragile state of the nation's biodiversity and the need to take action to conserve and protect it from further degradation;
- As rural townships grow and are populated by people from more urban environments this is likely to result in increasing public expectations for higher quality recreation and community facilities;
- Changing demographics in the district, including an ageing population, increasing numbers of children and youth in the higher growth areas and increasing diversity within the community;
- Changes in demand and preferences for recreation and leisure activities, including an increase in demand for organised sports space in the growth towns and a need to provide more wilderness or adventure park spaces and facilities;
- Actions identified in the Open Spaces Strategy will be progressively implemented and will need appropriate funding support;
- Delivering the aspirations indicated in the Rolleston Town Centre Master Plan related to community facilities;
- As buildings and facilities age, the cost of renewals will escalate and also some of these facilities have a low level of usage which may mean they are uneconomic to retain;
- Increasing demands on volunteers as requirements become more complex and a potential decline in volunteer support;
- The need to implement more modern management and governance structures to ensure facilities are looked after and managed to optimise use and efficiency;
- Implementing funding approaches for provision and maintenance of facilities that provide equitable and sustainable outcomes for communities;
- An increasing asset base from growth and improvements will impact on funding needed to operate and maintain them;
- More resilient building standards as a result of the earthquakes will lead to increased costs for new buildings and may mean it is uneconomic to upgrade or repair others;
- A number of buildings have been classified as 'earthquake prone' and will require strengthening work to make them safe;
- Changing demands for different burial options in our cemeteries will need to be considered;
- Demand from tourism and visitors to the district for facilities that meet their expectations;
- Implementing the Gravel Management Strategy which signals Council's withdrawal from direct involvement in gravel supply;

- Reviewing the future direction for forestry operations given the losses incurred and low return;
- Providing facilities and service in a way that sustains an acceptable quality of life to current and future residents, is affordable and reflects a balanced approach to inter-generational equity.

In response to these we plan to:

- Acquire and develop additional recreation reserves in high growth areas to meet demand for sports and recreation activities and create recreation hubs including the on-going development of Foster Recreation Park;
- Provide new neighbourhood and passive reserves in townships from development contributions to meet growth needs and to a standard that reflects community preferences;
- Plan and provide a network of reserves that create landscape amenity as well as walking and cycling routes to support the Council's Walking and Cycling Strategy;
- Acquire land from development including esplanade reserves and strips to preserve natural features, ecosystems and create "green corridors" as well as walking linkages;
- Acquire and develop large reserves that provide places for outdoor recreation and wilderness experiences, where possible utilising native plant species;
- Develop facilities and open space areas in a way that provides for flexibility so that alterations can readily be made as usage and demand changes over time;
- Implement the Rolleston Town Centre Master Plan including development of a town Square and conversion of Rolleston Reserve to a high amenity park;
- Implement the Community Centres and Halls Strategic Plan which includes improving existing facilities to meet public expectations and expand or provide new facilities at Dunsandel, West Melton, Tai Tapu and Prebbleton to meet forecast needs for additional space;
- Provide covered court space in Rolleston and a new fitness centre;
- Continue to implement elements of our Libraries for Life Strategy, including completion of a new library in Rolleston and replacement of the mobile library.
- Review the Aquatic Facilities Plan to provide guidance on future provision and development of facilities across the district;
- Carry out renewal and building improvement programmes to ensure our facilities are well kept, safe and meet quality standards;
- Provide budgets for seismic strengthening of buildings as a contingency for work that may be required as Detailed Engineering Evaluations are completed;
- Explore alternative management approaches for community facilities and reserves;
- Investigate the provision of a 'natural burials area' and plan, develop and extend existing cemeteries to meet burial needs;
- Continue to replace and upgrade our public toilets;
- Consider broader funding approaches for community centres, halls and reserves;
- Explore leasing of gravel pits to commercial quarry operators for extraction and clean filling;
- Continue to tidy up forestry blocks and consider alternative land uses such as native plantings, community or recreation uses and conversion for grazing.

Why is the Council involved?

The planning of Community Facilities Activities requires a long-term, integrated strategy, in order to effectively contribute to the social, cultural, economic and environmental wellbeing of the community, as required by the Local Government Act 2002. Councils are obligated to consult with their communities to understand what is important to and valued by them.

Council involvement in the Community Facilities Activity is considered to be an essential component required to promote community wellbeing in the district. Involvement in this activity contributes, in some way, to achievement of many of the community outcomes but, in particular, the development of a healthy community. The provision of services comprising the Community Facilities Activity is viewed as a critical element in attaining this goal.

Community Facilities strengthens local communities in a number of ways, including providing places and spaces for people to meet and interact; supporting voluntary community committees in which people work together and develop a sense of common purpose; and facilitating community social, leisure, education and cultural activities. Community halls, swimming pools libraries, service centres, heritage buildings, and reserves are an important part of the social fabric for many communities providing a focal point and contribute to attaining a sustainable community with a sense of identity and belonging.

The benefits of physical activity are now widely accepted and recognised. Increasing peoples' physical activity has emerged in the last decade as a key international and national goal to improve health. Council encourages residents to live healthy and active lives by providing a range of recreation and leisure facilities, including parks, playgrounds, swimming pools, halls and sport fields.

The natural environment and landscape, everything from parks and open countryside to playing fields and other green spaces, play an important part in promoting and maintaining good health and well-being. A healthy environment provides recreational opportunities and allows people to take part in activities they enjoy. The aesthetic quality of the environment is important for people's sense of wellbeing and the landscape is an integral part of the rural identity. Council enhances the environment and landscape by ensuring each township is served by a reserve, park or domain. Large rural recreation reserves and the smaller esplanade reserves provide environmental protection of riverbanks and lake margins and support the District's biodiversity. The network of reserves and open space creates green corridors for birds and animals.

A robust local economy is an important element of people's quality of life. A strong economy provides income and jobs, which influences people's ability to participate in, and contribute to, a community's well-being. Community Facilities help to make Selwyn an attractive place to live and draw businesses and people to settle in the District. Some facilities are a destination in their own right and promote visitors and tourism that supports the District's economic interests.

People choose to live where they can enjoy a range of amenities and facilities, not just where they can be within easy reach of employment opportunities. The Council aims, through the Community Facilities Activities, to create environments where there is a good balance of both economic and the more intangible benefits people look for when they settle into a community.

Community facilities are generally land based and the Council is in a very strong position to co-ordinate the acquisition and management of land of the right quality and in the right localities, on a District-wide basis. The Council is deeply involved in land use planning through the District Plan and Resource Management Act processes. If land use is planned ahead, then Community Facilities can be planned in advance, to serve the District. This puts the Council in a unique position to ensure that identified community needs can be progressed at the earliest opportunity, in an efficient and sustainable manner.

Council is in a position to provide for the whole of the service for Community Facilities including planning, acquisition, development, operation, maintenance, renewal and replacement and this enables integrated service provision.

Reserves and public open spaces are an important element in both the residential and rural environment providing visual contrast with built form, a sense of spaciousness as well as opportunity for physical exercise, leisure activities and social contact. They also provide opportunity to conserve and enhance the natural environment, rural landscape character and heritage features. Access to waterways and places of natural beauty engenders a sense of custodianship which is essential for future preservation of the District's natural features, of enduring value to both residents and visitors.

Townships are planned to provide land and facilities that are woven into the fabric of residential and retail/commercial sectors. Parks, reserves, waterways, halls, community centres, swimming pools and sports-fields linked together with integrated streets and walkways of open space enable members of the community to experience their living environment in a satisfying way, creating a sense of identity and belonging, which is essential to health and wellbeing. Taking a District-wide approach and agreeing on levels of service for the whole community prevents duplication and inconsistencies in service provision.

The provision of public toilets is required to protect the public health of district residents and has indirect economic benefits in supporting visitor destinations. Provision of cemeteries is necessary to meet the burial and remembrance needs of resident and has an important role in preserving the district's social history. Council's provision of gravel extraction sites supports road maintenance and construction and forestry activities are undertaken to manage land until alternative uses are found. The Council considers that it is necessary to own and manage a portfolio of properties and buildings to accommodate Council activities and support delivery of core services such as maintenance and operations. Ownership of these properties enables Council to retain a range of strategic options for service delivery.

Activity goal

Selwyn District's goal for the Community Facilities Activities is:

"To provide community, cultural and recreational facilities that enhance the health and wellbeing of the district's communities and improve the overall quality of life for residents and to effectively manage Council's property portfolio."

Council contribution to community outcomes

Community outcome	How community services contributes:
A safe place in which to live, work and play We are safe at home and in the community	Pools provide learn to swim opportunities which help ensure people are safe when in water. Passive reserves and access ways provide safe transport routes in neighbourhoods
An educated community Our district provides a range of quality, lifelong education and training opportunities	Provide libraries for lifelong learning and education.
A prosperous community Selwyn has a strong economy which fits within and complements the environmental, social and cultural environment of the district	Gravel and forestry reserves provide work opportunities for local contractors and have a positive impact on business.
	Provision of public toilets supports growing tourism industry and business commercial hubs.
	The provision of community facilities supports the district as a tourist and lifestyle destination drawing new residents and workers to Selwyn.
A community which values its culture and heritage Our district provides a range of arts and cultural experiences and facilities. Our heritage is preserved and shared	The library network provides information, learning, recreational and cultural opportunities.
	Support for preservation of heritage adds to the historical and cultural identity of the district.
	Cultural activities, events and facilities allow residents to experience the arts and culture.
	Residents have a place to remember the lives and contributions of past members of the district's communities.
	Heritage aspects of cemeteries are preserved.

Demand and asset management

The Council has the opportunity to apply a number of different approaches in providing the services for this activity, depending on specific requirements and resources available within both the Council and the community. In general the approaches taken are:

- working in partnership with a network of local community committees and organisations to promote community ownership and empowerment by providing advice and support as required;
- contracting to another agency to provide the services;
- direct provision where no other provider is available;
- facilitating or supporting other providers to undertake activities.

In order to determine future provision requirements we have:

- identified demand drivers and influences for each service area;
- assessed the current level of use of facilities;
- calculated current capacity requirements;
- calculated future requirements for the 10 year planning period taking into account the adopted growth model and identified demand factors;
- considered other factors that might directly influence future provision and issues;
- undertaken condition and performance assessments of existing assets;
- examined the risks associated with the asset or service;
- identified gaps in provision by applying standard criteria based on current service standards;
- completed strategies for key asset areas including community centres and halls, open spaces and gravel management.

Demand may be driven by a combination of growth and desire for increased levels of service or other factors. The key demand factors for this activity are:

- On-going population growth in the District and especially settlement patterns from the Land Use Recovery Plan;
- Increasing urbanisation of rural townships;
- Diverse and rapidly changing communities of interest, with changing expectations for levels of service;
- Desire to preserve and enhance natural environments;
- Changing demographics in the District with more children and youth along with an ageing population;
- Provision of services by other agencies including across boundary facility provision;
- Changes in demand and preferences for recreation and leisure activities;
- Technology changes as with internet access to Library services;
- Changing demand from tourism and visitor activities;
- Increasing business and economic activity.

Selwyn District has been the fastest growing area in New Zealand and growth in the District is expected to continue at a similar rate initially and then reduce to growth experienced prior to the 2010-2011 earthquakes. The Land Use Recovery Plan (LURP) will guide growth and settlement patterns with the townships of Rolleston, Lincoln, Prebbleton, Darfield and West Melton being the main centres of expansion.

The Levels of Service described in the 2012-22 LTP will generally continue. This is the current service the Council intends to provide for the public at an affordable cost. An increased level could be brought about either by public demand for an improved service level, or simply that growth in the district creates a greater demand, requiring additional capacity in a service already provided (e.g. more sports-fields). Whether the level is correctly pitched or not is measured through comparison with other similar sized districts, Yardstick reports, community feedback via focus groups and resident surveys. There has generally been a sustained level of customer satisfaction across all the surveyed Community Facilities activities. The main focus will be on maintaining present levels of service and addressing identified gaps and issues. It is intended that levels of service are sustainable and provide a balance between affordability and community preferences.

The Council has recently adopted a number of strategic documents that help to guide provision and service levels. These include the Community Centres and Halls Strategic Plan (2013), the Gravel Management Strategy (2014) and the Open Spaces Strategy (2015).

Our assessment indicates that there is a need to continue to upgrade and increase capacity at public toilets, to provide additional space for organised sports to service growth, to provide larger, modern library facilities, to build new or expanded community centres to meet demand, to redevelop open space as part of the Rolleston Town Centre Plan, address township reserve needs and deficiencies, acquire and develop land for recreation activities that require more space, review the provision of aquatic facilities across the district, reduce involvement in gravel supply activities and extend cemeteries and provide a range of burial options.

In responding to demand Council has a range of options available including provision of new facilities or assets, improving or increasing the capacity of existing facilities, sharing facilities by working in partnership with another agency or regulating the demand by some other means. Council is required to ensure demand is met in a sustainable way and to achieve this intends to: provide a standard of assets/facilities that sustains an acceptable quality of life for current and future residents, fund projects with a balanced approach to inter-generational equity, invest in capital projects that support sustainable economic growth, co-ordinate provision of community facilities with other providers to reduce duplication and over supply, balance and prioritise asset/ facility provision with long term affordability, and build sustainable principles into design process where clear benefits can be shown.

In response to our assessment, we are planning to:

- Build a new library in Rolleston with planning starting in 2016 and will open 2018/2019.
- Carry out more research on future demand and provision of community facilities required to service Rolleston.
- Build a new sports and community centre for Dunsandel from 2015/16.
- Upgrade the Rolleston Community Centre in 2019.
- Build a covered courts complex and fitness centre in Rolleston in 2018-20.
- Continue development of Foster Recreation Park as a sports hub in 2015-24 and redevelop Brookside Park in 2015-20.
- Redevelop Rolleston Reserve as a high amenity park including a Town Square from 2016/17.
- Purchase and develop additional land for sports parks at Lincoln (2016-20), Prebbleton (2015-24) and West Melton (2015-20).
- Build a new sports and recreation centre for West Melton in 2016-18.
- Build a new community/sports centre in Tai Tapu in 2016-18.
- Build a new community centre for Prebbleton in 2019-21.
- Acquire land near Rolleston for a large scale park for future recreational use in 2016-17

There are also some less significant issues that will be addressed as part of on-going renewal and development programmes. These include:

- Provide and develop additional neighbourhood and passive reserves in townships (34 hectares total).
- Provide new or upgraded playgrounds over the 10 year period and ensure safety standards are maintained.
- Renew and upgrade plant, equipment and buildings at swimming pools from 2015/16.
- Implement tree maintenance and replanting programme over the 10 year period.
- Continue to upgrade the public toilet network over the ten year period from 2015/16.
- Continue restoration programmes for dis-used gravel reserves including Cemetery Pit near Southbridge and Reid's Pit near Rolleston.
- Extend Springston Cemetery in 2017-19 and develop a "natural burials" area in 2015/16 subject to site investigation.
- Continue to develop McHugh's Forest Park in Darfield as a wilderness park from 2015/16.
- Upgrade the quality of facilities and environments in rural recreation reserves.
- Improve buildings and facilities to meet building regulations including seismic strengthening.

Where practicable, the Council plans to dispose of its rental housing over time. The Council does not consider that it has a role as a significant provider of rental housing for the community and is only involved in this activity as a result of earlier management approaches. The Council intends to withdraw from direct involvement in gravel supply and continue with its programme to dispose of disused gravel reserves subject to revoking the reserve status where required and ensuring there are no negative effects on the rural environment. The Council intends to dispose of property assets that are no longer required for their intended purpose and will also progressively phase out its interest in forestry holdings.

Negative effects on the wellbeing of the community

There are no significant negative effects from this group of activities.

Key assumptions

The key assumptions underpinning this plan are:

- Growth in district's communities will occur as stated in Councils adopted forecasts and strategies.
- The demand for community facilities will increase in proportion to population growth and, in combination with other factors, will provide a realistic indication of future asset type and capacity requirements.
- Revenue from reserve development contributions will accrue in accordance with growth forecasts and the Council's development contributions policy.
- The structure and role of Council's local management committees are not expected to alter in the short term but some change may occur over time as new management models are introduced.
- No significant changes in the management of reserves assets and community facilities are expected in the short term from the District Wide Strategy outcomes and actions required in the 2015-18 period can be accommodated within current forecasts.
- Condition and performance assessments will inform a realistic renewals programme that ensures assets continue to deliver services to required standards.
- The Community Outcomes which link to Levels of Service will not change significantly and therefore funding to deliver levels of service will occur in accordance with the communities stated priorities.
- Existing Legislation will remain in place and that the structure and responsibilities of the Council will remain the same over the period covered by the Long Term Plan.
- The expectations of the Selwyn Community for the provision of community facility services provided by Council will remain similar.
- Standards defined for future levels of reserve provision based on national benchmarking information provide an acceptable indication of open space requirements to maintain desired provision levels.

- Requirements for Council Buildings will not differ significantly from current requirements and that the timeframes for inspections and strengthening works (if any) will remain similar to that proposed in 2012.
- That any changes to the Building Act regarding earthquake prone buildings will be able to be addressed within normal resources and Council's administration buildings will not require major capital works related to seismic strengthening
- Assets damaged during the earthquake events will continue to be reinstated to their former condition via insurance, EQC or Council sponsored programmes.
- No major strengthening works will be required on Council buildings apart from those necessary as part of earthquake repairs or planned major upgrades.
- The programme to dispose of surplus land and properties will continue and expected revenues will not change markedly during the planning period.
- Each capital project will be funded based on the various funding sources available and depreciation will not generally be funded.
- There will be no significant changes to current modes of delivery for each service area or variations in terms of contract prices (above inflation and inventory adjustments).
- Charges and fees for services will vary little from present day apart from inflation adjustments.
- There will be no new technologies deployed that will significantly change the demand for or of provision of services.

Minor assumptions have been made regarding:

- Forecast annual uptake of cemetery plots and burials is realistic and forms the basis to calculate revenue as well as cemetery capacity.
- Forestry log prices will not deviate significantly over the plan period and Council will progressively reduce its interest in forestry holdings.
- Council will not continue to have a significant role in gravel extraction and supply and Council supply will be met from alternative sources in the future.
- Council will continue its programme to provide limited social housing and that the extent of this provision will not increase further.

Major projects

Information on key community facility projects are set out below:

West Melton Community and Recreation Centre

West Melton has been one of the fastest growing towns in the district and community representatives have been advocating for a new multi-purpose facility to meet current and future demands for indoor recreation space and community uses. A needs assessment was carried out to define the functional requirements and some initial consultation was undertaken with the community to get input on the form of the facility, how it would be used and the level of support. This indicated a very high level of support (81%) and willingness to pay. A community-based project group has been working on advancing the proposal and initial concept plans and cost estimates have been prepared for the facility. The proposal is to locate the new facility on West Melton Domain and it will provide space for a range of activities and uses and includes a full sized indoor court, flexible meeting rooms, kitchen, changing rooms, scout hall, play centre space, club space and storage. It is designed in a way so that the various spaces can be easily altered to optimise use. The estimated cost of a new purpose built facility is \$5.5 million and it is planned to start the project in 2016 with completion in 2018. A funding plan has been prepared that draws on a number of sources with \$2.5 million funded from reserve development contributions, \$129,000 from existing funds held, \$2.22 million by loan which will be funded by targeted rate and the balance from other non-Council funding sources such as external grants and club/partner contributions.

Prebbleton Community Centre

As Prebbleton grows there will be a need to provide a new multi-purpose community facility to meet demand. The existing hall has served the community well but is aging and will not have sufficient capacity to cater for future demand and will not meet modern requirements. The proposal is to develop a new multi-purpose facility catering for both recreation and community uses that may be located at Prebbleton Domain (or a future extension) to create a 'hub' for community activity. The estimated cost of a new facility is \$4.5 million and it is planned for construction to start in 2019 with completion in 2021. A funding plan has been prepared that draws on a number of sources with \$1.8 million funded from reserve development contributions, \$290,000 from property sales, \$2.1 million by loan which will be funded by targeted rate and the balance from other non-Council funding sources such as external grants.

Large Scale Park Idea

A proposal to provide a large tract (100 hectares) of open space to accommodate a range of sports, recreation and community activities was identified as part of preparing the Rolleston Structure Plan and is supported in the Selwyn District Open Spaces Strategy. This site, on the eastern edge of Rolleston, is located within an area that has limitations on residential development due to airport noise contours. The site has strategic advantages in being centrally located and close to major transport links. It is envisaged that this park would cater for district-wide recreational/community activities that may not be available in more urban open spaces. It also has the scale to accommodate larger district or even regional activities that would contribute to the growth, economy and

attractiveness of Selwyn as a place to live. Possible district/regional-scaled uses include: community gardens, a farm park, equestrian activities, mountain biking, ecological areas, and a future hub for major sports/recreation activities. The proposal was flagged in the 2012-22 Long Term Plan and at that time there was moderate level of support indicated. It is planned to acquire the land in the first instance and hold it for development when required. The estimated cost of the land is \$8 million with \$2 million funded from reserve development contributions, \$730,000 from land sales and the balance of \$5.27 million by loan. The loan would be serviced by income generated from the land and a rate across the district of around \$23 per ratepayer. The open space strategy indicates that Rolleston itself will run short of recreation / sport areas in 10-15 years. It is Council's intention to acquire the land now while it is still available.

Rolleston Library

A new library is planned for Rolleston, to open in 2018/2019. This proposal forms part of the planning for the development of Rolleston Town Centre. The existing library is located in the Rolleston Community Centre and is the most visited library in our district. At only 300m² the library does not currently meet New Zealand Standards for Public Libraries as it is too small for the population it serves. The new library would be designed as a 2,200m² facility, at a cost of \$16.2 million and will meet the needs of a population of 20,000. It would provide more space for reading, research and internet use, as well as meeting rooms, a technology suite and spaces for children, youth and older adults. The flexible, multi-purpose facility would become an important community gathering place, and have capacity to host a wide range of events and activities.

As a landmark building on Tennyson Street, the new library would attract people into Rolleston Town Centre and encourage them to visit nearby shops and relax at the Rolleston Reserve. There is also the potential for complementary commercial activities such as a cinema, café, children's indoor play facility or boutique shops to be part of the new library complex, if an extension was built. The Council has not included funding for developing this space in this plan, as it is considered appropriate that business owners meet this cost.

The Council has the option to invest in a new library, or not to invest in a library, or invest in a smaller library than is planned currently. The existing library is already much too small for the population it serves and Rolleston will grow rapidly in the future so if a new library is not provided the service would continue to reduce. The Council has also considered building a smaller library building of 1400m² at a cost of \$10.5 million. This size is slightly smaller than NZ Standards for Public Libraries would recommend for Rolleston's current population, but is significantly larger than the existing library building. A 1,400m² building would provide additional space to service the current population but would need to be expanded and added to in the future as the town grows. The Council considers that it is more efficient and economically prudent to build a larger library in the first instance which has the capacity to cope with future population growth. Council proposes to contribute existing libraries cash reserves and \$5.5 million from Izone profits towards funding the 2,200m² library complex, which means the district library rate would remain at \$180 per household.

Rolleston Indoor Sports Complex

The requirement for covered courts to service Rolleston and the wider catchment was identified in preparing the Foster Recreation Park Master Plan. The facility is planned to be built at Foster Recreation Park with completion in 2020. The current proposal is to provide a two court complex which could be used for sports such as basketball and netball, volleyball and other activities. A fitness centre is also proposed. The proposed facility will be near to, and will complement, the indoor sports facilities provided in the new Rolleston High School. In continuing to plan for this project the Council may also look at alternative options for covered court space. The total cost of the complex is estimated at \$7.5 million, of which \$3.25 million would be funded from reserve development contributions, \$3.75 million by loan which will be funded by targeted rate, and the balance from other non-Council funding sources such as external grants.

Other key projects and initiatives planned for the next 10 years are:

- Dunsandel Community Centre – Planning is well underway for a new \$2.9 million sports and community centre for Dunsandel to provide spaces for community and sports club activities. This will replace the previous facility which had to be demolished due to earthquake damage and is planned for completion in 2016. \$660,000 would be funded from reserve development contributions and other special funds, \$1.2 million from a targeted rate, \$300,000 from insurance funds and the balance from other non-Council fund raising. (Note that design work is currently being prepared for this project as it was approved in the previous Long Term Plan and therefore no submissions are sought).
- Tai Tapu Community Facilities - The existing Tai Tapu hall is aging and has been assessed as 'earthquake prone' and will require substantial expenditure to bring it up to the required standard. The sports pavilion at Rhodes Park has also been assessed as 'earthquake prone' and will require replacement or upgrading. A number of options are being explored with the community for the provision of a new or upgraded community facility for Tai Tapu. Options to consider include upgrading the current hall or building a new one on the hall site, building a new facility at Tai Tapu School that would be used by the community and the school with the costs shared or building a new multi-purpose community and sports facility at Rhodes Park. At this point a final decision on the preferred option has not been made but a budget and funding plan has been prepared to indicate Council's commitment to this project. A total of \$2.2 million is set aside for this project from 2017-19 with funding from reserve development contributions, grants, insurance funds, contributions from partners with the balance from loans that would be serviced by targeted rate. As this project is yet to be finalised and subject to further community consultation the funding plan and rating impacts will be included in the 2016/17 Annual Plan.
- Rolleston Community Centre Upgrade – When the new library for Rolleston is built it is intended to refurbish the existing library space so that this can be used for community activities such as meetings and classes for the adjoining Rolleston Community Centre. It is likely that further community space will be required to meet demand in the Township until a decision is made on provision of a new community centre for Rolleston as was initially identified in the Rolleston Town Centre Master Plan. It is planned to undertake a study of community facility provision in Rolleston to gain an understanding of existing supply and future needs. The refurbishment of

the vacated library space for use by the Rolleston Community Centre is timed for completion in 2019 and is estimated to cost \$450,000.

- Public Toilets - Continue to implement the programme to replace and upgrade the public toilet network over the 10 year period to meet user expectations from 2015/16 including provision of new public toilets at Prebbleton, Glentunnel and Lake Lyndon, renewal of toilet facilities at Leeston and Southbridge and upgrading toilets at Lake Coleridge, Darfield and Lincoln (\$1.1 million total – funded from general rates and revenues).
- Lincoln Sports Park Extension - Further land will be required at Lincoln to cater for demand from predicted growth. A provision deficit has been identified and it is proposed to purchase and develop additional land from 2016-20. A total of \$2.18 million is estimated for this project with the majority (\$1.96 million) being funded from reserve development contributions.
- Prebbleton Domain Development – It is planned to continue development of Prebbleton Domain and also to secure land (around 8 hectare) to provide for additional sports park space for Prebbleton in 2015. This is needed to meet future demand and will be progressively developed over the 10 year planning period as required. A total of \$2.16 million is set aside for this work and it will be primarily funded from reserve development contributions.
- Foster Recreation Park – In accordance with the Foster Recreation Park Master plan adopted in 2014 the Council plans to continue the development of this park so that it can be used for sports competition and training, community events, and walking and cycling. The budget will fund sports field construction, lighting installation, landscaping and planting, and the creation of walking and cycling paths, car parks, amenity buildings and playgrounds for children and young people. The cost of this project is \$9.25 million and it would be staged between 2015 and 2025. The majority of costs for the project (\$7.8 million) would be funded by the Council from reserve development contributions to recognise the growth needs with the balance funded from rates (\$1.05 million) and external grants of \$430,000.
- Rolleston Reserve Redevelopment - As part of implementing the Rolleston Town Centre Master Plan it is planned to redevelop the balance of Rolleston Reserve from a sports park to a high amenity park that will complement the town centre development and provide attractive spaces for people to use when shopping and visiting the town centre. Approximately 4 hectares of the site will be redeveloped over the 10 year planning period at a total estimated cost of \$3.7 million. Around 50% of this cost will be funded from reserve development contributions to reflect the growth component of the work with the balance from sale of the former reserve land for commercial development.
- Brookside Park Redevelopment – Brookside Park in Rolleston is planned for redevelopment to cater for changes in use as clubs and activities relocate from Rolleston Reserve. The development programme includes provision of club facilities, improved sports field lighting and reconfiguration of playing fields. The cost of this work is estimated at \$800,000 with the work to occur from 2016-19. Most of the cost (80%) will be funded from reserve development contributions with the balance from the district rate for Recreation Reserves.
- Rolleston Town Square – This project forms part of the Rolleston Town Centre development and will be a very high quality formal space adjacent to the proposed new library that will be a busy

focal point for the town. It is planned to be built in 2017-19. The estimated cost of this project is \$2.87 million and it is proposed to be funded from reserve development contributions (30%), land sales (50%) and the balance from a loan.

- McHughs Forest Park – Now this park has been acquired and the concept plan adopted by Council an on-going development programme for the 10 year planning period has been prepared totalling \$242,000. This will be funded from reserve development contributions (24%) to reflect demand from district growth with the balance of funding from the special rate for this park. It is likely that some external funding may also be secured for development works.
- Gravel Pit Restoration – The Council will continue to rehabilitate and restore former gravel pits for alternative uses such as passive parks and native re-vegetation. This includes further development of Cemetery Pit near Southbridge where a total of \$400,000 is provided from 2015/16. An additional total sum of \$400,000 is provided for gravel pit restoration over the 10 year planning period. This is funded from the Metal Pit Reserve which has accrued from gravel royalties received over time.
- Aquatic Facilities Plan - The Council is intending to begin work on reviewing the Aquatic Facilities Plan in 2015/16. The Plan was initially adopted by Council in 2009 and a review is needed to help to identify what investment in pools is required in the future – including whether there is demand to develop another learn to swim pool at the Selwyn Aquatic Centre.
- Community Centres and Halls Strategic Plan – Continue to implement aspects of this plan including investigating provision of a community centre to service Leeston.
- Cemeteries Development – It is planned to continue with the programme to restore headstones in Council cemeteries with the work planned for completion by 2016. Work is to be undertaken in Bishops Corner, Killinchy, Ellesmere Public, South Malvern, Kirwee, Kimberley, Waddington, Kowai Pass and Prebbleton cemeteries. It is also planned to develop an extension to Springston Cemetery in 2017-19 (\$237,500) to meet burial requirements as space in the existing area is used up. Some development work is planned at Shands Road Cemetery that includes extending the road ways (2020-24) and providing a “natural burial” trial area in 2015/16.
- Sports Park Development – With the continued growth in the district it will be necessary to develop and expand existing sports parks to provide for additional players. In some cases land has already been acquired to enable future expansion of facilities such as at Darfield and Kirwee Domains and further land is to be purchased at Leeston, Southbridge and West Melton. Projects planned over the next 10 years include: purchasing and developing an extension to Southbridge Park to provide extra playing space and relocation of tennis courts; extending Leeston Park and developing an additional sports field from 2016-21; developing land for sports use at Kirwee Domain in 2022-24; developing additional sports space including a new netball court at Darfield Domain from 2015/16; purchasing and developing an extension to West Melton Domain between 2015-20; redeveloping Weedons Domain in 2015-17 including completion of a new pavilion/community facility and upgrading the cricket grounds and tennis courts.
- Swimming Pool Improvements – An assessment has been undertaken to identify work required to maintain the district swimming pools in a serviceable condition and to ensure these facilities

meet the expectations of users. A total of \$1.47 million is set aside for renewal work and \$450,000 to carry out improvements. Projects planned over the next 10 years include: renewing plant and equipment at Prebbleton Pool including filters in 2016-18; upgrading the changing facilities at Southbridge Pool in 2015/16; extending the car park at Selwyn Aquatic Centre in 2016/17 and installing a spa pool and renewing plant and equipment at Darfield Pool including filters from 2015/16.

- Glentunnel Holiday Park Waste Water System – The existing system is non-compliant with the resource consent and does not function effectively when under load during peak use period at the campground. It is, therefore, necessary to introduce measures to control waste water volumes and provide a system that will operate effectively and meet consent requirements. The work is planned for 2015/16 with a budget of \$200,000.
- Whitecliffs Domain Amenity Buildings – The existing building is in poor condition and requires upgrading to meet the needs of people that visit and camp at this popular park. It is proposed to replace the existing toilet facilities with a new building in 2015/16 (\$102,000).

Service targets for community facilities

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Recreation reserves									
Residents have opportunities to enjoy healthy, active lifestyles including provision of recreational open space and community facilities	The quality of recreation reserves meets residents' service expectations	The quality of recreation reserves meets residents' service expectations	The quality of recreation reserves meets residents' service expectations	The proportion of residents rating the performance of parks & reserves in the Resident Survey as good or very good.	83%	≥80%	≥80%	≥80%	≥85%
	There are sufficient reserves provided to meet the organised recreation needs of the district	There are sufficient reserves provided to meet the organised recreation needs of the district	There are sufficient reserves provided to meet the organised recreation needs of the district	Hectares per 1000 population is above the average for similar sized district authorities (Minimum 3 ha/1000)	4.9 ha	≥4.5 ha	≥4.5 ha	≥4.5 ha	≥4.5 ha
	Residents have convenient access to a recreation reserve and make use of them	Residents have convenient access to a recreation reserve and make use of them	Residents have convenient access to a recreation reserve and make use of them	% of residents who have used or visited a public parks or reserve in the past 12 months.	76%	≥70%	≥70%	≥70%	≥75%
Township Reserves & Streetscapes									
Township reserves & streetscapes enhance the landscape character of the District & unique identity of township environments and provide places for recreation activities and social contact	Township reserves are located within easy walking distance for township residents	Township reserves are located within easy walking distance for township residents	Township reserves are located within easy walking distance for township residents	% of townships where all residents are serviced by a reserve within 500 m	75%	≥70%	≥70%	≥70%	≥75%
	The quality and provision of playgrounds meets customer expectations	The quality and provision of playgrounds meets customer expectations	The quality and provision of playgrounds meets customer expectations	The proportion of residents rating the performance of playgrounds in the Resident Survey as good or very good.	57%	≥55%	≥55%	≥55%	≥60%

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Community Centres & Halls									
Community centres and halls provide local venues for social, cultural, recreational and educational uses	A range of facilities are provided of variable quality that meet functional requirements	The standard of community centre/hall facilities reflects the community & user expectations	The standard of community centre/hall facilities reflects the community & user expectations	The proportion of residents rating the performance of community centres/halls in the Resident Survey as good or very good.	63%	≥65%	≥65%	≥65%	≥70%
	Community centres & halls are maintained to a level that ensures service availability & economic sustainability	Community centres & halls are maintained to a level that ensures service availability & economic sustainability	Community centres & halls are maintained to a level that ensures service availability & economic sustainability	Numbers of buildings in average condition or below	11%	≤25%	≤25%	≤25%	≤20%
Swimming Pools									
Public swimming pools contribute to Selwyn District being an attractive place to live and provide opportunities for residents to enjoy healthy, active lifestyles and to learn life skills such as swimming	A network of local and sub-district "open air" pools is provided meeting the needs of some district communities	Provide a network of local and sub-district "open air" pools for local communities & an indoor pool facility to service the district in a central location	Provide a network of local and sub-district "open air" pools for local communities & an indoor pool facility to service the district in a central location	Number of local, sub-district & district public pools	6 local 2 sub-district 1 district	6 local 2 sub-district 1 district	6 local 2 sub-district 1 district	6 local 2 sub-district 1 district	6 local 2 sub-district 1 district
	Open air pools are provided and well used by local communities	Open air and indoor pools are provided & are well used by the district community	Open air and indoor pools are provided & are well used by the district community	Number of swims per capita of district population per year recorded at Selwyn Aquatic Centre, Darfield and Southbridge pools	5.58	≥4.5	≥4.5	≥4.5	≥4.5

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
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Public Toilets

Provision of public toilets helps to promote a healthy living environment for district residents and has economic benefits in supporting local businesses & visitor destinations	The quality of public toilet facilities reflects minimum grade standards	The quality of public toilet facilities is consistent with grade standards & customer expectations	The quality of public toilet facilities is consistent with grade standards & customer expectations	The proportion of residents rating the performance of public toilets in the Resident Survey as good or very good.	50%	≥50%	≥50%	≥50%	≥55%
	Facilities are cleaned, inspected and maintained to a serviceable standard	Facilities are cleaned, inspected and maintained to a serviceable standard	Facilities are cleaned, inspected and maintained to a serviceable standard	Number of "failures" per annum identified by independent audit	Nil	Nil	Nil	Nil	Nil

Cemeteries

A network of cemeteries is provided to meet the district's burial & remembrance needs	The quality of cemetery facilities & maintenance standards reflects the level of use	The quality of cemetery facilities & maintenance standards meets residents' service expectations	The quality of cemetery facilities & maintenance standards meets residents' service expectations	The proportion of residents rating the performance of cemeteries in the Resident Survey as good or very good.	68%	≥65%	≥65%	≥65%	≥70%
	Cemetery operations are carried out in a respectful, accurate & efficient manner	Cemetery operations continue to be carried out in a respectful, accurate & efficient manner	Cemetery operations continue to be carried out in a respectful, accurate & efficient manner	Number of complaints received per annum related to cemetery service	4	≤10	≤10	≤10	≤5

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Libraries									
Selwyn Libraries creating a vibrant, connected and knowledgeable community	4 branch libraries (Darfield, Rolleston, Lincoln and Leeston) and a mobile. There are 18FTE (8.6 qualified) library staff, including a Digital Services Librarian	4 branch libraries (Darfield, Rolleston, Lincoln and Leeston) and a mobile. Rolleston Library refitted to create more collection and community programme space There are 20.5 FTE library staff, including a Digital Services Librarian.	3 branch libraries (Darfield, Lincoln and Leeston) and a mobile. New Rolleston Library There are 21.5 FTE library staff, including a Digital Services Librarian.	Registered library users as a percentage of total population.	55%	≥60%	≥65%	≥70%	≥75%
				Issues per patron per annum.	15.2	≥16	≥17	≥18	≥20
				The proportion of residents rating the performance of libraries in the Resident Survey as good or very good.	77%	≥78%	≥78%	≥80%	≥82%
				Visits to libraries	317,324	5% increase.	5% increase.	5% increase.	5% increase.
				Number of internet accesses	27,600	5% increase.	5% increase.	5% increase.	5% increase.
				Cost per issue	\$4.80	≤\$4.80	≤\$4.60	≤\$4.60	≤\$4.40

Community facilities funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	5,822	7,167	6,602	7,170	7,420	7,247	7,333	7,421	8,275	8,115	8,618
Targeted rates	5,635	6,891	7,563	8,225	8,637	9,461	10,006	10,467	10,974	11,525	12,130
Subsidies and grants for operating purposes	12	119	114	24	9	9	10	10	10	11	11
Fees and charges	3,078	3,460	3,225	3,566	3,643	4,020	4,085	4,232	4,443	4,644	4,793
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	5	7	20	20	21	22	27	28	29	30	31
Total operating funding (A)	14,552	17,644	17,524	19,005	19,730	20,759	21,461	22,158	23,731	24,325	25,583
Application of operating funding											
Payments to staff and suppliers	9,862	11,678	10,855	11,111	11,677	12,936	13,395	13,703	14,405	15,300	15,987
Finance costs	1,130	913	1,339	1,684	1,789	1,838	1,888	1,858	1,768	1,648	1,588
Internal charges applied	2,650	2,839	2,901	2,956	3,011	3,074	3,146	3,222	3,308	3,397	3,494
Other operating funding applications	142	140	150	164	171	179	188	197	207	218	229
Total application of operating funding (B)	13,784	15,570	15,245	15,915	16,648	18,027	18,617	18,980	19,688	20,563	21,298
Surplus / (deficit) of operating funding (A-B)	768	2,074	2,279	3,090	3,082	2,732	2,844	3,178	4,043	3,762	4,285
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	6,911	2,674	2,400	2,304	1,192	1,234	1,243	1,289	1,302	1,352	1,356
Increase / (decrease) in debt	-	6,203	8,000	3,500	-	1,650	-	(1,000)	(2,000)	(2,000)	-
Gross sales proceeds from sale of assets	738	8,513	4,519	1,929	3,450	577	-	-	-	-	-
Total sources of capital funding (C)	7,649	17,390	14,919	7,733	4,642	3,461	1,243	289	(698)	(648)	1,356
Applications of capital funding											
Capital - growth	9,609	11,343	14,328	13,595	10,102	7,060	3,318	1,645	512	1,558	2,337
Capital - level of service	5,221	9,633	4,445	4,788	6,549	4,573	5,435	985	834	923	1,103
Capital - renewals	1,501	1,950	731	854	1,025	1,407	910	788	1,650	914	1,688
Increase / (decrease) in reserves	(586)	(743)	(3,765)	484	(1,101)	(2,936)	(2,052)	921	2,047	1,478	1,208
Increase / (decrease) of investments	(7,328)	(2,719)	1,459	(8,898)	(8,851)	(3,911)	(3,524)	(872)	(1,698)	(1,759)	(695)
Total applications of capital funding (D)	8,417	19,464	17,198	10,823	7,724	6,193	4,087	3,467	3,345	3,114	5,641
Surplus / (deficit) of capital funding (C-D)	(768)	(2,074)	(2,279)	(3,090)	(3,082)	(2,732)	(2,844)	(3,178)	(4,043)	(3,762)	(4,285)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Community services

Overview

The role of community services is to provide/facilitate and promote a wide variety of community activities and events and libraries, which make Selwyn district a great place in which to live, work and play. These activities and facilities focus on what people have told us is important to them and valued by them, including:

- Friendly, strong and safe communities
- Family-friendly activities and facilities
- Opportunities to become involved in local communities as a volunteer or community group member
- Opportunities for lifelong learning, literacy and the pure enjoyment of reading and digital technology
- Local economic prosperity
- Healthy and active lives.
- Opportunities to be involved in the arts and culture.

We do this through working with the community to plan, provide/facilitate and promote:

- Community development services, which help build the capacity of local communities and volunteers to develop activities and services and build a sense of community and neighbourliness, including initiatives to welcome new residents to Selwyn District
- Recreation programmes and events to meet the needs and interests of residents of all ages and life stages
- Activities for identified groups in the community, including youth, children and families, people with disabilities, newcomers and migrants, Maori, ethnic groups
- Promotion of the arts and culture and facilitating opportunities for involvement
- Libraries, including four township libraries, and a mobile library
- Information for local residents on services and activities available in the district
- Tourism promotion activities
- Community research and social policy
- Emergency preparedness services, including rural fire services and civil defence.

We also work with, and advocate to, a range of agencies to secure the best possible health, education and wellbeing for our residents. Agencies that we work with include other local authorities, central government agencies, local iwi, Canterbury District Health Board, Partnership Health Canterbury PHO, businesses, schools, universities, research institutes and other education groups, community groups, sports and recreation clubs and churches.

Over the next 10 years a number of factors will affect our services. These include:

- Ongoing rapid population growth in the district and increasing urbanisation of townships, particularly those on the 'commuter belt' within 20 km of Christchurch
- A predominance of families with young children and youth
- An ageing population
- Increasing diversity within the community, particularly Maori and Pasifika, Asian, Middle Eastern, African and Latin American
- Increasing public expectations for higher quality recreation and community services
- Increasing demands on volunteers (e.g. health and safety), which may mean the Council taking more of a leadership and facilitation/provision role
- Provision of services by other agencies, and central government initiatives, including funding and provision, regulation and policy
- Changes in demand and preferences for recreation and leisure activities, including an increasing focus on individual participation and "pay for play"
- Changing demand from tourism and visitor activities, including increasing traveller numbers on main highway routes and more use of independent travel (campervans)

In response to these we plan to:

- Review and update our Libraries Strategy, including building a new library for Rolleston, increasing digital services and review/replacement of the mobile library
- Continue to develop community recreation, arts and community programmes, events and activities for all ages and stages of life around the district
- Work with community centre and hall voluntary committees to increase marketing and utilisation of these facilities
- Expand our community development activities to include more support to youth in Rolleston, an increased Neighbourhood Support function and additional event provision/advice
- Provide advice and support to Council's community committees
- Support volunteers through the provision of advice and training
- Advocate for improved health and social service provision in the district
- Continue to develop Selwyn as a tourism destination

Key Issue – Establishment of an Enlarged Rural Fire District or shared service arrangement

Council has a statutory requirement to manage rural fire activities within its District including fire response, the establishment of fire seasons and public education regarding the dangers of fire in a rural environment.

The New Zealand Fire Service Commissions, National Rural Fire Authority Strategic Plan, has an objective to reduce the number of Rural Fire Districts, of which this council is one, to create larger but better resourced fire districts in New Zealand.

Investigations have been on-going over the past three years of the benefits of establishing an Enlarged Rural Fire District for Hurunui District Council, Waimakariri District Council, Ashley Rural Fire District, Christchurch City Council, Selwyn District Council and the Department of Conservation. The benefits will include a single Fire Plan, sharing of emergency management resources, a single point of contact for fire management, dedicated administrative effort, and improved governance through a Board or Joint Committee.

Financial contributions will not exceed the current budget provisions for each of the parties noted above i.e. a cost-neutral model with a goal to deliver cost-efficiencies.

The current fire forces managed by the council located at West Melton, Arthurs Pass and Lake Coleridge will continue with any future changes being related to more effective ways of delivering rural fire services to their communities.

The proposal included in this Long Term Plan is for a shared service arrangement as DOC are not able to provide their share of funding as yet. This arrangement between the 4 council's would include a joint standing committee to manage governance issues and the employment of appropriately skilled staff. The Ashley Rural District would be disestablished with DOC joining the arrangement in the future once they resolve a shortfall in the funding to create the new district.

Although it is voluntary for Rural Fire Authorities to merge, the Fire Service Commission have made it clear that they see benefits. The councils and DOC also see benefits in creating a larger regionally based rural fire district and propose to merge their individual fire authorities.

A copy of the detailed Business Plan is available from the Council's Manager Property and Commercial, Douglas Marshall

Why is the Council involved?

The Local Government Act 2002 – Amendment Act 2012 states that the purpose of local government is:

1. To enable democratic local decision-making and action by, and on behalf of, communities and
2. To meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.

The role of the Council in the community and economic development, libraries, and research/policy areas is to meet the current and future needs of communities for good quality local public services and through this work to contribute to individual, group and community wellbeing and to the economic growth and prosperity of the district, so that people live, work and play here long-term.

There is evidence of an association between strong safe communities and desirable outcomes, for example economic growth, social cohesion, improved health, more vibrant democratic institutions, and safety. People living in strong communities work together to solve problems and improve community life and are better able to cope with adversity or shocks. Strong communities are a place for people to have fun with others, laugh, share stories and make friends. Community services strengthens local communities through a range of activities, including providing places and spaces for people to meet and interact; supporting voluntary community committees in which people work together and develop a sense of common purpose; and facilitating community social, recreational and arts activities and events. Community libraries/service centres provide a focal point for rural communities and contribute to these communities' identity and sense of belonging.

The benefits of physical activity and participation in recreation and sport are now widely accepted and recognised. These benefits include personal development, social cohesion, economic development, reduced health care and justice costs, reduced antisocial and self-destructive behaviour and enhanced quality of life. Increasing peoples' physical activity has emerged in the last decade as a key international and national goal to improve health. Lack of regular physical activity is a modifiable risk factor for many illnesses and disease. The Council encourages residents to live healthy and active lives by providing a range of recreation programmes, as well as working with sports and recreation clubs, and promoting activities and events.

A robust local economy is an important element of people's quality of life. A strong economy provides income and jobs, which influences people's ability to participate in, and contribute to, the community's well-being. Jobs provide income and social contact and social connectedness. The ability to purchase goods and services and to obtain adequate food and housing is inextricably linked with income. The Council promotes the economic wellbeing by promoting local businesses, promoting tourism opportunities and working with regional economic development agencies to promote the district's economic interests.

People have told the Council through a number of community surveys and community consultations how important it is to them to belong to safe, active, caring and cohesive communities. They support the Council's community development activities and believe that strengthening communities is fundamental to the continuing development of Selwyn.

Activity goal

Our objectives are to:

- Build friendly, strong, and safe communities
- Provide family-friendly activities and facilities
- Provide or facilitate opportunities to become involved in local communities as a volunteer or community group member
- Provide opportunities for lifelong learning, literacy and the pure enjoyment of reading and digital technology
- Promote local businesses and work with regional economic development agencies in the district economic interests
- Promote tourism opportunities
- Promote healthy and active lives
- Provide local residents with information on services and activities available in the district
- Promote opportunities for Selwyn Residents to become involved in the arts

Demand management

The Council adopts a mixture of approaches for these activities, depending on the requirements of the activity and resources available within both the Council and the community. These approaches include:

- Working in partnership with a network of local community committees and organisations to promote community ownership and empowerment by providing advice and support as required;
- Direct provision where no other provider is available;
- Advocating to other agencies, government departments, etc, for services and activities to be delivered in Selwyn;
- Facilitating other providers to organise activities

In order to determine future provision requirements we have:

- Undertaken community research, including demographic analysis and population projections;
- Calculated current capacity requirements;
- Calculated future requirements for the 10 year planning period taking into account identified demand factors;
- Considered other factors that might directly influence future provision and issues;
- Identified gaps in provision by applying standard criteria based on current service standards.

The main focus into the future will be on expanding present levels of service to meet growing population demands and on addressing identified gaps and issues.

For example, demand for a larger and improved library/service centre for Rolleston.

Negative effects on the wellbeing of the community

There are no significant negative effects from this group of activities.

Key assumptions

The key assumptions underpinning this plan are:

- The population will grow in line with the forecasts generated by the Selwyn growth model;
- The need and demand for services and facilities will increase with population growth, urbanisation and other influencing factors;
- Providing community development activities is an effective way of supporting social capital and building community wellbeing in the district;
- The arts are an important way in which we see ourselves as people and as communities – creating a sense of identity;
- The district will continue to have a volunteer base to support its recreational and social activities and facility management;
- There will be no significant change to central government funding and provision of services, however, there will be some increase in funding to the district associated with the increase in population.

Major projects

Over the next ten years we plan to:

- Review and update the Libraries Strategy, including building a new library for Rolleston and reviewing the mobile library service
- Expand our community development in arts, culture and recreation activities.
- Continue to develop economic and tourism activities in the district

Council contribution to community outcomes

Community outcome	How community services contributes:
A living environment where the rural theme of Selwyn is maintained.	Libraries/service centres act as focal points for rural communities and contribute to township identity.
A healthy community. Selwyn people have access to appropriate health, social and community services.	The Council libraries/service centres provide facilities for the delivery of community, social and health services and information.
	Community development in arts and recreation services facilitate healthy lifestyles.
	Community development services facilitate interagency forums and coordination.
	Community development services support and build the capacity of local groups to provide services to residents.
A safe place in which to live, work and play.	The Council promotes Neighbourhood Support groups and community safety and support
An educated community.	Libraries provide opportunities for lifelong learning and education.
	Libraries work with pre-schools, schools and tertiary institutions to provide opportunities for learning and fun
	The Council advocates to influence provision of education services in the district in a timely manner.
A Prosperous Community.	The Council's business-friendly approach encourages new business to the district.
	Economic development activities promote local businesses.
	The district promotes itself as a destination and lifestyle destination, drawing new residents and workers to Selwyn.
An ability to experience cultural activities.	The library network provides information, learning, recreational and cultural opportunities.
	Support for preservation of heritage adds to the historical and cultural identity of the district.
	Cultural and arts activities, events and facilities allow residents to experience the arts and culture.

Service targets for community services

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Continue to provide community development services and advice to Selwyn residents	The Community Development Team consists of a Team Leader, a Community Development Advisor, a Youth Advisor, a Recreation Advisor, an Arts Co-ordinator (P/T) and a Neighbourhood Support Co-ordinator (P/T). The team works with community groups and communities to help build strength and resilience; develops community programmes; provides community information; promotes active lifestyles and recreation and sport participation; and co-ordinates projects and services aimed at young people and encourage young people to be part of their communities. The team also provides information and advice to other Council staff, Councillors, Community Boards and community committees.	The capacity of the service will need to be increased to meet the growing demand to support young people in Rolleston; to increase recreation/sport activities in district reserves, halls and community centres; to continue to develop the Neighbourhood Support programme and to increase awareness of and participation in the arts in Selwyn, as the district grows	The capacity of the service will need to be increased to meet the growth of the district and demand for: *more events around the district, plus the need for council to deliver more events and to take over management of volunteer drive events as they grow in size and complexity;	Residents sense of community with their local neighbourhood.	63% (2014 Residents Survey)	≥64%	≥64%	≥66%	≥70%
				% of Selwyn residents a member of a sports and/or community group	59% (2013 Residents Survey) Benchmark: 40% (Quality of Life Survey 2012)	≥60%	≥60%	≥65%	≥65%
				% of Selwyn residents who are volunteers.	67% (2013 Residents Survey)	≥67%	≥70%	≥70%	≥70%
				Number of events delivered/facilitated	22 Events	22 Events	22 Events	22 Events	22 Events
				Number of events targeted at youth	40 Youth events	40 Youth events	40 Youth events	40 Youth events	40 Youth events
				Community organisation training programmes	12 Community workshops	12 Community workshops	12 Community workshops	12 Community workshops	12 Community workshops
Continue to provide economic development and tourism opportunities	The Economic Development service consists of an Economic Development Officer (vacant) and a Tourism Advisor (P/T). The Team supports new business moving into Selwyn; provides business training, promotes the uptake of digital technology and promotes the District as a local and international visitor attraction	The service will be maintained with a similar capacity	The service will be maintained with a similar capacity.	Increase in number of businesses registering for Biz Online on the council's website	511 businesses registered on Biz Online (2014)	5% increase.	5% increase.	5% increase.	2% increase per year.
				Host training for businesses on productive use of the internet and ultrafast broadband	1 workshop provided.	2 workshops provided.	2 workshops provided.	2 workshops provided.	4 workshops provided.

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Continue to provide research and policy	This team consists of the Research and Policy Advisor. The team conducts an annual Residents Satisfaction Survey; provides demographic information to Council staff and projects and develops policy for Council.	Maintain the service at current capacity	Service to be maintained with a similar capacity	Annual Residents Satisfaction Survey undertaken and results provided to councillors and council departments Issue-specific research undertaken when needed. Policies developed and/or reviewed when appropriate	Survey undertaken.	Survey undertaken.	Survey undertaken.	Survey undertaken.	Survey undertaken.

Community services funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	2,287	2,520	2,644	2,728	2,911	2,887	3,011	3,084	3,173	3,259	3,376
Targeted rates	-	-	-	-	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	164	104	83	85	92	100	103	110	102	108	112
Fees and charges	38	55	40	58	42	61	45	46	67	49	72
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	2,489	2,679	2,767	2,871	3,045	3,048	3,159	3,240	3,342	3,416	3,560
Application of operating funding											
Payments to staff and suppliers	1,977	2,190	2,177	2,233	2,336	2,370	2,461	2,522	2,613	2,664	2,790
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	295	304	309	313	317	324	332	340	350	359	370
Other operating funding applications	38	36	37	38	39	40	41	43	27	28	29
Total application of operating funding (B)	2,310	2,530	2,523	2,584	2,692	2,734	2,834	2,905	2,990	3,051	3,189
Surplus / (deficit) of operating funding (A-B)	179	149	244	287	353	314	325	335	352	365	371
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	-	-	-	-	-	-	-	-	-	-	-
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	-	-	-	-	-	-	-	-	-	-	-
Applications of capital funding											
Capital - growth	543	493	210	215	308	261	268	277	286	296	307
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renewals	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	-	76	80	82	85	90	93	96	100	104	108
Increase / (decrease) of investments	(364)	(420)	(46)	(10)	(40)	(37)	(36)	(38)	(34)	(35)	(44)
Total applications of capital funding (D)	179	149	244	287	353	314	325	335	352	365	371
Surplus / (deficit) of capital funding (C-D)	(179)	(149)	(244)	(287)	(353)	(314)	(325)	(335)	(352)	(365)	(371)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Democracy

Overview

This activity covers the costs associated with the Council's democratic process. This includes Councillors' and Community Board Members' remuneration and the cost of providing them with professional advice and support as well as the cost of organising elections every three years. It also covers certain grants made by the Council and a levy imposed by the Canterbury Museum.

The Council operates in an open way. It has established arrangements that allow local people to participate in the decision making process and encourages the community to get involved.

Why is the Council involved?

The Council, as a creation of statute and elected by its residents, needs to have a structure which allows the communities' requirements to be identified and provided for by those individuals who are elected to office.

To achieve this, the Council has a small number of sub-committees and currently no standing committees (other than the Izone Southern Business Hub) as it believes, by conducting its business twice a month it can achieve better and faster results for the community.

In addition, the Council has Community Boards in the Selwyn Central Ward and the Malvern Ward. One role of Community Boards is to provide the Council with 'grass roots' information on the activities in their Ward and the issues that need to be resolved by the Board and the Council.

In each township, the Council has either a Community Committee or a Township Committee, or in some instances, a Ratepayers' Association exists to provide the Council and the Community Boards, in the relevant areas, with specific requests for services or resolution of issues that affect that particular town and its surrounding area.

The Council also has a number of Community Centres and Recreation Reserves. For each of these facilities, a Management Committee is elected to both govern the facility and ensure that the works that they decide are required for the Community Centre and Reserve are undertaken.

Activity goal

The democracy activity is used to provide effective and efficient representation for ratepayers in a fair and equitable manner.

Council contribution to community outcomes

For many of the community outcomes, the Council has an advocacy role with government departments and other organisations. The Council will ensure that it takes every practical opportunity to undertake this role to achieve the community outcomes whether it is through formal meetings, submissions, or informal gatherings, at elected member or staff level to the appropriate organisations.

Negative effects on the wellbeing of the community

There are no negative effects from this activity.

Major projects

The Council is required to undertake a representation review this year. This review will consider issues such as, the number of Councillors, ward structure and Community Board representation.

Service targets for democracy

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Prepare key accountability documents in accordance with good practice that allow for easy input from ratepayers and meet statutory requirements.	The annual report, annual budget and LTP meet good practice standards.			The annual report is prepared within statutory timeframes and with an unmodified audit opinion.	The 2014 annual report was adopted within the statutory deadline with an unmodified audit opinion.	The 2014/15 annual report is prepared within statutory timeframes and with an unmodified audit opinion.	The 2015/16 annual report is prepared within statutory timeframes and with an unmodified audit opinion.	The 2016/17 annual report is prepared within statutory timeframes and with an unmodified audit opinion.	The annual report is prepared within statutory timeframes and with an unmodified audit opinion.
				The annual plan is prepared within statutory timeframes and with an unmodified audit opinion.	The 2014/15 annual plan was adopted within the statutory deadline with an unmodified audit opinion.	The 2016/17 annual plan is prepared within statutory timeframes.	The 2017/18 annual plan is prepared within statutory timeframes.	The 2018/28 long term plan is prepared within statutory timeframes and with an unmodified audit opinion.	The annual plan/long term plan is prepared within statutory timeframes and with an unmodified audit opinion.
				The proportion of residents rating the overall performance of Council in the Resident Survey as good or very good.	58%	≥60%	≥65%	≥65%	≥65%

Democracy funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	2,586	2,835	2,895	3,095	3,032	3,135	3,302	3,328	3,373	3,651	3,589
Targeted rates	645	816	861	902	940	961	983	1,004	1,025	1,058	1,080
Subsidies and grants for operating purposes	45	-	56	-	59	-	63	-	67	-	72
Fees and charges	3	-	8	-	9	-	11	-	12	-	16
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	5	5	5	5	5	5	5	5	6	6
Total operating funding (A)	3,279	3,656	3,825	4,002	4,045	4,101	4,364	4,337	4,482	4,715	4,763
Application of operating funding											
Payments to staff and suppliers	1,502	1,672	1,765	1,746	1,866	1,601	1,732	1,730	1,862	1,853	2,011
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	1,758	2,054	2,049	2,235	2,137	2,219	2,362	2,338	2,361	2,609	2,504
Other operating funding applications	119	119	123	126	132	135	139	148	153	159	164
Total application of operating funding (B)	3,379	3,845	3,937	4,107	4,135	3,955	4,233	4,216	4,376	4,621	4,679
Surplus / (deficit) of operating funding (A-B)	(100)	(189)	(112)	(105)	(90)	146	131	121	106	94	84
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	-	-	-	-	-	-	-	-	-	-	-
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	-	-	-	-	-	-	-	-	-	-	-
Applications of capital funding											
Capital - growth	-	-	-	-	-	-	-	-	-	-	-
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renewals	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	-	2	2	2	2	3	3	3	3	3	3
Increase / (decrease) of investments	(100)	(191)	(114)	(107)	(92)	143	128	118	103	91	81
Total applications of capital funding (D)	(100)	(189)	(112)	(105)	(90)	146	131	121	106	94	84
Surplus / (deficit) of capital funding (C-D)	100	189	112	105	90	(146)	(131)	(121)	(106)	(94)	(84)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Environmental services

Overview

The environmental services group of activities contributes to the well-being of the residents of the District by working to protect the community from a variety of risks and to enhance the quality of the built and natural environment in which we live. It includes the following activities.

Building control

Building control receives and processes applications for building consents, undertakes the inspection of building works and issues the necessary certificates for building related work. Ongoing work is required to maintain the Council's accreditation as a Building Consent Authority following the biennial accreditation review by International Accreditation New Zealand in October 2013.

As a result of the Canterbury Earthquakes there is a high work demand, which is strongly influenced by relocations to the 'good ground' of the District and the availability of a plentiful supply of zoned and serviced residential greenfield land. This demand is being met by engaging additional staff and by the use of consultants and the implementation of an end to end web based building consent system. Although Central Government is investigating changes to how the building control function is delivered (including a more centralised consenting process), the timing of any future changes is uncertain.

District plan administration

This activity receives and processes resource consent applications, provides planning input into Project Information and Land Information Memoranda (PIMs and LIMs) and responds to requests for clarification or interpretation of District Plan provisions.

With significant changes having been made to the District Plan to provide for a more guided approach to development; more evaluation will be required at the District Plan administration stage, particularly with regard to such matters as urban design.

Environmental health

This activity issues a range of licences including those relating to the sale and manufacture of food, the sale of alcohol, hairdressers, amusement devices, mobile shops, hawkers and offensive trades. Complaints are also responded to and infectious and notifiable diseases investigated.

Monitoring

This activity monitors the conditions placed on resource consents for compliance and responds to activities which are being conducted without the appropriate consent.

With Selwyn District being located close to Christchurch City and on relatively inexpensive land, there is increasing pressure to take action with regard to non-rural activities being established in rural locations without resource consents.

Strategy and policy

The Council undertakes strategic land use and policy functions to maximise the benefits of growth for its communities and to address its negative impacts. Through working with communities and other stakeholders, different growth scenarios are identified, analysed and a preferred option chosen.

This strategic approach to managing growth is underpinned by the Greater Christchurch Urban Development Strategy which covers the north eastern part of the District and includes the settlements of Lincoln, Prebbleton, Rolleston and West Melton. Following the Canterbury earthquakes, the Council has been implementing the Land Use Recovery Plan which provides for residential and business activities within greater Christchurch. The completion of Selwyn 2031 (District Development Strategy) which covers the balance of the District was a major initiative designed to investigate what opportunities existed and what the Council can do to create the desired future in the next 30+ years.

The Council is also required to monitor the effectiveness and efficiency of its District Plan and this activity area prepares and promulgates plan changes where necessary.

Animal control

This activity area registers and keeps a record of all dogs (over 3 months of age) in the District, is responsible for administering and enforcing the Dog Control Act 1996 and the Council's Dog Control Bylaw and handles all stock related complaints. Micro-chipping clinics are also provided free of charge on a monthly basis for qualifying dogs.

Activity goal

To provide effective advice and services in an efficient manner to enable the Council to discharge its resource management, environmental health, building control, animal control and general law enforcement.

Council contribution to community outcomes

The environmental services activities contribute to the achievement of the following community outcomes:

- A clean environment
- A rural District
- A safe place in which to live, work and play
- A prosperous community.

Negative effects of the activity

Apart from the time and cost to applicants and the community arising from planning, consultation and regulation, there are no negative effects arising from environmental services activity.

Major projects

There are no major projects planned for this activity.

Service targets for environmental services

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Strategy and policy									
Planning and providing for the sustainable management, development and protection of natural and physical resources of the District as required by Section 5 of the Resource Management Act 1991 and to develop, amend, and review the Selwyn District Plan to reflect the strategic direction, and meet statutory requirements.	A programme of plan changes to enhance the District Plan is prepared and approved by the Council each year.			Plan changes are completed and made operative within 2 years of notification.	100%	100%	100%	100%	100%
	Private plan changes processed within statutory time frames.			Private plan changes have a decision made on them within 2 years of notification.	100%	100%	100%	100%	100%
	Notices of requirement (Designations) are processed within statutory time frames.			Applications for new designations or amendments to existing designations are processed within statutory timeframes	100%	100%	100%	100%	100%
Engaging with local communities, developers and other interested parties to develop a strategic direction.	Strategy & Policy Work Programme is prepared and approved by the Council each year.			A suggested work programme is included on the Council agenda once a year (Annual Plan process). The Council decides which projects are advanced from the work programme per year. Update Council on the progress of projects at least once per month by including work programme on the Council agenda and updates at Planning Portfolio Holders meetings.	Achieved	Achieved	Achieved	Achieved	Achieved

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
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Resource consents and compliance

That activity within the Selwyn District is undertaken in line with community expectations as expressed through the District Plan making timely and quality decisions on Resource Consents. To interact with Resource Consent Applicants in a manner which results in a high level of customer satisfaction.	Resource consents are processed in accordance with statutory time frames.	Proportion of resource consents issued within Statutory time frames.	99%	95%	95%	95%	95%
	Resource consents are processed in accordance with statutory requirements	Preparation of Environment Court Appeals Settled or found in Council's Favour.	Not measured	70%	70%	70%	70%
		Proportion of Resource Consent Applicants very satisfied or satisfied.	79%	80%	80%	80%	80%

Building control

All buildings within Selwyn District are constructed in accordance with legislative and community expectations by making timely and quality decisions on issues related to building consents and ensuing project construction.	Building consents are processed in accordance with statutory requirements.	Proportion of building consents issued within statutory time frames.	97%	95%	95%	95%	95%
To interact with customers in a manner that results in a high level of customer satisfaction.	Code of compliance certificates are issued in accordance with statutory time frames.	Proportion of Code Compliance Certificates issued within statutory time frames.	94%	95%	95%	95%	95%
	Building consent applicants are satisfied or very satisfied.	Proportion of Building Consent Applicants satisfied or very satisfied.	90%	90%	90%	90%	90%

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Animal control									
Registration of all known dogs.	Registration of all known dogs.			Registration of all known dogs by 30 June each year.	100%	100%	100%	100%	100%
All complaints in regard to dog control are investigated in a timely manner.	All urgent callouts attended within 4 hours.	All urgent callouts initiated within 2 hours.		Percentage of urgent callouts attended to within 2 hours.	99%	99%	99%	99%	99%
	All non-urgent callouts attended to within 72 hours.	All non-urgent callouts attended to within 72 hours.		Percentage of non-urgent callouts attended to within 72 hours.	98%	100%	100%	100%	100%
Environmental health									
All registered premises are operated in a manner that minimises any adverse effects on public health.	Food complaints								
	All verbal and written food complaints, enquires and suspect and confirmed food poisoning responded to within timeframes.			Verbal and written food complaints, enquiries and suspect and confirmed food poisoning incidents will be responded to promptly and within the same day including contacting the complainant or enquirer.	100%	100%	100%	100%	100%
				Complaints received only in writing will be actioned within 3 working days depending on any human risk involved.	100%	100%	100%	100%	100%
	Registered premises inspections								
	All registered premises are certified and inspected in accordance with statutory requirements.			All registered premises to be inspected and assessed at least once annually between the months of 1 July and 31 December.	100%	100%	100%	100%	100%

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
All registered premises are operated in a manner that minimises any adverse effects on public health.	Nuisance complaints								
	All verbal and written complaints, enquires and nuisance complaints are responded to within timeframes.			Verbal and written complaints, enquiries and nuisance complaints will be responded to promptly and within the same day including contacting the complainant or enquirer.	100%	100%	100%	100%	100%
				Complaints received in writing will be actioned within 3 working days depending on any human risk involved.	100%	100%	100%	100%	100%
				Complaints received in writing that have a potential to cause a risk to the consumer or become controversial will be actioned on the day of receipt including contacting the complainant or enquirer if available. If verbal contact cannot be made then a letter will be sent within 3 working days.	100%	100%	100%	100%	100%
	Infectious disease notifications								
	All notified disease is actioned on the day of receipt.			Each notified disease is actioned on the day of receipt from Canterbury District Health Board (Community & Public Health). The initial procedure involves telephone contact with each individual case and if he or she is not available a standard notification letter is sent on the same day.	100%	100%	100%	100%	100%

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
All registered premises are operated in a manner that minimises any adverse effects on public health.	Public swimming pool assessments								
	All public swimming pools in the district are inspected and assessed annually.			All public swimming pools in the District will be inspected and assessed on an annual basis. These assessments will take place during the months of October – December or prior to use.	100%	100%	100%	100%	100%
	Show and event monitoring								
	All public shows and events within the district are visited on the day of the event.			All public shows and events within the District shall be visited on the day of the event for the purposes of food safety, public health and crowd control.	100%	100%	100%	100%	100%
Alcohol licencing									
All licence applications are processed efficiently in accordance with legislative requirements.	Licences are processed by a contractor employed by the Council, efficiently in accordance with statutory requirements.			Proportion of Special Licences issued within 15 working days of the receipt of reports filed by the Police and the Medical Officer of Health.	95%	90%	90%	90%	90%
				Proportion of all other uncontested licences issued within 20 working days of the receipt of a complete application.	63%	90%	90%	90%	90%

Environmental services funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	3,756	4,364	4,708	4,788	4,811	5,190	5,504	5,717	5,770	5,973	6,106
Targeted rates	-	-	-	-	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	93	102	99	129	97	69	112	59	104	85	65
Fees and charges	7,152	7,174	6,968	6,970	6,381	6,161	5,740	5,925	6,121	6,335	6,563
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	11,001	11,640	11,775	11,887	11,289	11,420	11,356	11,701	11,995	12,393	12,734
Application of operating funding											
Payments to staff and suppliers	9,758	10,204	10,312	10,403	9,899	9,995	9,895	10,196	10,440	10,791	11,075
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	1,283	1,320	1,329	1,345	1,362	1,394	1,427	1,462	1,505	1,544	1,592
Other operating funding applications	5	5	5	5	5	6	6	6	6	6	7
Total application of operating funding (B)	11,046	11,529	11,646	11,753	11,266	11,395	11,328	11,664	11,951	12,341	12,674
Surplus / (deficit) of operating funding (A-B)	(45)	111	129	134	23	25	28	37	44	52	60
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	-	-	-	-	-	-	-	-	-	-	-
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	-	-	-	-	-	-	-	-	-	-	-
Applications of capital funding											
Capital - growth	120	20	21	21	22	22	23	24	24	25	26
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renewals	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	-	4	4	4	4	5	5	5	5	5	6
Increase / (decrease) of investments	(165)	87	104	109	(3)	(2)	(0)	8	15	22	28
Total applications of capital funding (D)	(45)	111	129	134	23	25	28	37	44	52	60
Surplus / (deficit) of capital funding (C-D)	45	(111)	(129)	(134)	(23)	(25)	(28)	(37)	(44)	(52)	(60)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Transportation

Overview

The Council provides a 2,440km roading network that covers the length and breadth of Selwyn District. This local network, when combined with the state highways, provides a diverse range of roading linkages that enables Selwyn residents, businesses and visitors to live work and play in the District.

Travelling throughout the District takes place either on a road, cycleway or a footpath and as such these routes form an important part of how people experience Selwyn. Geographically our large size means that the predominant form of travel is always likely to be by private motor vehicle.

Opportunities to enhance public transport and walking and cycling in Selwyn's growing townships are being continually sought out to provide a wider range of transport choices for people. As the districts local economy forges ahead with increasing, commercial, industrial and agricultural development more freight will need to be moved to and from national and international markets. This will see an increase in heavy vehicles on our roads and through our townships.

Transport in whatever form it takes plays an integral part in our lives and is the principal means by which our communities are linked. In times of disaster or emergency this becomes immediately evident and highlights our dependence on having a resilient roading network to get to people and places quickly. More routinely it provides access to wider experiences and opportunities in the region and beyond. This benefits our social and cultural development, commerce and tourism enterprises. The health of the District very much relies on the performance of the veins and arteries provided by its various transport networks to move people and freight safely and efficiently.

While it may be thought that the Council's transport activities concentrate mostly on roads, there are a significant number of supporting assets that all contribute to making its combined rural and urban elements work. These include bridges, traffic signs and markings to those found in townships such as footpaths, street lighting, cycleways, bus shelters, kerbing and sumps. As the saying goes 'the parts make the whole'. The story doesn't end there as our roading network also needs to work in with those managed others such as the state highways and those of our neighbouring districts to provide road users a consistent "one network" experience.

There are 29 individual townships or settlements in the District ranging from baches alongside Lake Ellesmere to the larger populated urban townships such as Rolleston, Lincoln and Prebbleton. Approximately 70% of the District's population lives within 25km of our boundary with Christchurch City. While this proximity creates excellent opportunities for our resident's, it can also create issues in meeting the needs of those that have to regularly travel to and from Christchurch. New residents can also have high expectations of the standard of their townships and the services we provide, when viewed in comparison to other larger and well-resourced metropolitan Councils.

In the past Selwyn has been a predominantly rural district but the pace of urban development has picked up markedly since the new millennium in the districts eastern areas. This is mainly associated with the townships of West Melton, Prebbleton, Lincoln and Rolleston that are located within easy commuter range of Christchurch City. This wider area is more commonly referred to as Greater Christchurch and transport planning is now being coordinated over this area with our transport stakeholders. Urban growth has also accelerated in this area of the district since the Canterbury Earthquakes as people have shifted from Christchurch in the wake of the problems there. Apart from creating a significant increase in traffic on previously low volume rural roads, it has also increased the amount of new infrastructure coming into community ownership from the new urban and industrial developments that are being constructed to cater this demand. There is an ongoing need to convert and upgrade existing rural roads as our townships expand into their adjoining rural areas.

Most of this new infrastructure is provided by private developers, however the Council will have to fund and maintain these as community assets for evermore once they have been handed over. It also places a demand on Council to also plan and fund significant roading improvements to "fill in the gaps" where these can't always be provided by developers. This may range from simple footpath extensions to complex intersection improvements on main arterial and state highway routes. As developers continue to provide more new urban infrastructure of a high standard, an increasing contrast is becoming plain in our townships with much older infrastructure that is becoming due for replacement. Council has to balance how to fund the replacement of this old infrastructure together with additional future costs to look after the new infrastructure it is currently receiving.

Some simple, but relevant, examples of the effect of recent growth are that:

- Traffic is increasing by 5% per year which is equivalent to an extra 8 million kilometres travelled each year on our roads. This increasing faster than our population growth.
- There has been an increase of 3,500 households in the District since 2006, which means based on average car ownership of 2 cars per household; another 7,000 cars are using the network.
- 12km of new urban roads each year has been added to Councils roading network to maintain since 2011. In comparison 10 years ago only 2km of new roads were added each year.
- The combined value of the Councils transport assets over the last 15 years has increased 3 fold to \$640 million.
- Two Inland Ports are planned to be constructed at Rolleston's Industrial Area that will each generate around 600 heavy truck movements per day when fully operational in conjunction with rail support.

In 2007 the Greater Christchurch Urban Development Strategy (UDS) and Action Plan was developed to plan for growth to 2041. It sought to reduce reliance on new "greenfield" developments and consolidate growth into existing Christchurch areas as a more long term sustainable response. The strategy recognised that there is a key link between land use and transport planning to achieve well designed townships and integrated transport networks. The transport vision set out in the UDS is:

By 2041, the Greater Christchurch transport system provides travel options for bringing people and communities together to sustain healthy, vibrant lifestyles and economic well-being.

Selwyn, together with the other main stakeholders were in the process of implementing the UDS, when the first of the Canterbury Earthquakes occurred in late 2010. With significant damage to the Christchurch's Central Business District and its eastern areas, people and businesses started to find alternative locations to live and work, including Selwyn. This dramatically changed travel patterns in Greater Christchurch area well beyond what could ever be expected normally, and what the network could cope with in places. Since 2010 the districts population has increased by around 10,000 people which is about double its pre earthquake rate of growth.

In 2012 the Greater Christchurch Transport Statement (GCTS) was released in response to this to ensure our energies were focused correctly to ensure the transport system could respond to these changes. Its Statement of Intent refers to:

"The Key Transport providers are working together to deliver a seamless transport system over the greater Christchurch area that:

- Supports earthquake recovery and the growth of Canterbury, and
- Connects people and places with a range of sustainable and affordable transport options."

Since then work has gone into reinventing the metro bus system, and also completing studies in freight demand and management to ensure we provide a network that does not hinder the region's economy and recovery by ensuring goods get to export markets efficiently. Work continues on the roll out of the Roads of National Significance (RoNS) by the NZ Transport Agency (NZTA) in the region, including Stage 2 of the Southern Motorway Extension to Rolleston, which is planned to start construction in 2016.

The 2013 Land Use Recovery Plan (LURP) was developed in response to the Canterbury earthquakes to assist recovery and rebuild. It is a statutory document that directs local Councils to make changes their District Plans to support these outcomes. For Selwyn this includes providing additional business land in Rolleston and Lincoln and the ongoing development of those town centres and the fast tracking of new residential land around Rolleston, Lincoln and Prebbleton.

Part of the approval process requires this to be achieved in a planned and coordinated way through the use of Outline Development Plans (ODP). As an example in the new ODP areas south of Rolleston around 130 separate property owners are involved with the potential to create an additional 4,500 new lots and 17km of main roads. The challenge is that these property owners will have differing ideas and expectations on when, and if, they want to subdivide their properties.

Selwyn will still remain a predominantly rural district that will continue to need a comprehensive and well maintained rural roading network to link town and country together. Over the past decade

increasing demands have been placed on the network from new rural activities such as dairy farm conversions. This in turn has increased the number of large dairy tankers using our narrower and/or unsealed rural roads. The district is home to at 3 large dairy processing plants located near Darfield, Dunsandel and at Rolleston where tankers take their daily collection of milk to. As an example of increasing demands, over 550 milk tankers a day make the trip to and from Fonterra's Darfield Plant using both the state highway and local roading network. This, together with forestry activities in the hill and high country and new quarrying operations close to Christchurch for the City rebuild, are increasing heavy vehicle numbers that can damage roads and create on-going maintenance and safety issues.

The extensive assets that comprise our township and rural road networks all have different and unique characteristics that have to be understood, coordinated and planned for by Council. This also has to be undertaken in an efficient and affordable manner in line with the community's expectations and what they are willing to pay for. The 2015 Transport Activity Management Plan (AMP) produced by the Council explains how this is undertaken in greater detail. It is also used to support our requests to co fund our roading activities through the National Land Transport Fund Plan (NLTF).

Over the next 10 years central government is planning to make a \$38 billion investment in land transport, and not surprisingly wants to make sure its investment is targeted in the correct manner. This is set through the Government Policy Statement on Land Transport (GPS) by the Ministry of Transport (MoT). This is guided by three enduring priorities:

- Supporting economic growth and productivity
- Improving Road safety
- Providing value for money

Each region in the country develops a Regional Land Transport Plan (RLTP) to identify and decide how any national funding should be allocated to their local Councils in line with these priorities and their own local objectives. This is overseen by Regional Transport Committees (RTC) and the RLTP represents a consensus position across all the respective road controlling authorities in the region. In consideration of each regions request, the NZTA decides what is affordable, and allocates funding through the National Land Transport Plan (NLTP) in accordance with what is stipulated in the GPS. Should there be any shortfall in funding or cost increases that local Councils may incur beyond what national funding can assist with, then those Councils would have to decide how it would meet those costs directly themselves, for example by increasing general rates or applying targeted rates on property owners.

Legislatively the processes and outcomes above are established by the Land Transport Management Act 2003 and its subsequent amendments. Simply put it seeks to ensure that resources are allocated in a way that contributes to:

"an effective, efficient, and safe land transport system in the public interest."

Council is constantly seeking how it can maximize the amount of funding it receives from national sources to reduce the burden on its ratepayers, but realistically it has to compete for funds on both a regional and national level. Council uses advanced asset management practices to understand both the extent and condition of its transport assets and uses this to support its case for funding assistance in the maintenance and improvement of its network wherever possible.

From that described above it is clear that Council is facing an interesting set of current and future transport planning and funding demands. On one hand we need to maintain the core rural network to support the District's rural based economy while also needing to meet the emerging new transport demands from our rapidly growing townships and industrial areas closer to Christchurch. From all of this five core themes emerge that need to be considered going forward:

1. Achieving a Customer focus in times of change: providing value for money and balancing expectations between what ratepayers can afford and road users may expect.
2. Looking after what we have: the asset base is growing and so are the demands to maintain and improve infrastructure of varying ages and condition over a large district.
3. Being realistic in response to changes in demands on our Network: being sensible in what is needed and when and ensuring our plans on what we are intending to do are communicated.
4. Funding will always be a challenge: optimise how we secure and use funding from a range of sources that is both fair and affordable to manage the network.
5. Making it happen: In the face of significant change and increasing demands not over promising and under delivering as resources of all types are not unlimited.

Why is the Council involved?

The management of roading and transport is a 'significant activity' under the terms of the Local Government Act 2002. The Council has a statutory obligation to provide an effective and efficient transport system including aligning it to the purpose and objectives of the Land Transport Management Act 2003 and any subsequent amendments to it.

This is reflected at a more local level in the Council's land transport activity goal and aims as presented below. To achieve this Council is required to take a leadership role on behalf of its community to manage both expectations and compliance with legislative requirements. By managing the activity both at a detailed and network level, the Council can provide a local road and transport network as part of a wider integrated regional and national transport system, referred to as a "one network".

To achieve a "one network" local government agencies and the NZTA are introducing the "One Network Road Classification" (ONRC) scheme over the country. This involves nationally classifying all roads, whether they are state highways or local roads, on a consistent basis generally based on use. A roads classification will then determine what standard it should be provided to with the aim that this will ensure better wider network uniformity for the road user. This classification system is required to

be in place by 2018 and will further influence how Council will need to operate and fund its roading network to align to the national outcomes being sought from the scheme.

Without an appropriate, well maintained and connected transport network, the mobility of people, goods and services are put at risk which can adversely affect individuals, communities, and the District's prosperity. An example that shows the vulnerability of a community to a loss of transport connectivity is when floods, snow (or disasters like earthquakes) close roads for significant periods, cutting off lifelines to food supplies and other essential services. On a more day-to-day basis, rough roads and congestion can increase travel times and costs to operate vehicles and deliver freight.

Council has set the scene for providing transport into the future for the district as part of its 2031 Selwyn District Development Strategy. The purpose of "Selwyn 2031" is to provide an overarching strategic framework for achieving sustainable growth across the district to 2031 and beyond. It identifies key strategic directions and the need to plan to cater for the growth expected, of which 80% will occur in urban areas. Selwyn 2031 also identifies an extensive list of actions to address a range of growth issues. Of these the transport action is to create "better transport links". To do this our high level planning will focus on the following aspects:

- Improving transport safety, connectivity and funding efficiencies through the implementation of a 'one network' approach;
- Use of outline development plans for greenfield and intensification areas and other localised strategic initiatives.

Safety is a fundamental objective we strive for across all transport activities, and while there is always some risk attached to using roads, this needs to be mitigated in a practical way through a combination of measures such as engineering improvements, education and enforcement. With our high rate of growth this has increased the number and type of vehicles on our roads ranging from urban commuters to more trucks in rural areas. Additional growth like this can put pressure on our network to keep performing safely as usage increases. This is particularly true as rural roads have to transition into urban streets as our townships keep expanding.

The Council is one of a number of key stakeholders that has to coordinate their respective actions and responses over the District to improve road safety. This is overseen by the Selwyn Road Safety Subcommittee that includes the Police, ACC, NZTA and Trucking Associations, among others. They work together to give effect to Council's '2014 Selwyn Road Safety Strategy to 2020'. The Strategy includes an aspirational vision to have:

"Zero road deaths and serious injuries on Selwyn roads". This is underpinned by the overall goal of this Strategy to: "Progressively Reduce the Number and Severity of Road Crashes in the Selwyn District" An annual Road Safety Action Plan is prepared by the Subcommittee that identifies projects and road safety initiatives to give effect to the Strategy by blending the government's '2010 Safer Journeys' national strategy with those issues and matters of priority to the Council and its community on a local level.

As explained previously the Council does not work alone in planning the District’s strategic transportation needs. It coordinates its planning on a regional and greater Christchurch level through the RLTP. To assist in this there is a group of transport officers that similarly meet to monitor and implement transport actions associated with the UDS, GCTS and LURP.

On more local level Selwyn is a member of the North Canterbury Rooding Collaboration Group in conjunction with Hurunui, Kaikoura, and Waimakariri Councils. This group seeks opportunities to work together in areas of roading asset management and network operations to improve coordination and efficiencies across common transport tasks. This includes how the respective Councils road maintenance contracts are timed and specified and wider industry engagement with contractor organisations and the NZTA for example.

There are also other organisations and advocacy groups that have an interest in transport matters, for example, freight, walking and cycling, rail, public health, disability and mobility and road safety. Their involvement adds value and a different perspective which improves transport planning and decision-making processes. People and organisations also can make submissions to Councils Draft Long Term Plan (LTP) plus its Draft Annual Plan which are considered by the Council who then make the necessary adjustments to its intended programmes and projects in response as it sees fit.

Activity goal and aims

The Council’s goal for the transportation activity is:

To maintain, operate, and if necessary, improve the road network and other transport activities to achieve a range of facilities that provide for the safe and efficient movement of people and goods to a standard that is both acceptable and sustainable.

This is consistent with those goals and objectives of relevant national transport legislation and policies like the Land Transport Management Act and the GPS. The Council is also aware of its responsibilities under the Local Government Act to maintain and enhance outcomes as they relate to the economic, environmental, social and cultural aspirations of the community.

In 2012 Council’s set the following aims for its transportation activity:

- | | |
|--------------|--|
| Short Term: | To look after what we have and better understand emerging issues. |
| Medium Term: | To implement what is needed with increased confidence. |
| Long Term: | To provide a resilient transport network that supports the District’s development. |

In terms of measuring our progress to achieve these aims our work over the short term has ensured comprehensive contracts are in place to maintain, operate and monitor our roading network; detailed engineering standards ensure new developer works are provided to a good quality; there is a better understanding of the life and condition of our assets through continued analysis. Projects from our

current strategies e.g. walking and cycling are also being progressively implemented, together with developing transport models to understand the effects of increasing levels of traffic. Securing recently further funding for road repairs has helped to stem the deterioration of the network as it deals with increasing age and also use.

For the medium term and long term we have identified the extent and timing of some major improvement projects from our current modelling work relating to the impacts of Stage 2 of the extension of the Christchurch Southern Motorway (CSM2); town centre upgrades at Rolleston and Lincoln; the expansion of our townships from continuing growth and earthquake recovery requirements. Detailed funding forecasts have been developed for an affordable and sustainable maintenance programme to deal with the increasing size and use of our transport infrastructure. Also over the longer term we also realize that there are risks from a change in current assumptions around the rate of growth and central government funding allocations towards transport activities.

How all the pieces of this fit together from an overall transport activity funding perspective, in conjunction with Councils other main activities, is represented in its 30 year Infrastructure Strategy published in conjunction with the LTP.

Demand and asset management

The assets involved in the delivery of Councils transportation activity include roads, bridges, footpaths, cycleways, street lights and signs. The Council’s 2,440km roading network is split nearly evenly between sealed and unsealed roads. The number of kilometres travelled by vehicles on Selwyn roads is now over 300 million each year. Since 1999 spending on maintenance and improvements has increased from \$5 million to around \$11 million per annum in 2014. This has been due to a number of factors but the key ones are that the district has been growing over this time with increasing urban and industrial developments. This in turn creates more infrastructure that Council needs to maintain; more people are using our roads which need more maintenance, people expect higher standards and improvements as the district transforms from a more rural area to a metropolitan one closer to Christchurch City. We are expecting by 2035 that we will need to fund \$17 million of transport works per annum to keep up with this pace of growth.

In 2014 our total transport assets are valued at \$640 million with our roads consisting of 70% of this, bridges 11% and footpaths 3% as a comparison. By anybody’s measure, managing such a large and valuable asset is a significant and important task for Council on behalf of the community who owns the assets. Going forward this is further influenced and complicated in having to deal with some significant transport issues such as:

- Increasing commuter and urban traffic post-earthquakes
- Increasing freight traffic
- Deteriorating network
- Constrained national transport funding

- Creating new Rolleston and Lincoln town centre's
- Further expansion of Rolleston's Industrial Zone, including two Inland Ports
- Connecting to Stage 2 of the Southern Motorway at Rolleston and Prebbleton
- Lincoln – bringing township and expanding University together
- Implementation of the Land Use Recovery Plan and Outline Development Plans
- providing transport choices walk, cycle and public transport.

To deal with this significant investment will be required over the next two decades for improvements to our roading network, especially to cater for issues resulting from higher traffic volumes that lead to delays, congestion and safety problems for all types of road users.

Fortunately based on national indicators the Council's roading network is still of a good standard with relatively smooth roads, however there has been a noticeable deterioration recently in places. This had been manifesting itself over the last few years with increasing numbers of potholes and sections of pavement breaking up. These are tell-tale signs the underlying pavement structures are under stress from water ingress and heavier vehicle loads. In 2013 Council introduced a new targeted rate to help fund further road repair and resealing work beyond what national funding assistance allocated to Council could achieve on its own. This targeted rate will continue into the foreseeable future to enable Council to provide a network to the standard expected by its residents and users. This was part in response to its customer survey trends that showed that as demand on the network has been growing satisfaction levels had been dropping.

In the past the Council has made a concerted effort to improve the standard of its unsealed roading network. While these are all low volume roads, this reflected the importance of making sure we provided a network that had to start at the farm gate to serve the agricultural main stays of our districts economy. But with the rapid increase in heavy vehicles like dairy tankers using our roads, this is putting significant strain on our main routes which are starting to deteriorate faster. For example the use of Telegraph Road (connecting State Highway 1 to 73 at Darfield) by heavy vehicles has increased from 6% to 25% in a just few years, mostly due to tankers travelling to and from the new Fonterra Dairy Plant located north of Darfield.

The challenge is to maintain acceptable standards into the future against a background of constrained national funding, continuing growth, and the demand for improved and new transport infrastructure. This additional use is also reflected in a 44% increase in the number of people commuting to and from Christchurch from Selwyn since 2006.

Providing travel options for our residents that doesn't depend on cars alone has been a focus of Council over the last decade. Apart from providing more choice, using other types of transport can help deal with the increasing demands placed on our roading network from car based travel. Our forward planning not only revolves around providing a network of roads for cars, but also to cater for bus services and walking and cycling routes that link our new urban areas together. This is established

when ODPs are drawn up and incorporated in to the District Plan, so we then have the certainty that well-connected transport networks of all types will be systematically achieved over time. Subsidised metro bus services in the region are provided by Environment Canterbury, and the previous introduction of the "Selwyn Star" service in the east of the district was a significant advance for Selwyn. New metro bus services and routes can only be introduced if they are economically viable. This is why our more outlying townships cannot have these as usually there is insufficient patronage to warrant a service. This is unless a bus company provides a direct "user pays" service outside that provided by Environment Canterbury like that currently operating for Darfield and West Melton.

Councils like ours are responsible for providing the supporting infrastructure like bus stops, seats and bus shelters for example. Recently Environment Canterbury over hauled how metro bus services are provided throughout Greater Christchurch. This was in the wake of the earthquakes where traditional routes and services became compromised or ineffective as people relocated, roads were damaged and as a result patronage levels dropped significantly. To make the service more effective and affordable a "hubs and spokes" system has been introduced where low frequency outlining buses connect to others on main routes running at a higher frequency to the central city bus exchange. The previous "Selwyn Star" branded metro bus service in the district has now become part of the wider greater Christchurch "Yellow Line" that connects to central Christchurch and beyond. Main bus routes and frequencies in Selwyn generally remain the same as before with continuing refinements. Council wants to encourage further public transport use as our townships grow by establishing "Park N Ride" facilities at Rolleston and Lincoln. It is looking at opportunities to coordinate these and other improvements with planned town centre and other upgrades over time.

In relation to the future of public transport in the district, one of the most contentious issues relates to using rail services for passenger transport. Recent transportation studies into the future public transport needs for greater Christchurch showed that this was not economically viable in the foreseeable future. However investigations are ongoing to determine at what point the situation may change. Council has no plans to fund or contribute to any passenger rail systems to the detriment of our other core transport activities and responsibilities.

Rail services and infrastructure are funded directly by central government. However Council supports any transport planning for this opportunity in the future if it is shown to be viable as part of a greater Christchurch initiative which did not rely on funding provided by local ratepayers. At this stage the Council supports the continuing use of bus based passenger public transport services while utilising rail for moving freight to reduce the number of heavy trucks on our roads. To help with this Council is actively involved in facilitating rail services being integrated into the Rolleston Industrial Zone including rail sidings and links for the two planned Inland Ports in the area. In addition it encourages rail being used for other large enterprises, such as that provided at the Fonterra Dairy Plant at Darfield.

In 2009 Council adopted its Walking and Cycling Strategy and this has been instrumental in being able to identify and plan for walking and cycling improvements in the district, including those represented in this LTP. To date our priority has been around the establishment of the "Rail Trail" cycleway that

connects Hornby to Lincoln, through Prebbleton. The other more recreational sections south of Lincoln are being implemented to link to the existing Little River sections. The Rail Trail through to Lincoln is considered as the main “spine” to our emerging network of high quality off road cycleways in eastern Selwyn that in time will link our growing townships in this area together. Other opportunities incorporated in CSM2 will create additional cycling links to metropolitan Christchurch. In other areas of the district cycleways are planned that will improve the safety of children riding to school between our smaller townships. Historically national funding assistance for undertaking cycling projects has been very limited however this is changing which provides Council with further opportunities to explore. The Lincoln to Rolleston cycleway is a good example where national funds were secured to achieve the construction of this 9km off road cycleway.

Within our townships pathways and cycleways are being integrated into the design and construction of new subdivisions, and even other areas like Rolleston’s Industrial Zone. Whilst the provision of these is important, making sure they link up to achieve a coherent network is the one of the challenges when working across numerous land owners and developments. This is where the use of ODPs becomes invaluable in developing a good network of cycleways over the long term. The planned upgrades of the Rolleston and Lincoln town centres include the reconfiguration of streets to make walking and cycling safer and more pleasant.

More routinely we are extending our urban footpath networks where there are inadequate or missing sections of footpaths, including those on busier urban roads so that there is a footpath on each side of the road. This type of work has been well received by the public and was an initiative borne from the Council’s Walking and Cycling Strategy. Annual discretionary funding is included in this LTP to continue such work in conjunction with routine resurfacing and reconstruction work throughout our townships.

From a wider township view point we are aware of the potential inequity of the standard between the newer subdivisions provided by developers and the original parts of our townships. There is an emerging backlog of renewals needed in older areas of our townships. However we are taking the approach that rather than continually funding new township improvement works, works that actually contribute to the renewal of its existing infrastructure at the end of its life needs to start taking precedence.

A factor that always has a major determining influence on the affordability of any transport activity is the price of oil. While there is a clear and direct relationship with the cost of oil and fuel prices at the pump, bitumen and other products that are derived from oil are used extensively in the roading industry and can also be directly affected. A significant increase in the price of oil can make maintaining our roads more expensive and reduce the amount the Council can achieve within the budgets available. This can then affect condition and performance while creating possible backlogs of work.

In 2007 the Council completed a six year comprehensive strategic study of the roading network to the south of Christchurch called the Christchurch, Rolleston and Environs Transportation Study (CRETS). The Council together with the other study partners such as the NZ Transport Agency, Christchurch City Council, Environment Canterbury and the Christchurch International Airport formulated a strategy of roading, walking, cycling and public transport projects to cater for the increases in traffic growth to 2021 and beyond. This has been the Council’s key transport strategy to date.

Since its adoption CRETS has also formed the basis of the major state highway improvement projects associated with the Roads of National Significance (RoNS) scheme, such as the planned CSM2 to Rolleston. In addition CRETS has identified the upgrade of some key local arterial roads and intersections in the district that are being progressively carried out by Council. The assumptions around CRETS were reviewed post-earthquakes considering the significant changes in how the greater Christchurch network is now operating. It was found that generally the projects it originally identified were still valid, and actually needed to be advanced in response to the extra demands on the network beyond what was envisaged prior to the earthquakes. A good example of this is centered on Rolleston and Prebbleton relating to CSM2. When completed it will place increased traffic demands on parts of our local roading networks where it needs to join to the new motorway.

For Rolleston this gives rise to issues with how access to and from the highway will work downstream of the new motorway, while in Prebbleton the effect of additional traffic travelling through the Prebbleton township on Springs Road to access the motorway has been a concern for some time. For Lincoln a proposed new southern bypass, that has been identified previously as an option to reduce traffic volumes through the township, has been estimated to cost around \$10 million. At this cost, and on the basis it would not actually be used by a large number of vehicles, Council has made the decision it will not be proceeding with this project now.

To assist in making important decisions in situations like this, Council has developed transport models for Rolleston and Lincoln to help understand and predict what will be needed going into the future. This analysis in conjunction with carrying out scoping studies has informed the generation of a twenty year “major project” improvement programme. This has been estimated to cost \$87 million over the next 10 years. Of this Council has ranked \$64 million as “high priority” and this is reflected in the following projects that it has approved to be represented this LTP as explained further in the following sections.

Council contribution to community outcomes

This activity contributes the following outcomes:

- A clean environment
- A safe place in which to live, work and play
- Effective and accessible transport system
- A prosperous community.

Negative effects on the wellbeing of the community

Carrying out transport activities of a large scale has the potential to be damaging. The Council recognises these possible negative effects and takes these measures to address them.

Well-being	Possible negative effect	The Council's response is to
Social	Poorly designed, operated or located transport infrastructure may cause noise, dust, visual or other impacts which have adverse effects on quality of life and the environment.	Design and locate new infrastructure and use buffer zones and plantings in a way that reduces the effects of potentially disruptive assets such as new roads near residential areas.
	Transport routes can separate communities.	Integrate walking and cycling links with vehicle and public transport routes to connect communities with each other and with other amenities and shopping precincts. By walking and cycling, residents can interact with their neighbourhood and environment resulting in a sense of safety and belonging while being engaged in a health activity. Link up amenities such as schools, community centres, reserves and libraries with safe and efficient transport routes.
	The use of roads can be hazardous.	Identify hazards and risks and attempt to reduce these through a combined effort of engineering improvements, education, behaviour change and enforcement. Ensure speed limits are appropriate and carry out repairs and renewals in a timely manner.
	Rates have to be levied to cover the cost of providing services that contribute to the Council's goals and its statutory obligations, while remaining sustainable and affordable.	Responsibility provides efficient and effective levels of service that the community can afford. Provide a range of transport services so people and businesses can make informed travel choices on what is appropriate and affordable for them.
	Failure to levy rates at the appropriate time may result in an excessive burden for future generations.	Consider 'whole of life' costs and apportion capital costs equitably over time. Ensure that charges are realistic and do not result in accumulated costs later. Plan ahead for economic growth and population expansion. Carry out renewals and new works in a timely manner.
	Failure to make adequate service	Work with other Local and Regional Authorities to

	provision, together with unreliable services, may limit growth and impact on economic prosperity.	coordinate major transport planning and funding initiatives as a joint enterprise. This is likely to be more successful than if the Council acted in isolation.
	Expanding transport routes can increase vehicle movements and subsequently the use of fossil fuels.	Put in place 'an integrated, safe, responsive, sustainable and affordable land transport system'. Utilising integrated transport packages, the Council can encourage other choices through public transport planning and walking and cycling routes to reduce the dependence on motor vehicles and fossil fuels. The Council supports the 'Park and Ride' concept in future town planning.
Environmental	Transport routes can impact on rural amenity and landscape values.	Consider all aspects of community well-being, not just economic outcomes. Work with the topography of the land to integrate transport corridors with the landscape. Use design techniques which minimise adverse environmental effects.
	Transport routes add hard surfacing to formerly permeable land, exacerbating stormwater run-off, glare and noise. Run-off can cause pollution if it flows directly into streams.	Integrate soft stormwater treatment features into roading design e.g. the use of grassed and planted swales and retention basins to capture run-off, treat it and release it slowly into streams and water courses.
	Vehicles produce exhaust emissions that are potentially harmful while growth will introduce more vehicles onto the road.	Provide other transport choices such as walking and cycling and public transport in an attempt to at least halt or preferably reduce the amount of emissions by a reduction in motor vehicle usage. To be effective, this also has to be combined with wider efforts and incentives such as achieving a more modern and efficient national vehicle fleet.
	Street lighting in new urban subdivisions can add to light pollution that impacts on people's enjoyment of the environment. This has to be balanced against personal safety and property protection.	Follow specific standards for any new street light installations to reduce light spill and glare while still remaining effective. Some smaller more rural townships may elect to have a reduced level of lighting to meet their concerns.
Cultural	Road maintenance, improvement works and new transport routes have the potential to damage heritage sites, mature vegetation and remnants of the District's culture and history.	Assess the impact on cultural well-being as a normal part of the decision-making process. Consult with local communities of interest to identify sites that are of importance to them and design routes accordingly. Consult with Tangata Whenua and the Historic Places Trust.

Major projects

Improvements planned as part of Stage Two of the Christchurch Southern Motorway

In 2016 CSM2 is expected to begin construction with completion around 2019. This will extend the existing Christchurch Southern Motorway from Halswell Junction Road north of Prebbleton, to Rolleston. The new route will reduce travel times between Selwyn and Christchurch, as it is expected to take less than 15 minutes to get from central Christchurch to Rolleston.

Like the first stage, CSME2 will be funded by the NZ Transport Agency as part of the RoNS scheme. Council has supported this project as will provide significant transport benefits to the district, but with this comes the need to undertake improvements to its own roading network to ensure we connect efficiently and safely to the new 4 lane motorway at the key interchanges being provided.

To enable this improvements are needed to the surrounding Prebbleton roading network to cater for the increased traffic and changing movements to access the proposed motorway interchange positioned at Shands and Marshs Rd. This includes installing roundabouts and widening roads along a number of key local connecting roads to the new motorway, as traffic volumes along these roads are expected to increase significantly as once the motorway opens. High priority intersection upgrades using roundabouts planned in the next ten years are at:

- Springs Road and Hamptons Road (in 2016/17)
- Shands Road and Hamptons Road (in 2018/19)
- Shands Road and Blakes Road (in 2020/21)

The Council also plans to widen these roads:

- Hamptons Road (between Springs and Shands Road, in 2018/19)
- Trents Road (between Lindsay Drive and Shands Road in 2021/22)
- Ellesmere Road (between Lincoln Tai Tapu Road and Trices Road between 2024- 26).

The total cost of these improvements over the ten years is \$11 million (all costs are in 2015/16 dollars). Discussions with the NZTA will occur to establish what national funding assistance would be available to assist in these improvements.

Without these roading improvements our existing road and intersection layouts are unsuitable for the higher volume of traffic associated with gaining access to and from the motorway, and this could result in increasing vehicle crashes at these locations. It also helps to reduce the volume of traffic along Springs Road through Prebbleton by making others routes more readily available such as Shands Road to get access to the motorway.

Connecting Rolleston Township Areas across State Highway 1 and Main Railway Lines

Traffic volumes along State Highway 1 (SH1) between Rolleston and Christchurch are expected to increase significantly over the next ten years. Currently around 20,000 vehicles travel along the highway from the north of Rolleston each day. By 2023 this is expected to reach over 30,000 vehicles. This is from a combination of factors such as the planned completion of CSM2 in 2019, and increases in traffic from the growing residential, commercial and industrial areas of Rolleston. As a result the existing traffic signals on SH1 at Rolleston Drive and Hoskyns Road will no longer cope with this level of traffic. This will create significant congestion problems at these intersections as vehicles have to queue at the existing traffic signals both on the highway and the side roads. This will include large trucks going to and from Rolleston's Industrial Zone.

This will also create safety issues which may result in the signals being removed and access to the highway being closed at Hoskyns Road and Rolleston Drive. Apart from Rolleston losing access to the highway, also lost would be the connection linking the southern and northern areas of Rolleston together via Hoskyns Road. This would require traffic to detour 7km from the town centre to the industrial areas using local roads such as Levi, Weedons and Jones Road. In addition expected increases in train movements across the Hoskyns Road Rail Level Crossing will see the barrier arms operate much more frequently that will both create, and add to, queues of vehicles expected in the area. The likelihood of vehicles caught straddling the rail lines, particularly trucks, is a very real possibility and a significant safety hazard.

A good transport connection between Rolleston's Town Centre to its northern industrial areas will be critical in the future as both areas expand and diversify. This will need to cater for all types of transport need i.e. vehicles, pedestrians, cyclists and buses. This would not just benefit the Rolleston Township but for the whole district in providing an important crossing point for traffic from further afield. Rolleston is expected to grow from a population of around 12,000 now to 20,000 by 2030. Planned upgrades to its town centre will provide a wider range of shops, services and employment which will attract more people to visit and work there from other parts of Selwyn. The Rolleston Industrial Zone will also become increasingly important as an employment and economic centre for Selwyn that needs to be connected to its town centre and wider residential areas. As a result there will be increased traffic movements of all types that will need to be catered for between these areas.

Council in conjunction with the NZTA have developed a concept to utilise a road bridge over SH1 and the main railway line, referred to as a "Flyover", to connect the two halves of the Rolleston Township together. This would enable vehicles, pedestrians, cyclists and buses move between the Rolleston Town Centre and wider residential and industrial areas more safely and efficiently without being impeded by increasing volumes of vehicles and trains along the highway corridor. This concept has been informed and tested through a new transportation model that has been developed for Rolleston. The Flyover needs to be relatively long compared to other motorway overpasses as it needs to provide enough height to safely clear both the SH1 and the main railway line and would be on a diagonal alignment connecting between Rolleston Drive/ Kidman Street and Hoskyns

Road/Jones Road. The Flyover would have two traffic lanes and separate walking and cycling facilities alongside these. The current projected cost of the flyover is \$30 million and this project is planned for 2022/23 when the existing highway traffic signals performance will start to fail. The Council is proposing to fund \$10 million of the cost of this project directly from general rates, with other funding being sought from NZTA, development contributions and any other central government sources. If these other funding sources are not secured for this project, the Council would reconsider whether it would proceed with the project and consult on this further.

The Flyover concept was part of CRETS adopted in 2007. CRETS investigated other options to replace the existing traffic signals but these were found to be impractical or more expensive than the Flyover option. The close proximity of the main railway line and railway station next to the highway limits the design options available in the immediate area. The Flyover concept is also considered to be compatible with CSM2. As part of the Flyover two large roundabouts will be installed at Rolleston Dr/Kidman St and Hoskyns Rd/Jones Rd to make travel along this link as efficient as possible.

Before a Flyover or another significant project eventuates, some more immediate upgrades will be necessary to cater for current problematic traffic volumes such as at the Hoskyns and Jones Road intersection. This would also be in conjunction with improving the general operational performance of the existing local road and state highway network in the area using lower cost effective measures where possible. While these will help manage increasing traffic volumes in the short term, this will not be sustainable and a longer term solution provided by a Flyover for example will need to be developed.

The Flyover is only part of a series of improvements that have been identified along SH1 through Rolleston to cater for traffic growth and to address issues with congestion and safety. For example improvements are needed at Tennyson Street and Brookside Road to improve access to an upgraded Rolleston Town Centre. Therefore in addition to the Flyover planned for 2022/23 the other high priority intersection upgrades identified over the next 10 years are:

- Tennyson Street and Brookside Road (2018/19)
- Walkers Road, Dunns Crossing Road Roundabout (2019/20)
- Hoskyns Road Slip Lane Izone Access (in conjunction with Flyover)

The Council also plans to widen these roads:

- Jones Road between Weedons Ross and Industrial Areas(2020/21)

The total cost of these high priority improvements over the ten years is \$39.6 million. Discussions with the NZTA will be occurring to establish what funding assistance they may provide through the development of a business case, and other projects they need to fully fund relating specifically to SH1. As these projects relate directly to the state highway NZTA will be providing a pivotal role in the progression or otherwise of these improvements.

In the longer term, traffic volumes along SH1 at the southern end of Rolleston will also increase to a level where it is envisaged an interchange needs to be provided at the intersection of Dunns Crossing Road and Walkers Road. This is likely to be required in sometime beyond 20 years and so is not included in this LTP.

Other Projects

The Council is also planning to continue to expand our main cycleway networks. The aim is to provide a network of safe off road cycleways along increasingly busier roads that will connect our main townships together, particularly in Eastern Selwyn. This builds off the success of what has been achieved with the Rail Trail linking Hornby to Lincoln. However the rate of expansion of the cycling network will be influenced by the more pressing funding priorities at Rolleston and Prebbleton as described above.

New cycleways determined to be a high priority by Council are:

- Glentunnel to Coalgate (2015/16)
- Leeston to Doyleston (2016/17)
- Rolleston to Templeton (2018/19 to coincide with CSM works)

The total cost of these cycleway projects is \$0.8 million. More localised township walkways and cycleways will come about through new subdivisions provided by developers that need to follow agreed plans and layouts as part of their approval process.

There are also a range of other general roading projects planned across the District over the next 10 years. Significant projects include:

- Extension of Broadlands Drive at Rolleston to coincide with the construction of the new High School (2015/16)
- Upgrade of Manse Road at Leeston (2015/16)
- New footpath along Dunns Crossing Road at Rolleston to coincide with new primary school (2015/16)
- Replacement of problematic old bridges across District over the next 10 years
- Intersection Upgrade of Springs Road, Gerald Street and Ellesmere Junction Roads at Lincoln (2020/21).

The total cost of these projects is \$1.53 million. In addition there are a series of annually funded projects up to \$31,000 each year to improve bus related infrastructure, and \$52,000 per year to construct new sections of footpaths in townships.

Rolleston Town Centre projects

It is important that Rolleston, as our largest town, continues to be seen as a desirable place to live, work and visit for Selwyn's future prosperity. Further investment in improvements to local roads, community facilities and parks are necessary so these have the capacity to cope with Rolleston's growing population which will reach around 20,000 by 2035. These improvements are also important to ensure that Rolleston continues to be an employment and business hub for Selwyn and that people will want to still live in Rolleston and can enjoy a high quality of life in the town.

Traffic volumes in Rolleston are expected to increase significantly as the town's population grows and when more shops and services locate in the town centre area this will also lead to more traffic. If the Council does not invest in roading improvements, there would be likely to be significant congestion problems around the town centre area which would cause delays for vehicles and safety issues for pedestrians and cyclists. Some intersections may also become unsafe as their current design is not suited to higher traffic volumes, so more crashes may occur if traffic waiting times become too long and motorists take risks to travel through intersections. There will be a large increase in pedestrians that need to be safely catered for as they walk through the retail areas along Rolleston Drive and Tennyson Street.

With an increasing population, more traffic of all types will need to be safely accommodated in a revamped Town Centre as envisaged in the Rolleston Town Centre Master Plan. Changes will be needed to Tennyson Street to consolidate its role as a "main street" for the town centre area when more commercial development occurs in this area. Upgrades to Tennyson Street are needed to both provide for the extra traffic expected and to create areas with attractive paving, street trees and furniture, and parking in conjunction with the planned new library building and adjoining retail areas. One of the key parts of the upgrade will be piping the existing water race south from the school to Lowes Road so a footpath can be installed along this side of the road to improve pedestrian safety.

New sections of road are also needed to provide key connections for vehicles, pedestrians and cyclists to the town centre. This includes the extension of Moore Street from Tennyson Street to Norman Kirk Drive, and the extension of Wordsworth Street to Tennyson Street in conjunction with the new library building. This new section of slow speed road will provide access to the reserve and new retail areas. Markham Way is also extended to Norman Kirk Drive and will be used to create a pleasant walking and cycling link through this area in conjunction with traffic calming works.

Future public car parks are identified off Tennyson St to the north of the reserve and off the Wordsworth Extension near Rolleston Drive. A "Park and Ride" facility may be developed next to the Council Headquarters if there is demand for this service from commuters and the concept is supported by metro bus services. These parking projects are not included in the LTP as Council will monitor demand for parking going forward before committing to these works.

An overall increase in traffic will also put more pressure on existing key intersections in the town centre that will need to be upgraded to ensure they are safe and efficient. The Tennyson Street/Rolleston Drive, Masfield Drive/Rolleston Dr and Lowes Road/Tennyson Street/Springston Rolleston Road will be upgraded with traffic signals incorporating specific pedestrian crossing facilities. New roundabouts are also planned at Tennyson Street/Kidman Street, Tennyson Street/Moore Street and Levi Road/Lowes Road/Lincoln Rolleston Road /Masfield Drive to improve network efficiency. The creation of a cycleway along Rolleston Drive towards SH1 plus upgrades to pedestrian crossing facilities has been brought forward to 2015/16 based on recent community concerns on the safety of crossing Rolleston Drive in various locations.

The proposed Flyover explained previously that will connect Rolleston together over SH1 and the railway line is a pivotal improvement that the rest of the proposed upgrades detailed here will compliment to make the wider Rolleston road network operate in an integrated way. The Flyover allows traffic to and from the town centre and more northern residential areas to access the Southern Motorway Interchange at Weedons Ross Road more efficiently by also using Jones Road than just using Levi Road to access the Interchange. It also provides the link for pedestrians, cyclists and public transport to travel safely across the highway and railway lines.

- Tennyson/Kidman Street Roundabout (2015/16)
- Rolleston Drive Pathway and Crossings (2015/16)
- Tennyson Street Upgrade Stage 1 (Kidman Street to Moore Street 2016/17)
- Traffic Signals Masfield Drive/Rolleston Drive (2017/18)
- Tennyson/Moore Street Roundabout (2018/19)
- Moore Street Extension (2018/19)
- Moore Street/Markham Way/Norman Kirk Drive Intersection (2018/19)
- Markham Way Extension (2019/20)
- Markham Way Traffic Calming (2019/20)
- Norman Kirk Drive pathway (2019/20)
- Traffic Signals Tennyson Street/Lowes Road/Springston Rolleston Road (2019/20)
- Traffic Signals at Rolleston Drive/Tennyson Street (2020/21)
- Tennyson Street Upgrade Stage 2 (Moore Street - Rolleston Drive 2021/22)
- Wordsworth St Extension (2022/23)
- Town Centre Signage (2023/24)
- Lowes Road/Levi Road/Masfield Drive Roundabout (2023/24)
- Tennyson Street Upgrade Stage 3 (Rolleston Drive – Lowes Road 2024/25)

The total cost of the projects above is \$19.1 million.

Planning for Lincoln's Roding Network

Much like Rolleston, Lincoln will be experiencing some growing pains in dealing with increased traffic demands from the growth that will occur there. The population is expected to increase from 4000 now to over 10,000 by 2035. There are intentions to redevelop the existing town centre to create a more pedestrian friendly area. In addition the Lincoln University and Crown Research Institutes are planning to create an "Innovation Hub" that will combine and expand existing teaching and research facilities that will have a significant impact on the western end of the township and place further demands on the key arterial roads and intersections such as on Springs Road and Gerald Street. Gerald Street will need to cater for a number of different functions such as catering for cyclists, more retail activates, and through traffic as part of its role in the wider route that connects SH1 at Burnham and SH75 at Tai Tapu together.

Previous strategic transport studies such as CRETS identified that the construction of a new route to the south of Lincoln could act as a bypass for through traffic along Gerald Street. In recent years Council has more fully investigated how viable a Southern Bypass would be to inform a decision on this project for this LTP. The estimated cost of a Southern Bypass running from Weedons Road to Lincoln Tai Tapu Road would be \$10 million. Faced with this, plus the fact traffic models indicated it would get a relatively low level of use, Council has decided not to go ahead with the bypass. Council is aware of the suggestions to use existing roads to the north and south of Lincoln to create a "bypass" but as these are relatively long routes with numerous intersections that traffic would have to negotiate, the result being that motorists would not use these in preference to Gerald St if they had the choice.

Traffic volumes along Gerald St are expected to double over the next 20 years, which puts more pressure on existing intersections and how the town centre can both accommodate this and other outcomes like improving walking and cycling. It is likely over time main intersections along Gerald Street may have to have traffic signals to cater for increases in traffic in the town centre and to move pedestrians across roads more safely. More work has to be done to understand the traffic effects going forward based on how the town centre and university may evolve which will inform a revised Town Centre Plan. One aspect is certain however, the existing roundabout at key arterial road intersection of Springs Road, Ellesmere Junction Road and Gerald Street will become increasingly congested with longer queues and delays. Funding of \$2 million dollars in 2020/21 has been included in the LTP to assist in the upgrade of this intersection, but this will be dependent on how the adjoining area may develop and how further funding is obtained by developers.

Key Assumptions

In February 2015 the Council adopted a series of assumptions that were to be used on a consistent basis to inform the processes used to develop this LTP. In conjunction with these, what follows are those considered to be the most specific and notable to the Councils Transport Activity.

- Growth and population projections have been applied in line with the Council's adopted growth model to 2031. From a roading perspective it can be difficult to pinpoint the isolated effects of growth and additional traffic demand on a wider network basis. CRETS however has identified a strategy to address the demand in transport in the eastern part of the District that will experience the most growth. This has been refined further with the development of transport models for Rolleston and Lincoln that have been used to identify any localised issues.
- It is assumed that the level of financial assistance received from NZ Transport Agency for maintenance will remain at 51% over the period of this plan. Should this not be the case, then any shortfalls would be funded as agreed by the Council through use of general and targeted rates.
- Construction of Stage 2 of the extension of the Southern Motorway will occur as planned by the NZ Transport Agency between 2016 and 2019. The timing of the majority of Councils related network improvement projects at Rolleston and Prebbleton have been coordinated around this occurring at that time.
- There will be no significant changes to the Council's own transport related policies and strategies, but the funding available and timing of any works could change to reflect any changing circumstances. This could result from legislative changes, to those associated with; Government Policy Statement on Transportation, National Land Transport Plan, Regional Land Transport Plan, Greater Christchurch Transport Statement, One Network Road Classification scheme and any other regional and greater Christchurch policies and programmes relating to funding and coordination. This could also include those associated with earthquake recovery including the Land Use Recovery Plan.
- The funding of the transport activity will continue to use current funding sources at similar levels, such as from general and targeted rates, government subsidy, reserves, development contributions and external borrowing.
- There may be an increase in asset deterioration and failures due to changes in performance and altered traffic patterns as a result of the earthquakes.
- There will be no major adverse events that will need to be responded to that will disrupt the normal operation and funding of the roading network beyond what can be reasonably accommodated.
- The future costs of the various components of the transport activity have been calculated using the Council's adopted growth and inflation predictions (including current assumptions on oil costs). This includes those associated with long term maintenance contracts.
- The forecast funding of routine maintenance and renewal work is consistent with maintaining current agreed levels of service based on current predictions on the condition and performance of the network over time. Changes may occur relating to the national One Network Road Classification scheme set for full implementation by 2018.

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Service Area	Current performance	2015/16	2016/17	2017/18	2019-25
Provide a well maintained, operated and affordable land transport system	Undertake maintenance and renewal programmes to ensure the safe and efficient * operation of the roading network and related transport facilities to the satisfaction of ratepayers, road users and the NZ Transport Agency	Likely external funding constraints may require programmes to be reassessed		Response to service requests: The percentage of customer service requests relating to roads and footpaths to which the territorial authority responds within the time frame specified in the long term plan. (Mandatory Performance Measure)	All	Not currently measured (resolution times currently recorded, not response time)	>75% resolution within the timeframe specified	>75% resolution within the timeframe specified	>75% resolution within the timeframe specified	>75% resolution within the timeframe specified
				The proportion of residents rating the performance in the Resident Survey as good or very good.	Urban roads	60%	≥60%	≥60%	≥70%	≥70%
					Rural roads	30%	≥30%	≥30%	≥30%	≥30%
					Footpaths	60%	≥55%	≥55%	≥55%	≥55%
					Cycleways	33%	≥35%	≥35%	≥40%	≥40%
				Condition of the sealed road network: The average quality of ride on a sealed local road network, measured by smooth travel exposure. (This Mandatory Performance Measure indicates the percentage of the network that complies with a maximum roughness target for a particular level of road.)	Urban	93%	≥90%	≥90%	≥90%	≥90%
					Rural	97%	≥95%	≥95%	≥95%	≥95%
					All roads	97%	≥95%	≥95%	≥95%	≥95%
				Maintenance of a sealed local road network: The percentage of the sealed local road network that is resurfaced. (Mandatory Performance Measure)	Sealed roads	48.7km (4.4%)	≥6.3% (70km)	≥6.3% (70km)	≥6.3% (70km)	≥6.3% (70km)
				Condition of footpaths within the local road network: The percentage of footpaths within a territorial authority district that fall within the level of service or service standard for the condition of footpaths that is set out in the territorial authority's relevant document (such as its annual plan, activity management plan, asset management plan, annual works program or long term plan). (Mandatory Performance Measure)	Footpaths	Not currently measured	≥70%	≥70%	≥70%	≥70%

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Service Area	Current performance	2015/16	2016/17	2017/18	2019-25
Cater for any significant projected traffic increases in a sustainable manner	Complete major upgrade and capital projects on an annual basis as identified mostly through strategies and forward work programmes. *major projects are greater than \$100,000)	Assess, plan and implement new roading projects to upgrade the network in conjunction with non-road based solutions to manage demand in an integrated and sustainable manner.		The percentage of individual large capital projects generally completed in the year that they were programmed to occur.	Roading Improvements	86%	≥75%	≥75%	≥75%	≥75%
Pedestrians, cyclists and motor vehicle users can safely move around the Selwyn District	Fully utilise available funding opportunities to carry out safety improvement works in conjunction with community-based road safety, education and enforcement programmes.			Road Safety: The change from the previous financial year in the number of fatalities and serious injury crashes on the local road network, expressed as a number. (Mandatory Performance Measure)	Road Safety	11 fatal, 33 serious	Progressively reducing number of fatal and serious crashes.			
				The proportion of residents rating the performance in the Resident Survey as good or very good.	Promotion of road safety	58%	≥55%	≥55%	≥60%	≥60%
					Making district roads and intersections safer	41%	≥40%	≥40%	≥45%	≥45%
Contribute to an integrated and responsive local and regional transportation system	Transport projects planned and implemented based on local priorities and the *Regional Land Transport Programme.			Allocate the appropriate staff and resources to represent the interests of the Council and the community in Greater Christchurch and regional transportation planning, earthquake recovery, funding and implementation initiatives	Attendance at relevant Regional Transport Committee (RTC) and Regional Transport Officers Group (TOG) meetings and forums.	100%	≥95%	≥95%	≥95%	≥95%

Note: As some of the resident satisfaction items are commonly scored as Neutral, achieving a high level of Good and Very Good percentage scores can be difficult to achieve. For this reason Council will monitor the combination of the Poor and Very Poor percentage scores with an intention of this figure being less than 35% for these activities.

Transportation funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	5,828	4,885	6,751	7,610	9,030	10,381	11,527	13,061	14,073	15,912	17,578
Targeted rates	1,015	1,092	1,143	1,188	1,230	1,253	1,277	1,301	1,325	1,348	1,372
Subsidies and grants for operating purposes	2,390	2,780	2,709	2,570	3,001	3,061	3,121	3,179	3,238	3,298	3,356
Fees and charges	-	-	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	192	180	183	187	191	196	201	207	213	220	227
Total operating funding (A)	9,425	8,937	10,786	11,555	13,452	14,891	16,126	17,748	18,849	20,778	22,533
Application of operating funding											
Payments to staff and suppliers	4,765	6,571	6,554	6,595	7,532	7,864	8,225	8,603	9,016	9,468	9,931
Finance costs	1,039	928	820	903	1,089	1,415	1,717	1,924	2,407	2,746	2,574
Internal charges applied	1,339	1,450	1,496	1,528	1,559	1,589	1,627	1,665	1,708	1,755	1,803
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	7,143	8,949	8,870	9,026	10,180	10,868	11,569	12,192	13,131	13,969	14,308
Surplus / (deficit) of operating funding (A-B)	2,282	(12)	1,916	2,529	3,272	4,023	4,557	5,556	5,718	6,809	8,225
Sources of capital funding											
Subsidies for capital expenditure	2,100	3,063	4,179	3,321	6,364	5,443	6,016	4,061	16,532	4,587	4,875
Development and financial contributions	1,147	1,260	1,119	1,900	1,144	1,089	972	1,015	3,008	1,055	1,041
Increase / (decrease) in debt	2,070	9,231	2,184	583	5,602	5,292	4,749	2,162	13,929	(2,636)	(3,071)
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	5,317	13,554	7,482	5,804	13,110	11,824	11,737	7,238	33,469	3,006	2,845
Applications of capital funding											
Capital - growth	4,307	3,210	3,512	1,658	9,239	8,576	9,189	5,612	41,164	1,797	2,764
Capital - level of service	871	1,234	1,267	822	1,268	1,149	914	953	1,292	1,043	1,091
Capital - renewals	4,980	5,343	5,350	5,362	5,544	5,711	5,896	6,092	6,306	6,541	6,784
Increase / (decrease) in reserves	(1,772)	216	226	235	244	254	264	274	285	296	308
Increase / (decrease) of investments	(787)	3,539	(957)	256	87	157	31	(137)	(9,860)	138	123
Total applications of capital funding (D)	7,599	13,542	9,398	8,333	16,382	15,847	16,294	12,794	39,187	9,815	11,070
Surplus / (deficit) of capital funding (C-D)	(2,282)	12	(1,916)	(2,529)	(3,272)	(4,023)	(4,557)	(5,556)	(5,718)	(6,809)	(8,225)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Solid waste management

Overview

The Council provides a variety of services related to the management of waste in the more populous parts of the District, covering more than 15,000 households. Essentially, waste is mostly collected through the rubbish, recycling and organic kerbside collection system. The remainder of the waste, recycling and organics is taken directly by residents to the Pines Resource Recovery Park. Residents pay for the service through a mix of targeted and compulsory rates.

It is a requirement of the Waste Minimisation Act 2008 for all local authorities to complete a Waste Management and Minimisation Plan (WMMP) by July 2012 and the Council adopted its WMMP in August 2011. Improving the efficiency of resource use will reduce the amount of residual waste that has to be collected and disposed of. In Selwyn's case, the disposal of residual waste is to the Kate Valley Regional Landfill. The Act also requires local authorities to reduce waste at source, but this is more difficult, as it relates to the way products are manufactured, marketed and sold, all areas over which the Council has limited influence.

Why is the Council involved?

The management of solid waste is a 'significant activity' under the terms of the Local Government Act 2002. The Council has a statutory obligation to promote effective and efficient waste management and to achieve this it takes a leadership role in managing waste activities. By managing the activity, the Council is in the best position to serve the needs of the community, provide a sustainable service and keep costs down.

It is important to manage solid waste well, given the health implications which could arise if the service was unsatisfactory and waste was not promptly collected, handled, and disposed of. Damage to the environment and community could easily occur if waste accumulated and was left to rot and become a source of disease. There is also a danger that pollution of groundwater could occur, with the potential to affect drinking water supplies, where wells are shallow. The activity must be managed in a sustainable manner for today's communities and for future generations.

The Council therefore takes responsibility for fulfilling legal and statutory obligations, waste minimisation, policy, strategic direction, educational programmes and providing clean fill sites and the Pines Resource Recovery Park (waste transfer facilities, recycling and also composting of green waste). It manages all aspects of the activity including the managing of private providers/contractors, who carry out the following, under contract to the Council.

Waste collection services

The Council provides kerbside waste collections in urban, rural-residential and some rural areas. Residual waste (rubbish) and recycling waste are currently collected with a garden and food waste collection available in the five major townships, on a voluntary basis.

Residual waste disposal facilities

Residual waste (rubbish) is sent to the Kate Valley Regional Landfill, which has resource consent for approximately thirty more years.

The Council could be challenged by private providers of these services but customer feedback reveals a very high level of satisfaction with the current services and associated costs. Ratepayers do have the choice of using private providers but the number doing so is relatively small because the Council provides a reliable and cost effective service.

Activity goal

To promote effective and efficient waste management within the District whilst having regard to the environmental costs and benefits to the District and ensuring that the management of waste does not cause a nuisance or be injurious to health.

Council contribution to community outcomes

This activity contributes the following outcomes:

- A clean environment
- A healthy community

Negative effects on the wellbeing of the community

In spite of constant vigilance, there are risks from providing a solid waste service. The Council has assessed the risks as set out below, together with our response.

Well-being	Possible negative effect	The Council's response is to
Social	The needs of the individual may, sometimes, have to take a secondary position to the needs of the community.	Provide incentives through lower charges to offset the inconvenience of changing behaviours to meet waste management and minimisation goals and to keep the community healthy.
Economic	Charges have to be levied to cover the cost of providing a service that meets the Council's goals and its statutory obligations while remaining sustainable.	Justify the costs by providing an efficient service and meeting customer concerns promptly. Provide a range of services so people can make a cost-effective choice which suits their household needs.
Environmental	The kerbside collection relies on bags and bins being left out in the street for some hours awaiting collection, thereby reducing amenity in the street temporarily.	Provide high quality bins and crates. Collection takes place at a regular time.
	There is the potential for nuisance from dust and odours at the Pines Resource Recovery Park.	Provide well sealed bins and practice good housekeeping at the Pines Resource Recovery Park. Adhere to Resource Consent conditions.
Cultural	The pollution of groundwater is an important cultural issue for our community.	Dispose of clean fill, only at the Council's landfill sites and monitor groundwater regularly. Dispose of residual waste at Kate Valley Regional Landfill where stringent Resource Consent conditions are met.

Major projects for the 2014/2015 financial year greater than \$50,000

There are no major projects planned for this activity.

Service targets for solid waste management

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
The Council provides a quality service for the community where charges cover costs.	The quality of solid waste facilities and operations meets the expected levels of use/demand.	The quality of solid waste service standards meets residents' service expectations.		Residents' satisfaction rating good or very good in the residents' satisfaction survey:					
				Rubbish collection	91%	≥85%	≥85%	≥85%	≥85%
				Recycling	90%	≥85%	≥85%	≥85%	≥85%
				Organic waste collection	64%	≥65%	≥65%	≥65%	≥65%
The Council protects the environment from illegal dumping.	District residents have access to the Pines Resource Recovery Park during reasonable hours.	District residents have access to the Pines Resource Recovery Park during reasonable hours to match new services.	The proportion of households using the Pines Resource Recovery Park.	41% <i>(The current level of usage of the Pines Resource Recovery Park is higher than historic levels due to construction activity in the district).</i>	≥25%	≥25%	≥25%	≥25%	≥25%
The solid waste service is effective and efficient.	The solid waste service is effective and efficient.		Number of formal complaints received per annum related to the solid waste service.	Nil (measured on written complaints previously)	≤15	≤15	≤15	≤15	≤15
The Council's service is sustainable.	Sufficient choice is available to meet the residents' needs while achieving strategic outcomes.	Sufficient choice is available to meet the residents' needs while achieving strategic outcomes and waste minimisation.	Number of customers changing to private providers.	Nil	≤5%	≤5%	≤5%	≤5%	≤5%
Waste minimisation is achieved by reducing the amount of residual waste.	808kg per head of population is residual waste to Kate Valley Regional landfill.	Number of kg per head of waste to the landfill decreases and compares favourably with Ashburton District Council (ADC) and Waimakariri District Council (WDC).	The annual reduction in the amount of residual waste per head of population.	7.9% increase. <i>(The current level of waste per head of population is higher than historic levels due to construction activity in the district).</i>	5% reduction in kg per head of waste to landfill compared with the previous year.	5% reduction in kg per head of waste to landfill compared with the previous year.	5% reduction in kg per head of waste to landfill compared with the previous year.	5% reduction in kg per head of waste to landfill compared with the previous year.	5% reduction in kg per head of waste to landfill compared with the previous year.

Solid waste management funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	-	-	-	-	-	-	-	-	-	-	-
Targeted rates	4,483	5,241	5,765	6,175	6,534	6,920	7,240	7,576	7,929	8,301	8,691
Subsidies and grants for operating purposes	15	15	15	15	16	16	17	17	18	18	19
Fees and charges	1,501	1,998	2,189	2,309	2,464	2,636	2,783	3,110	3,509	4,007	4,625
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	5,999	7,254	7,969	8,499	9,014	9,572	10,040	10,703	11,456	12,326	13,335
Application of operating funding											
Payments to staff and suppliers	5,765	6,377	6,963	7,465	7,917	8,419	8,883	9,565	10,349	11,270	12,348
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	330	352	367	375	382	390	400	410	421	433	445
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	6,095	6,729	7,330	7,840	8,299	8,809	9,283	9,975	10,770	11,703	12,793
Surplus / (deficit) of operating funding (A-B)	(96)	525	639	659	715	763	757	728	686	623	542
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	-	-	-	-	-	-	-	-	-	-	-
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	-	-	-	-	-	-	-	-	-	-	-
Applications of capital funding											
Capital - growth	55	517	718	6	540	11	19	94	609	-	784
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renewals	-	-	72	-	-	-	571	-	-	-	-
Increase / (decrease) in reserves	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) of investments	(151)	8	(151)	653	175	752	167	634	77	623	(242)
Total applications of capital funding (D)	(96)	525	639	659	715	763	757	728	686	623	542
Surplus / (deficit) of capital funding (C-D)	96	(525)	(639)	(659)	(715)	(763)	(757)	(728)	(686)	(623)	(542)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

5 waters services

Activities covered

Community water supplies	30 schemes (public health).
Land drainage	10 schemes (making land farmable/
Stormwater urban	22 schemes (urban stormwater management).
Water races rural and urban	3 schemes (stock water, amenity, habitat)
Community wastewater schemes	15 schemes and ESSS (public health).

Overview

The availability of clean safe to drink water and the safe disposal of wastewater are fundamental to the health and welfare of the Selwyn community. The 5 Waters service provides clean safe to drink water for households and removal of wastewater and rain water in a way that protects the health of the population and natural environment. The 5 Waters service also provides river water for livestock and drains certain land so that it is usable. These services are provided through 81 separately rated water based schemes within the District. The 5 Waters assets are valued at \$538 million with water supplies valued at \$140 million, wastewater schemes \$193 million, stormwater \$34 million, land drainage \$43 million and water races \$128 million.

Drinking water is provided by the Council to over 75% of the population of the District, around 41,000 people. By comparison, wastewater services are provided to approximately 29,000 people. The largest consented wastewater treatment and disposal area is the Pines Wastewater Treatment Plant, servicing Rolleston, West Melton, Lincoln, Prebbleton and Springston (the Eastern Selwyn Wastewater Scheme).

It has always been clear that the water services are interlinked, if not directly, then via natural pathways. This reflects the unique geographical 'mountains to sea' layout of the Selwyn District. There is a strong connection between these services and it is essential that they are looked after. The Council's approach is to manage the 5 Waters activities in an integrated way.

Why is the Council involved?

The Council is in the best position to respond to the expectations of the communities it serves and to translate these needs into levels of service, which have funding options accompanying them, for public scrutiny and comment. The Local Government Act 2002 clearly sets out how the Council must consult with residents over significant decisions and this ensures the community has a major decision making role. The 5 Waters assets are listed as 'Strategic' in the 2015/2025 Long Term Plan for the very reason that failure of these services has a devastating and far-reaching effect on the District. The

Council is well positioned to take a major leadership role in planning and managing the assets and networks that deliver these essential services.

By managing all of the 5 Waters activities, the Council can plan ahead in a coordinated way and take advantage of the opportunities to introduce new initiatives e.g. the potential in the future to use treated wastewater to irrigate reserves, if this is feasible and acceptable to the public. When prioritising across the 5 Waters activities, opportunities to combine projects will become apparent.

There is also the need to comply with a raft of legislative and statutory processes, which the Council recognises in its strategic plan, policies, education programmes, and commitment to sustainable practices. The Council's seven principles of sustainability can be applied across all the activities and this coordination brings better results than a fragmented approach, which could occur if the activities were separately managed, especially by more than one provider.

The security of the District's water supply is paramount as our communities require reliable, clean, safe water to serve their day-to-day needs. These water-related activities also protect and sustain the health of the environment, particularly the sensitive Te Waihora (Lake Ellesmere) catchment, by responsibly dealing with waste water and the draining and disposing of groundwater and excess stormwater run-off.

The wastewater infrastructure is expected to continue to increase rapidly with the predicted growth in the eastern portion of the district. Stormwater assets have been, and will continue to be, rapidly developed to meet the increased standards reflected in the Regional Council's Natural Resources Regional Plan rules.

Activity goal

Selwyn District Council's goal for the 5 Waters activities is:

'To provide water services that meet all relevant standards and are at a service level the public can afford and have confidence in, now and forward into the future'.

Council contribution to community outcomes

This activity contributes to the following community outcomes:

- A clean environment;
- A rural district;
- A healthy community;
- A safe place to in to which live, work and play;
- An educated community;
- A prosperous community; and
- A community which values its culture and heritage

The 5Waters Activity Contribution to Community Outcomes

Key Community Outcome	Community Outcomes	How 5Waters Services Contributes
A clean environment	Air, land, water and general environment to be kept in a healthy condition.	Managing the 5Waters activities in a way that minimises their potential adverse impact on the environment.
A rural district	A living environment where the rural theme of Selwyn is maintained.	Providing water races and land drainage systems that are part of the rural landscape and contribute to the rural theme of Selwyn/ 5Waters services (community and private) are vital for the well-being of rural communities.
A healthy community	Selwyn people have access to appropriate health, social and community services.	Providing water, wastewater and drainage services necessary to support community and public health services. There is potential to provide for recreational opportunities in conjunction with stormwater management strategies.
	We have access to drinking water that helps protect their health.	Providing safe drinking water for all water schemes within the Selwyn district.
A safe place in which to live, work and play	We are safe at home and in the community.	Providing safe drinking water and effective wastewater removal and disposal as well as removal of stormwater and excess groundwater (via land drainage).
	We maintain a coordinated and effective response to, and recover from, emergency and disaster events.	Responding to emergency events by providing safe drinking water and effective wastewater removal and disposal as well as removal of stormwater and excess groundwater (via land drainage).
An educated community	Our district provides a range of quality, lifelong education and training opportunities.	Providing water, wastewater and drainage services necessary to support education facilities.
A prosperous community	Selwyn has a strong economy which fits within and complements the environmental, social and cultural environment of the district.	Providing business with water, wastewater and drainage services, sometimes to a higher standard or with a higher level of reliability than regular domestic services. Effective water races and land drainage systems are essential for productive use of land.
A community which values its culture and heritage	Our district provides a range of arts and cultural experiences and facilities.	Providing water, wastewater and drainage services for cultural activities. All 5Waters activities can impact on the cultural and heritage values and need to be managed to minimise adverse effects.

Negative effects on the wellbeing of the community

Carrying out activities associated with water and land has the potential to be damaging. The Council recognises these possible negative effects and takes the following measures to address them.

Well-being	Possible negative effect	The Council's response is to
Social	Drinking water or poor sanitation may cause serious illness.	Regularly monitor and measure water and groundwater EColi to ensure that safe levels are achieved.
	Floodwaters may also carry contaminants hazardous to health.	Remove and dispose of wastewater effectively and safely without overflows causing flooding or contamination. Manage stormwater to minimise flooding.
	Poorly designed, operated or located infrastructure may cause noise, odour, visual or other impacts which have adverse effects on quality of life.	Design and locate new infrastructure and use buffer zones and planting in a way that reduces the effects of potentially disruptive assets.
	Failure to secure assets which subsequently cause physical harm or loss of life.	Regular health, safety and environmental audits of assets, implementation of national standards and appropriate 'design' standards.
Economic	Charges have to be levied to cover the cost of providing services that meet the Council's goals and its statutory obligations while remaining sustainable.	Responsibly provide efficient and effective levels of service that the community can afford. Provide a range of services with associated costs so people can make informed choices.
	Failure to levy charges at the appropriate time may result in an excessive burden for future generations.	Consider 'whole of life' costs and apportion capital costs equitably over time. Ensure that charges are realistic and do not result in accumulated costs later.
	Ineffective land drainage may damage crops or result in loss of productivity.	Manage system to minimise flooding.
	Failure to make adequate service provision together with unreliable services may limit growth and impact on economic prosperity.	Plan ahead for economic growth and population expansion. Carry out renewals and new works in a timely manner and fund capital works from developers through development contributions.

Well-being	Possible negative effect	The Council's response is to
Environmental	The activity has the potential to lower air quality, water quality and quantity and the health of soil and biodiversity.	Avoid, remedy and mitigate adverse effects and strictly adhere to Resource Consent conditions by monitoring before and after works and installations. Take corrective action if problems arise.
	The activity is very high in its use of energy (approximately half the Council's usage).	Choose assets and networks which are energy efficient and explore alternative sources of energy. The Council uses turbines and solar panels for energy and runs generators powered by diesel instead of electricity.
		Encourage open stormwater systems with accompanying riparian vegetation and tree planting (as opposed to pipes) to reduce the carbon footprint and to treat stormwater before it enters streams and waterways.
		Keep up to date with the latest technology and ideas.
	Water races take water from rivers and there is considerable loss to ground from the races.	Water races are closed when they are no longer needed for farming purposes or for amenity. It is recognised that the water which seeps into the ground is not 'lost' but replenishes groundwater. Shallow wells can benefit from this top-up.
Cultural	The activity's services have the potential to cause damage to heritage sites, artefacts, other structures, landscape features and waterways.	Assess the impact on cultural well-being as a normal part of the decision-making process. Site and locate structures and services sensitively in the landscape and manage them responsibly.
	The pollution of groundwater and surface water is an important cultural issue.	Consult with Tangata Whenua and with the Historic Places Trust early on to avoid disturbances and destruction of important items and features.

Major projects

The projects identified in this 2015/25 LTP all assist in meeting the communities' desired level of service. They are predominantly to serve growth, but in the case of water quality and demand management work, they seek to improve the service level. Other major projects are also underway which relate to the provision of services.

The major growth projects are:

- Water source improvements to provide increased capacity for Rolleston, Lincoln and Prebbleton, including the development of new wells, reservoirs and pump stations. The costs of these improvements are: Rolleston \$9.8 million with work to be undertaken between 2016 and 2025, Lincoln \$4.2 million with work to be undertaken between 2016-2026 and Prebbleton \$5.8 million with work undertaken between 2015-2025.
- Developing additional infrastructure at the Pines Wastewater Treatment Plant. The treatment plant currently services Rolleston, Lincoln, Prebbleton, Springston and West Melton townships. The treatment plant was designed to be a modular system, with additions staged progressively to increase the plant's treatment capacity to cope with population growth. Between 2015 and 2017 Pines III upgrades will commence which includes a bioreactor, UV lamps, four blowers, and the addition of another clarifier and irrigation pump. The cost of these improvements is \$29.7 million and they will be funded largely from development contributions.
- A pipeline from Prebbleton to the Pines treatment plant is to be developed in 2015/16. Currently wastewater from Prebbleton is transported to the plant via a Pipeline through Lincoln, but as Lincoln's population grows this existing pipeline will not have capacity to transport Prebbleton's wastewater.
- An upgrade of the Ellesmere Wastewater treatment plant (in Leeston) is also planned to provide the scheme (serving Leeston, Southbridge and Doyleston) with more capacity to cope with future growth. Design of the upgrade will start in 2016, with the upgrade planned to be completed by 2020
- In Lincoln further stormwater improvements are planned of \$300,000 which divert water away from Rosemerryn and newer subdivision areas to the recently constructed stormwater wetland on Ellesmere Road, with work to be completed in 2015/16.

The major levels of service projects are:

- In Leeston a new flood diversion channel is proposed to be developed between 2015 and 2018, with the final stage of work on the Harmans Road drain taking place in 2022/23.
- Installation of fish screens for Ellesmere and Malvern, a requirement of resource consents. The fish screens will soon be trialed at the Upper Kowai intake on the Malvern scheme and installed at the remaining intakes in later years if they prove successful. The Council is planning to continue working with Environment Canterbury and key stakeholders to make consented environmental enhancements while carrying out other work on stock water races.

- A \$500,000 remedial works project is proposed on the Kowhai tunnel and other significant structures in the Malvern Scheme to extend the life of the tunnel. The tunnel carries water from the Kowhai River to Malvern water races. The replacement of the tunnel itself is expected to be very expensive (around \$35 million), so further investigation will be required to determine whether the tunnel should be closed or replaced, and what alternative options are available to the Council.

Other major projects are:

- Proactively progress the closure of the Haldon water race intake (within the Ellesmere Water Race Scheme) including the down gradient race network which is supplied by this intake. Targeted Stream Augmentation will possibly be taken into account with some lengths of races remaining open to convey this flow.
- Progress ratepayer initiated water race closures once approved by the Water Race Committee for closure.
- Work with Central Plains Water to develop a concept for converting the Kowai River sourced water race network (part of the Malvern Water Race Scheme) into a combined water race and irrigation network. This concept will then be used for further consultation with the community.
- Work with Environment Canterbury and key stakeholders to realise opportunities to use consented stock water work environmental enhancement including targeted stream augmentation.
- To investigate options for integration of the stock water races with Central Plains Water.
- Review rating structure of all land drainage schemes in consultation with the land drainage committees.
- Investigate opportunities to improve water supply scheme efficiency and resilience through scheme interconnections.
- Review the environmental risks relating to the operation of the districts wastewater network.
- Progress the development of stormwater catchment management plans for all townships.

Water and sanitary assessment

In 2006 Council adopted its first Water and Sanitary Services assessment. It also agreed that the next review of the WSSA would occur 9 years later during the 2015/2025 Long Term Plan. Review of Water and Sanitary Services Assessment will be undertaken over the next three years.

The assessment covers water, wastewater and stormwater (including land drainage services). There have been significant improvements since 2006, particularly in:

Wastewater

- The Council is migrating onsite serviced properties within township reticulated areas to the network – Section 459 Local Government Act 2002.
- The Eastern Selwyn Wastewater Scheme – disposing of wastewater to land at Pine Rolleston including rural – residential lots.
- The standard of wastewater quality at the point of disposal continues to increase.

Water Supply

- Public Health Plans are in place for all schemes, with improvements in water quality underway or provided.
- Council water supplies were monitored in 2014/15 with 99.5% of samples, taken from the reticulation, complying with the national standards for bacterial (E.coli) criteria.

Stormwater (and land drainage)

- Stormwater systems are being installed at the time of subdivision and the quantity at discharge is improving as confirmed by measurement.

Demand and Asset Management

The 5 Waters activities physical assets consist of:

- Below ground services including pipes, wells and wastewater treatment equipment; and
- Above ground facilities including pumps, reservoirs, intakes, open channels and land disposal areas.

Asset Management practices have been measured against appropriate international practice guidelines. The Council is aiming to achieve a core plus level of asset management practice within the period of this LTP.

Where relevant, we have assessed the impact of changing demand for the 5 Waters activities. This is more relevant in water and wastewater, and to a lesser extent stormwater, land drainage activities and water race activities.

Demand Management

Based on current community growth trends, demand for water, wastewater and stormwater services will exceed consented allowances in some schemes. This analysis is based on the Council's population information, a detailed review of historical records and forward predictions of use, after factoring in potential climate changes and energy costs as well as engineering staff / contractor knowledge.

Achieving reasonable usage, particularly in the areas of water (human drinking water and stock water) together with wastewater treatment and disposal is a key factor in this LTP. In particular, the need to ensure that water is used wisely, sits above all other issues in the operations and maintenance sphere. The strong relationships between water use and wastewater disposal, stormwater, water race and land drainage systems have been provided for in integrated projects.

Through the Greater Christchurch Urban Development Strategy (UDS) and Land Use Recovery Plan (LURP) process, it was identified that our main townships of Lincoln, Prebbleton, Rolleston and West Melton will experience considerable growth. These townships, in particular, are subject to detailed demand planning and will require either new consents/wells or where allowance has already been made, additional new infrastructure to deliver/dispose of the water stream. The section on significant projects identified the expected level of works to be undertaken. Over time however, existing parts of townships are expected to upgrade their stormwater services in line with regulations.

Projects which assist in passive (e.g. education), and active demand management are identified. The outcome sought is to meet environmentally driven consent constraints while providing an appropriate service.

Infrastructure Sustainability

The 5 Waters activities are mutually interdependent and the Council will provide the extent and quality of service demanded by the community and legislation, now and in the future, in an integrated way. This involves prudently managing the acquisition, maintenance, operation, renewal and disposal of water assets in ways that optimise the value of services delivered to the community.

Infrastructure sustainability is a core part of the Council's vision for successful asset management. This will be achieved through ensuring that:

- Growth and demand is monitored to ensure a timely provision of infrastructure;
- Vested assets are fit for immediate and long term community needs;
- Assets are maintained and renewed to meet the needs of current and future generations; and
- Natural resources are managed responsibly and sustainably.

Key Assumptions

The key assumptions and uncertainties underpinning this plan are as follows:

1. A minimum 30 year renewal plan is followed, with funding via targeted scheme funding, general rates, and external sources as relevant to the asset. No depreciation funding occurring for any assets on the basis that actual identified renewal needs form the basis of ongoing funding needs.
2. Operational revenue is based on current service charges and, in the future, it is assumed charges for services will vary little from present day apart from inflation adjustments.
3. Our communities will qualify for central government funding to improve sewer or water scheme works e.g. water quality upgrades.
4. As irrigation water becomes available and land use change occurs, the reliance on water supplied from water races will decrease. This will affect the viability of schemes. The Ellesmere and Malvern schemes may not remain fully operational as irrigation schemes are progressed. The Paparua scheme should remain operational.
5. It is assumed that any changes to the operation of Council's 5 Waters systems required by the implementation of the National Policy Statement on Freshwater Management can be addressed within existing budgets.
6. Demand management techniques will be applied and implemented as appropriate to networks, schemes and service areas both in the Council and user management areas.
7. Izone and the neighbouring Cater Block will continue to develop as a regional industrial and freight hub and that ongoing network infrastructure development will be required as allowed for in the AcMP.
8. It is assumed that the planning horizon for growth (30-45 years) and asset lifecycles (30 years plus) are sufficient to inform the ten year forecasts included in the LTP.
9. Will be estimated on the basis this work is facilitated by external consultants. Construction Projects costs estimated using the following:
 - a. Estimate +/- 25%
 - b. Where designed +/-10%
 - c. Post tender +/-5%
10. Asset lives have been adopted from the best information available at the time of assessment. Asset lives will not be modified due to the 2010 and 2011 earthquakes unless an assessment indicates otherwise.
11. Investment in maintaining and developing the required level of quality data to efficiently operate and predict issues.
12. The condition and remaining typical life have been accurately assessed, permitting appropriate renewal forward programmes to be developed and routinely updated.
13. There will be no new technologies deployed that will significantly change the demand for or of provision of services.
14. Abnormal asset failures resulting from earthquake induced stresses will be infrequent and, these can be repaired or replaced within the budgets forecast.
15. Management Plans will be completed and consented in all townships.
16. The Community Outcomes which link to Levels of Service will not change, apart from minor clarification. Funding to deliver the LoS will therefore occur in accordance with the communities stated priorities.
17. Council will foster and positively develop its relationship with Iwi.
18. Procurement will be provided that delivers the defined LoS within budget, at a similar cost to that presently incurred in accordance with the Asset Procurement Strategy.
19. The Drinking Water Standards (Rural-Agricultural use) Guideline 2013 (DRAFT) will not legislate to set dates for compliance.
20. It is assumed that there will be no significant changes to current modes of service delivery for each service area or variations in terms of contract prices (above inflation and inventory adjustments) for current operations and maintenance contracts. Council will continue to consider collaboration opportunities and assess changes to service delivery on a case by case basis.
21. Staff will target resources based on the level of criticality and risk (highest to lowest where criticality has been assessed).
22. There will be insufficient evidence or stimulus to initiate the establishment of a reticulated wastewater scheme in Darfield or Kirwee in the 2015-18 period. This will be reviewed when the Water and Sanitary Services assessment is updated, and a specific Darfield/Kirwee assessment is completed.
23. There will be some changes in the management approaches in place in order to comply with Regional Rules and the WCO. These are expected to include:
 - a. nutrient load limits discharged from network infrastructure;
 - b. cultural provisions;
 - c. classified drain management; and
 - d. Upper Selwyn Hut's wastewater treatment.Where these cannot be accommodated in current budgets, planning will be undertaken to ascertain implementation options.
24. Changes indicated in the CWMS and Land and Water Plan will be resourced through projects approved by Council unless not already funded.

Service targets for 5 waters activities

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Land Drainage									
Nuisance effects from water services are minimised.	Customer Satisfaction Residents are satisfied with the land drainage network provided.			Proportion of residents rating the land drainage system good or very good.	40%	≥40%	≥40%	≥40%	≥40%
	The land drainage network is managed to give a good quality service.			The number of complaints received about the performance of the Land Drainage system, expressed per 1000 rated properties.	Not measured.	Less than 10	Less than 10	Less than 10	Less than 10
Water services are provided in a cost effective manner.	Operating Costs The land drainage network is provided at a reasonable cost.			Total average operating cost per serviced property for Land Drainage.	Not measured.	≤\$95	≤\$95	≤\$95	≤\$100
Stormwater									
Adverse effects of water services on the environment are minimised.	Discharge Compliance The stormwater network is managed in accordance with resource consents conditions.			Compliance with resource consents for discharge from the stormwater system measured by the number of: a) abatement notices; b) infringement notices c) enforcement orders; and d) convictions. Received from Environment Canterbury. (Mandatory Performance Measure)	Not measured.	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil
Nuisance effects of water services are minimised.	Customer Satisfaction Residents are satisfied with the stormwater network provided.			Proportion of residents rating the stormwater system good or very good.	Not measured.	≥40%	≥40%	≥40%	≥40%
	The stormwater network is managed to give a good quality service.			The number of complaints received about the performance of the stormwater system, expressed per 1000 rated properties. (Mandatory Performance Measure)	Not measured.	Less than 10	Less than 10	Less than 10	Less than 10
	Response Times Flooding events are attended promptly by contractors and/or staff.			The median response time to attend a flooding event measured from the time that personnel receives notification to the time that service personnel reach the site. (Mandatory Performance Measure)	Not measured.	Less than 1 hour for urgent flooding events.	Less than 1 hour for urgent flooding events.	Less than 1 hour for urgent flooding events.	Less than 1 hour for urgent flooding events.

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
	System Adequacy The stormwater system is maintained adequately and minimises flooding.			The number of flooding events that occur as a result of overflow from the stormwater system that enters a habitable floor. (Mandatory Performance Measure)	Not measured.	Nil in less than 50 year storm events.	Nil in less than 50 year storm events.	Nil in less than 50 year storm events.	Nil in less than 50 year storm events.
				For each flooding event, the number of habitable floors affected, expressed per 1,000 properties connected to the stormwater system. (Mandatory Performance Measure)	Not measured.	Nil per 1,000 connected properties in less than 50 year storm events	Nil per 1,000 connected properties in less than 50 year storm events	Nil per 1,000 connected properties in less than 50 year storm events	Nil per 1,000 connected properties in less than 50 year storm events
	Operating Costs The stormwater network is provided at a reasonable cost.			Total average operating cost per serviced property for Stormwater.	Not measured.	≤\$85	≤\$80	≤\$75	≤\$70

Wastewater

Adverse effects of water services on the environment are minimised.	Discharge Compliance The wastewater network is managed in accordance with resource consent conditions.			Compliance with resource consents for discharge from the wastewater system measured by the number of: a) abatement notices; b) infringement notices c) enforcement orders; and d) convictions. Received from Environment Canterbury. (Mandatory Performance Measure)	Not measured.	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil
Nuisance effects of water services are minimised.	Customer Satisfaction Residents are satisfied with the wastewater system provided.			Proportion of residents rating the wastewater system good or very good.	69%	≥60%	≥60%	≥60%	≥60%
	The wastewater network is managed to give a good quality service.			The total number of complaints received about sewage odour, blockages and system faults, expressed per 1000 rated properties. (Mandatory Performance Measure)	Not measured.	Less than 15.	Less than 15.	Less than 15.	Less than 15.

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Problems with water services are addressed in a timely manner and prioritised according to risk and need.	Fault Response Times Wastewater system faults or problems are attended to promptly by contractors and/or staff.			Where personnel attend wastewater overflows resulting from a blockage or other fault in the wastewater system. The median response time measures the: a) attendance time: from the time that the personnel receives notification to the time that service personnel reach the site; b) resolution time: from the time that the personnel receives notification to the time that service personnel confirm resolution of the blockage or other fault. (Mandatory Performance Measure)	Not measured.	a) Less than 1 hour b) Less than 24 hours	a) Less than 1 hour b) Less than 24 hours	a) Less than 1 hour b) Less than 24 hours	a) Less than 1 hour b) Less than 24 hours
Service capacity is provided to accommodate growing communities, where this growth is sustainable.	Serviced Area The wastewater network is provided to growing communities, where this growth is sustainable.			The proportion of residential properties serviced by wastewater services within the district expressed as a percentage of total residential properties.	Not measured.	≥55%	≥55%	≥55%	≥60%
The community is provided with water services to a standard that protects their health and property.	System Adequacy The wastewater network is managed to give a good quality service.			The number of wet and dry weather wastewater overflows from the wastewater system, expressed per 1000 rated properties. (Mandatory Performance Measure)	Not measured.	Less than 1 overflow.	Less than 1 overflow.	Less than 1 overflow.	Less than 1 overflow.
Water services are provided in a cost effective manner.	Operating Costs Wastewater services are provided at a reasonable cost.			Total average operating cost per serviced property for wastewater.	\$365	≤\$400	≤\$380	≤\$360	≤\$340

Water supply

Adverse effects of water services on the environment are minimised.	Water Take Compliance The water supply network is managed in accordance with resource conditions.			Compliance with resource consents for surface water takes for water supplies measured by the number of: a) abatement notices; b) infringement notices c) enforcement orders; and d) convictions. Received from Environment Canterbury. (Mandatory Performance Measure)	Not measured.	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil
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Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Nuisance effects of water services are minimised.	Customer Satisfaction Residents are satisfied with the water supply provided.			Proportion of residents rating the water supplies good or very good.	77%	≥60%	≥65%	≥70%	≥75%
	The water supply network is managed to give a good quality service.			The total number of complaints received about drinking water clarity, continuity of supply, odour, taste, pressure and flow, expressed per 1000 rated properties. (Mandatory Performance Measure)	Not measured.	Less than 15.	Less than 15.	Less than 15.	Less than 15.
Problems with water services are addressed in a timely manner and prioritised according to risk and need.	Fault Response Times Water system faults or problems are attended to promptly by contractors and/or staff.			Where personnel attend a non-urgent call-out in response to a fault or unplanned interruption in the reticulation system. The median response times measures the: a) attendance time: from the time that personnel receive notification to the time that service personnel reach the site; b) resolution time: from the time that personnel receive notification to the time that service personnel confirm resolution of the fault or interruption. (Mandatory Performance Measure)	Not measured.	a) Less than 24 hours b) Less than 120 hours	a) Less than 24 hours b) Less than 120 hours	a) Less than 24 hours b) Less than 120 hours	a) Less than 24 hours b) Less than 120 hours
				Where personnel attend an urgent call-out in response to a fault or unplanned interruption in the reticulation system. The median response times measures the: a) attendance time: from the time that personnel receive notification to the time that service personnel reach the site; b) resolution time: from the time that personnel receive notification to the time that service personnel confirm resolution of the fault or interruption. (Mandatory Performance Measure)	Not measured.	a) Less than 4 hours b) Less than 48 hours	a) Less than 4 hours b) Less than 48 hours	a) Less than 4 hours b) Less than 48 hours	a) Less than 4 hours b) Less than 48 hours

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Service capacity is provided to accommodate growing communities, where this growth is sustainable.	Serviced Area The water supply network is provided to growing communities, where this growth is sustainable.			The proportion of residential properties serviced by water supplies within the district expressed as a percentage of total residential properties.	74%	≥75%	≥75%	≥75%	≥80%
	Maintenance of the Reticulation Network The water supply network is managed to minimise the leakage or loss from the system.			The percentage of real water loss from the water reticulation system in urban schemes. (Mandatory Performance Measure)	Not measured.	Value to be reported.	Value to be reported.	Value to be reported.	Value to be reported.
	Fire Fighting There is adequate firefighting supply in the approved areas.			The proportion of an urban fire district area within 135m of one fire hydrant and 270m of two fire hydrants.	63%	Greater than 60% of the district	Greater than 60% of the district	Greater than 60% of the district	Greater than 60% of the district
	Demand Management There is enough water supplied to meet customer needs.			The average consumption of drinking water per day per resident. (Mandatory Performance Measure)	Not measured.	Less than 1.3m3 per person per day within urban schemes	Less than 1.3m3 per person per day within urban schemes	Less than 1.3m3 per person per day within urban schemes	Less than 1.3m3 per person per day within urban schemes
	Safety of Drinking Water Water is safe to drink and complies with the Drinking Water Standards of New Zealand.			The extent to which the drinking water supplies comply with the drinking water standards for bacteria compliance. (Mandatory Performance Measure)	Not measured.	≥97% of monitoring samples comply, at both the treatment plant and within the reticulation, across the district	≥98% of monitoring samples comply, at both the treatment plant and within the reticulation, across the district	≥98% of monitoring samples comply, at both the treatment plant and within the reticulation, across the district	≥99% of monitoring samples comply, at both the treatment plant and within the reticulation, across the district
				The extent to which the drinking water supplies comply with the drinking water standards for protozoal compliance. (Mandatory Performance Measure)	Not measured.	≥40% of the treatment plant sites are compliant across the district	≥55% of the treatment plant sites are compliant across the district	≥70% of the treatment plant sites are compliant across the district	≥85% of the treatment plant sites are compliant across the district

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
Water services are provided in a cost effective manner.	Operating Costs The water supply is provided at a reasonable cost.			Total average operating cost per serviced property for water supply.	\$308	≤\$360	≤\$340	≤\$320	≤\$300
Water races									
Nuisance effects of water services are minimised.	Customer Satisfaction Residents are satisfied with the water race network provided.			Proportion of residents rating the water race system good or very good.	40%	≥30%	≥30%	≥30%	≥40%
	The water race network is managed to give a good quality service.			The total number of complaints received about continuity of supply, expressed per 1000 rated properties.	Not measured.	Less than 200.	Less than 150.	Less than 100.	Less than 100.
Problems with water services are addressed in a timely manner and prioritised according to risk and need.	Fault Response Times Water race system faults or problems are attended to promptly by contractors and/or staff.			Where personnel attends an urgent blockage or other fault in the water race system. The median response times measures the: a) Attendance time: from the time that personnel receives notification to the time that service personnel reach the site; b) Resolution time: the time that personnel receives notification to the time that service personnel confirm the resolution of the blockage or other fault.	Not measured.	a) Less than 4 hours b) Less than 48 hours	a) Less than 4 hours b) Less than 48 hours	a) Less than 4 hours b) Less than 48 hours	a) Less than 4 hours b) Less than 48 hours
Water services are provided in a cost effective manner.	Operating Costs The water race network is provided at a reasonable cost.			Total average operating cost per serviced property for water races.	Not measured.	≤\$180	≤\$190	≤\$200	≤\$210
Adverse effects of water services on the environment are minimised.	Water Take Compliance The water race network is managed in accordance with resource consent conditions.			Compliance with resource consents for surface water takes for water supplies measured by the number of: a) abatement notices; b) infringement notices c) enforcement orders; and d) convictions. Received from Environment Canterbury.	Not measured.	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil	a) Nil b) Nil c) Nil d) Nil

Community water supplies funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	-	-	-	-	-	-	-	-	-	-	-
Targeted rates	4,628	5,081	5,590	5,995	6,393	6,700	6,962	7,242	7,532	7,887	8,199
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees and charges	-	-	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	1,048	1,136	1,172	1,197	1,222	1,246	1,275	1,305	1,339	1,376	1,413
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	5,676	6,217	6,762	7,192	7,615	7,946	8,237	8,547	8,871	9,263	9,612
Application of operating funding											
Payments to staff and suppliers	2,847	3,787	2,813	2,982	3,197	3,157	3,303	3,448	3,641	3,813	4,031
Finance costs	-	-	-	-	-	180	360	300	210	120	30
Internal charges applied	2,096	2,272	2,344	2,395	2,443	2,491	2,551	2,611	2,678	2,752	2,827
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	4,943	6,059	5,157	5,377	5,640	5,828	6,214	6,359	6,529	6,685	6,888
Surplus / (deficit) of operating funding (A-B)	733	158	1,605	1,815	1,975	2,118	2,023	2,188	2,342	2,578	2,724
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	186	2,420	2,305	2,068	1,040	1,056	1,074	1,093	1,113	1,134	1,144
Increase / (decrease) in debt	-	-	-	-	-	6,000	-	(2,000)	(1,000)	(2,000)	(1,000)
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	186	2,420	2,305	2,068	1,040	7,056	1,074	(907)	113	(866)	144
Applications of capital funding											
Capital - growth	4,664	2,400	10,653	1,135	2,725	-	1,357	-	2,593	-	1,665
Capital - level of service	111	878	979	416	570	13	59	-	-	-	-
Capital - renewals	1,032	1,352	847	465	1,263	8,288	1,451	1,805	1,320	1,411	1,837
Increase / (decrease) in reserves	(2,347)	1,667	(5,781)	1,927	(218)	(5,865)	1,362	464	443	936	783
Increase / (decrease) of investments	(2,541)	(3,719)	(2,788)	(60)	(1,325)	6,738	(1,132)	(988)	(1,901)	(635)	(1,417)
Total applications of capital funding (D)	919	2,578	3,910	3,883	3,015	9,174	3,097	1,281	2,455	1,712	2,868
Surplus / (deficit) of capital funding (C-D)	(733)	(158)	(1,605)	(1,815)	(1,975)	(2,118)	(2,023)	(2,188)	(2,342)	(2,578)	(2,724)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Community wastewater supplies funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	-	-	-	-	-	-	-	-	-	-	-
Targeted rates	4,053	4,495	5,287	5,771	6,253	6,642	6,955	7,299	7,646	8,017	8,406
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees and charges	611	203	164	169	174	180	186	193	258	268	279
Internal charges and overheads recovered	591	640	660	674	688	702	718	735	754	775	797
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	5,255	5,338	6,111	6,614	7,115	7,524	7,859	8,227	8,658	9,060	9,482
Application of operating funding											
Payments to staff and suppliers	2,800	3,860	2,834	2,946	3,092	3,233	3,360	3,520	3,955	3,879	4,090
Finance costs	2,390	2,403	2,922	3,222	3,146	3,171	3,181	3,091	2,971	2,941	2,851
Internal charges applied	1,183	1,280	1,320	1,349	1,376	1,403	1,437	1,471	1,509	1,551	1,593
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	6,373	7,543	7,076	7,517	7,614	7,807	7,978	8,082	8,435	8,371	8,534
Surplus / (deficit) of operating funding (A-B)	(1,118)	(2,205)	(965)	(903)	(499)	(283)	(119)	145	223	689	948
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	8,668	7,190	6,427	5,854	2,617	2,725	2,757	2,872	2,897	3,011	2,991
Increase / (decrease) in debt	-	4,300	13,000	(3,000)	463	350	-	(3,000)	(1,000)	-	(3,000)
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	8,668	11,490	19,427	2,854	3,080	3,075	2,757	(128)	1,897	3,011	(9)
Applications of capital funding											
Capital - growth	4,277	7,726	17,989	919	717	313	-	-	-	5,335	-
Capital - level of service	150	1,754	-	-	265	-	-	-	445	-	-
Capital - renewals	1,404	991	1,005	1,106	156	2,951	622	890	362	645	2,151
Increase / (decrease) in reserves	(1,176)	859	16	(78)	849	(2,067)	402	548	63	(1,018)	(1,040)
Increase / (decrease) of investments	2,895	(2,045)	(548)	4	594	1,595	1,614	(1,421)	1,250	(1,262)	(172)
Total applications of capital funding (D)	7,550	9,285	18,462	1,951	2,581	2,792	2,638	17	2,120	3,700	939
Surplus / (deficit) of capital funding (C-D)	1,118	2,205	965	903	499	283	119	(145)	(223)	(689)	(948)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Stormwater funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	-	-	-	-	-	-	-	-	-	-	-
Targeted rates	529	735	793	864	911	965	1,001	1,038	1,084	1,113	1,144
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees and charges	-	-	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	529	735	793	864	911	965	1,001	1,038	1,084	1,113	1,144
Application of operating funding											
Payments to staff and suppliers	531	709	634	560	575	591	609	634	633	656	683
Finance costs	168	160	160	145	115	93	78	63	48	33	20
Internal charges applied	217	237	243	248	253	258	264	270	277	285	292
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	916	1,106	1,037	953	943	942	951	967	958	974	995
Surplus / (deficit) of operating funding (A-B)	(387)	(371)	(244)	(89)	(32)	23	50	71	126	139	149
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	227	209	179	182	186	239	244	281	288	295	302
Increase / (decrease) in debt	-	-	-	(500)	(500)	(250)	(250)	(250)	(250)	(250)	(169)
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	227	209	179	(318)	(314)	(11)	(6)	31	38	45	133
Applications of capital funding											
Capital - growth	1,300	985	-	-	-	-	-	-	-	-	-
Capital - level of service	35	1,360	10	216	-	-	-	-	826	-	-
Capital - renewals	-	42	22	112	-	186	8	17	117	9	4
Increase / (decrease) in reserves	(461)	(303)	194	103	223	133	292	335	291	381	410
Increase / (decrease) of investments	(1,034)	(2,246)	(291)	(838)	(569)	(307)	(256)	(250)	(1,070)	(206)	(132)
Total applications of capital funding (D)	(160)	(162)	(65)	(407)	(346)	12	44	102	164	184	282
Surplus / (deficit) of capital funding (C-D)	387	371	244	89	32	(23)	(50)	(71)	(126)	(139)	(149)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Water races and land drainage funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	43	43	44	45	47	48	50	52	54	56	58
Targeted rates	1,805	1,981	2,110	2,244	2,422	2,616	2,830	3,064	3,318	3,599	3,905
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees and charges	170	294	315	338	362	391	420	456	509	551	603
Internal charges and overheads recovered	300	325	335	342	349	356	364	373	382	393	404
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	2,318	2,643	2,804	2,969	3,180	3,411	3,664	3,945	4,263	4,599	4,970
Application of operating funding											
Payments to staff and suppliers	1,743	2,175	2,192	2,247	2,260	2,320	2,394	2,494	2,568	2,678	2,804
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	599	650	669	684	698	712	728	746	765	786	807
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	2,342	2,825	2,861	2,931	2,958	3,032	3,122	3,240	3,333	3,464	3,611
Surplus / (deficit) of operating funding (A-B)	(24)	(183)	(57)	38	222	379	542	705	930	1,135	1,359
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	-	-	-	-	-	-	-	-	-	-	-
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	-	-	-	-	-	-	-	-	-	-	-
Applications of capital funding											
Capital - growth	497	-	-	-	-	-	-	-	-	-	-
Capital - level of service	1,645	1,241	-	1,497	-	-	-	-	-	-	-
Capital - renewals	4	10	-	107	-	1,872	1	-	6,625	104	4
Increase / (decrease) in reserves	53	-	561	(1,457)	590	(1,237)	549	565	(6,093)	432	533
Increase / (decrease) of investments	(2,223)	(1,434)	(618)	(109)	(368)	(256)	(8)	140	398	599	822
Total applications of capital funding (D)	(24)	(183)	(57)	38	222	379	542	705	930	1,135	1,359
Surplus / (deficit) of capital funding (C-D)	24	183	57	(38)	(222)	(379)	(542)	(705)	(930)	(1,135)	(1,359)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Izone southern business hub

Overview

Izone Southern Business Hub (Izone) is a 200 hectare park being developed by the Council at Rolleston.

The development which commenced in 2001 initially comprised of 130 hectares but since that time a further 70 hectares has been purchased to accommodate growth and demand for industrial land within Selwyn.

The park, which is located next to State Highway 1 and the Main South and Main West railway lines, has been very popular with parties interested in purchasing land.

Why is the Council involved?

In the late 1990s the Council's strategic planning identified:

- A desire for more Selwyn residents to be able to work in the District.
- There was a lack of industrial land in the District. The Council found there was no private sector interest in developing more industrial land. The Council identified the opportunity to address the lack of industrial land by purchasing the land known as Izone.

Activity goal

Izone is designed to provide employment within the Selwyn District. A secondary goal is to provide a financial return to the Council.

Council contribution to community outcomes

The Izone Southern Business Hub contributes to the community outcome 'a prosperous economy' by encouraging potential employers to locate their operations within the District.

Negative effects on the wellbeing of the community

Carrying out development of commercial property will inevitably have some unintended consequences. The Council recognises these possible negative effects and takes the following measures to address them.

Well-being	Possible negative effect	The Council's response is to
Environmental	The activity has the potential to create additional waste water which will require treatment.	Use capacity from the Eastern Selwyn Sewerage Scheme project to cater for this increased growth and associated increase in waste water.
	There will be an increase in the traffic as a result of this activity.	Monitor traffic levels and carry out roading improvements to cater for this growth.

Major projects

The major projects planned for the next 10 years are:

- The development of Izone Stage 7 - with work to be completed in 2015/16.

Service targets for Izone Southern Business Hub

Objective	Current service	Planned service 2015-18	Indicative service 2019-2025	Performance measure	Current performance	2015/16	2016/17	2017/18	2019-25
To provide employment opportunities by selling an average of 10 ha of land on an annual basis	To actively manage and market the Izone Southern Business Hub.			Sale of 10 ha on average per year.	7.6 ha	10 ha	10 ha	10 ha	10 ha (expected completion 2020)

Izone Southern Business Hub funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	-	-	-	-	-	-	-	-	-	-	-
Targeted rates	-	-	-	-	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees and charges	-	31	31	32	6	6	6	6	6	6	7
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	-	31	31	32	6	6	6	6	6	6	7
Application of operating funding											
Payments to staff and suppliers	1,702	1,615	1,502	1,479	1,501	1,372	332	238	244	251	258
Finance costs	300	-	-	-	-	-	-	-	-	-	-
Internal charges applied	-	-	-	-	-	-	-	-	-	-	-
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	2,002	1,615	1,502	1,479	1,501	1,372	332	238	244	251	258
Surplus / (deficit) of operating funding (A-B)	(2,002)	(1,584)	(1,471)	(1,447)	(1,495)	(1,366)	(326)	(232)	(238)	(245)	(251)
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	20,000	-	-	-	-	-	-	-	-	-	-
Gross sales proceeds from sale of assets	12,902	10,774	14,440	11,440	11,440	9,880	-	-	-	-	-
Total sources of capital funding (C)	32,902	10,774	14,440	11,440	11,440	9,880	-	-	-	-	-
Applications of capital funding											
Capital - growth	26,708	27,800	-	-	-	-	-	-	-	-	-
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renewals	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) of investments	4,192	(18,610)	12,969	9,993	9,945	8,514	(326)	(232)	(238)	(245)	(251)
Total applications of capital funding (D)	30,900	9,190	12,969	9,993	9,945	8,514	(326)	(232)	(238)	(245)	(251)
Surplus / (deficit) of capital funding (C-D)	2,002	1,584	1,471	1,447	1,495	1,366	326	232	238	245	251
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Internal council services

Support services

Internal support and administration functions exist to assist the Council's significant activities in the delivery of outputs and services with the exception of taxation expense. The cost of all support services (overheads) is allocated to each of the Council's significant activities on a cost basis.

Support services include:

- CEO's department
- Finance function
- Information services
- Records management
- Asset management and service delivery

The internal Council services activity also covers the Council's corporate income, including dividends, interest and property leases. Because it includes corporate income, the Internal Council Services activity generates a surplus. This surplus is used to reduce the general rate requirement so that all ratepayers benefit from this income. As a result, the general rates line in the funding impact statement represents a reduction to general rates rather than funding from general rates.

Internal council services funding impact statement

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	(7,485)	(7,270)	(7,662)	(7,919)	(8,134)	(8,299)	(8,553)	(8,789)	(9,018)	(9,308)	(9,562)
Targeted rates	591	562	562	543	504	470	402	375	401	388	366
Subsidies and grants for operating purposes	-	130	133	137	140	144	149	153	158	164	170
Fees and charges	1,816	1,742	2,489	2,554	2,590	2,641	2,739	2,798	2,849	2,975	3,035
Internal charges and overheads recovered	11,182	12,084	12,294	12,662	12,744	13,050	13,450	13,692	14,023	14,586	14,824
Other operating funding	7,529	7,996	8,681	9,061	9,416	9,678	9,886	10,057	10,000	9,983	10,231
Total operating funding (A)	13,633	15,244	16,497	17,038	17,260	17,684	18,073	18,286	18,413	18,788	19,064
Application of operating funding											
Payments to staff and suppliers	10,565	11,020	11,270	11,656	11,764	12,072	12,459	12,689	12,988	13,549	13,756
Finance costs	208	494	781	766	751	734	715	695	682	677	675
Internal charges applied	1,371	1,427	1,433	1,448	1,464	1,498	1,534	1,572	1,618	1,660	1,711
Other operating funding applications	153	144	148	151	155	160	165	170	175	182	188
Total application of operating funding (B)	12,297	13,085	13,632	14,021	14,134	14,464	14,873	15,126	15,463	16,068	16,330
Surplus / (deficit) of operating funding (A-B)	1,336	2,159	2,865	3,017	3,126	3,220	3,200	3,160	2,950	2,720	2,734
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	-	9,785	(232)	(252)	(272)	(294)	(319)	(345)	(116)	(36)	(39)
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	-	9,785	(232)	(252)	(272)	(294)	(319)	(345)	(116)	(36)	(39)
Applications of capital funding											
Capital - growth	520	715	564	578	593	611	628	648	670	693	718
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renewals	300	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	-	76	79	82	85	88	92	95	99	103	109
Increase / (decrease) of investments	516	11,153	1,990	2,105	2,176	2,227	2,161	2,072	2,065	1,888	1,868
Total applications of capital funding (D)	1,336	11,944	2,633	2,765	2,854	2,926	2,881	2,815	2,834	2,684	2,695
Surplus / (deficit) of capital funding (C-D)	(1,336)	(2,159)	(2,865)	(3,017)	(3,126)	(3,220)	(3,200)	(3,160)	(2,950)	(2,720)	(2,734)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-



Financial strategy

Introduction

The financial strategy guides the way the Council makes decisions over income, expenditure, borrowing and investments. It helps explain how it plans to balance the books and summarises the implications of these plans for ratepayers. In doing so it links the decisions the Council makes on what services to provide and how they will be paid for.

Summary

In developing its Long Term Plan (LTP) the Council has sought to preserve the Council's financial position and be fair in determining the amount current and future ratepayers, customers and developers should pay for the services they receive.

The Council is in a sound financial position after three years of extraordinary population and business growth. Recent years' financial results have been positive, borrowing is well within the Council's limit and we retain a range of investments. Although this growth is very positive for the district, and certainly results in an increase in the number of ratepayers, it does put ever increasing pressure on our water and wastewater systems, roads and community facilities. Responding to this pressure will require substantial additional expenditure. It is the funding of this expenditure that is the major financial challenge for the Council, and for ratepayers and developers, over the next 10 years.

The scale of the expenditure required, particularly the roading links to the new Christchurch Southern Motorway, the development of Rolleston Town Centre and improving access to SH1, means that the Council has had to look at all funding options for the work. It is proposing that these major projects are funded from a combination of existing cash reserves, surpluses being generated by Izone, rate increases, contributions from developers and external sources including the New Zealand Transport Agency. Without using existing cash reserves or surpluses from Izone, these major projects would require rate increases that would be unaffordable for many ratepayers. The financial strategy includes the use of the following cash reserves and anticipated surpluses:

- Cash reserves \$10 million
- Izone surpluses \$15.5 million

The cash reserves arose from the sale of the Selwyn Plantation Board assets and although the cash currently generates interest income, using the cash reserves to fund part of the capital expenditure will help reduce the amount of borrowing that needs to be repaid in the future.

The Izone surplus is a result of the success of the Izone Industrial Park development. At present there are no commitments against these surpluses and the surpluses can be used to fund projects without creating a direct impact on rates. However, once spent, the funds will not be available to fund other projects.

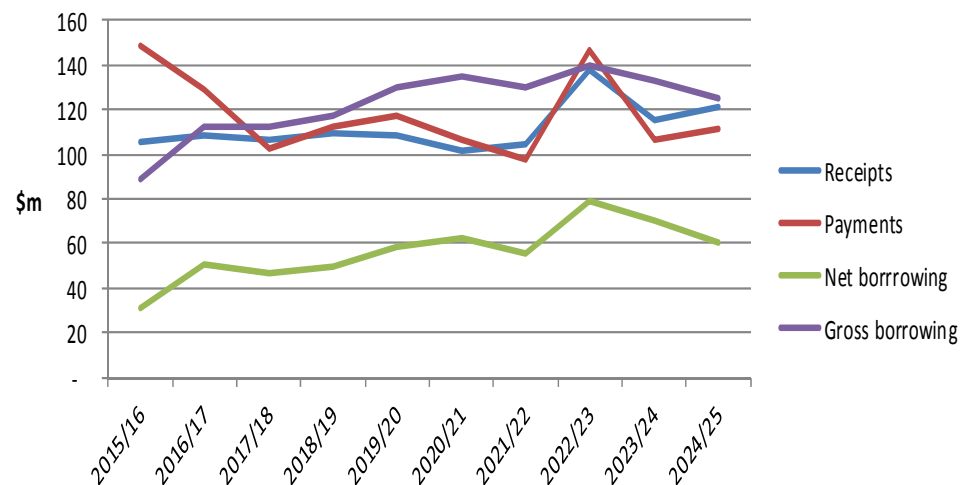
While rates will need to increase above the rate of inflation, the level of increase will be tightly managed and rates will remain reasonable. Similarly the level of borrowing will be controlled so that it will not leave an unreasonable burden for future ratepayers.

The Council is forecasting average rate rises per ratepayer of less than 5% per year over the next 10 years (this is a combination of an average annual general rate increase of 6% and average annual targeted rate increase of 3.7%). The Local Government Act (2002) requires local authorities to set a limit on rate increases. The limit set by the Council is that the average increase per ratepayer should not exceed 8% in any one year. These are average increases per ratepayer across the District and the actual increase for individual properties may exceed these amounts.

The Council forecasts that net borrowing will rise to a peak of \$80 million over the period of the LTP. This additional borrowing will be used to help fund the Council's major capital projects. The forecast debt is well within the debt limits included in this financial strategy. The Council is satisfied that the forecast level of borrowing is affordable and will not overburden future ratepayers. Much of the debt is funded by development contributions from land developers, lease income from the Council's commercial properties and targeted rates for community facilities.

The Council's financial strategy is illustrated in the chart below. It shows how forecast receipts, payments (capital and operating) and borrowing will track over the next 10 years. The chart shows that, when payments are higher than receipts, borrowing increases and when receipts exceed payments, borrowing decreases. In the early years of the LTP, borrowing increases because of a shortfall in receipts, but as receipts increase and rise above payments borrowing can be repaid. Without the increases in receipts arising from rates, the level of borrowing would continue to increase and require large rate rises and/or expenditure cuts in the future to enable the Council to meet interest costs.

The Council's forecast receipts, payments and net borrowing 2015 to 2025



The detail behind the Council's financial strategy is set out in the following sections, including:

- A summary of how the Council decides who pays for what.
- An overview of the current financial position.
- The key factors that have influenced the financial strategy.
- The implications for rates, borrowing and service levels over the next 10 years.

Who pays for what?

The Council aims to be prudent in the management of its finances and fair in determining how much ratepayers, customers and developers should pay for the services they receive. This also means being fair to future ratepayers who will inherit the impact of decisions we make today. This approach requires a fine balancing act and calls for the Council to make complex judgements. These judgements require consideration of:

- What activities are needed to achieve the Council's objectives
- Who benefits from the activity
- The period over which the benefit occurs.
- The extent to which the actions of individuals or groups require the activity to be undertaken.

The Council meets this challenge by using a tried and tested financing policy.

- Where the service is of direct benefit to a customer with little or no broader community benefit, most or all costs are recovered through user charges, for example, dog registration.
- Where the service is of direct benefit to a property, household or specific community, costs are recovered through targeted rates on those that benefit from the service, for example, water and sewerage.
- Where the service is of broad community benefit, costs are recovered through the general rate across the whole District, for example, transportation and civil defence. Projects with a broad community benefit may also be funded from Council's general reserves.

Where the service is required because of the action of individuals or groups and does not provide broader benefits, the costs are largely recovered from that group, for example the provision of additional infrastructure to meet the needs of developers. Where costs are recovered from developers for the expansion of infrastructure, there is a risk that development will not occur as expected. In such cases some costs may fall to the existing users of the infrastructure.

In some cases there is a mix of these factors. For example, building control where customers gain most of the benefit but the community as a whole also benefits, and therefore costs are recovered through a mix of user charges and the general rate.

Where the benefit is spread over a number of years, for example through the construction of an aquatic centre, the Council may borrow to fund the initial expenditure and then recover the cost from ratepayers over a number of years. This spreads the cost fairly across current and future ratepayers.

Full details of the Council's approach to funding are set out in the Revenue and Financing Policy.

Overview of the Council's financial position

Net assets

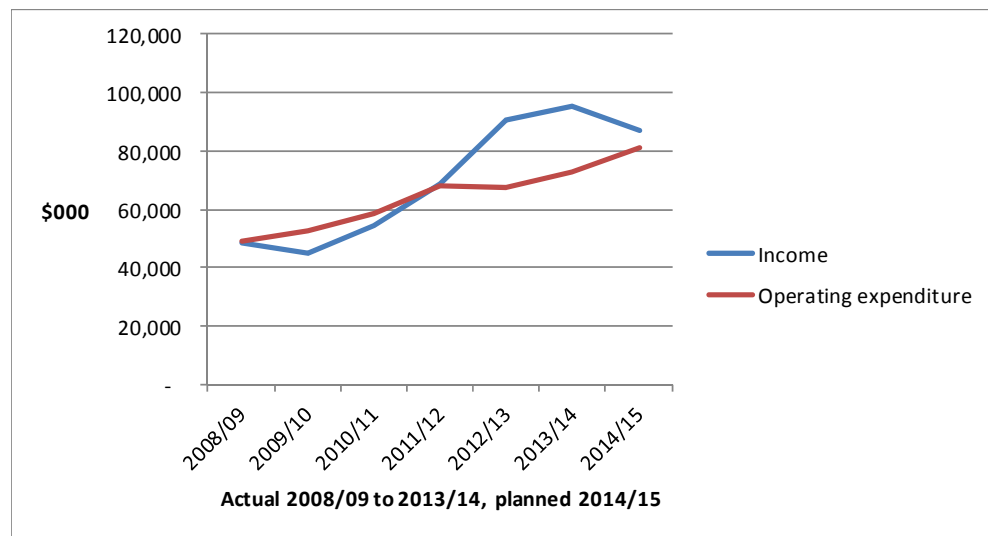
As at 30 June 2014 the Council had net assets of \$1,243 million. This is equal to \$63,000 per ratepayer. The majority of the Council's assets are the roads, water and sewerage systems that provide the District's essential infrastructure. In addition, the Council has some long term investments, including its shareholding in Orion New Zealand Limited and investment property.

Income and operating expenditure

The cost of providing services is currently over \$80 million per year. This has risen over recent years as prices, district population and the level of services provided have all increased. The Council is also incurring financing costs in relation to borrowing to pay for new facilities, new infrastructure to cater for population growth, and investment in commercial properties.

A summary of the Council's income and operating expenditure over the past 6 years plus the budget for 2014/15 is set out in the chart below. (The figures exclude vested assets income - the value of roads and water pipes etc. received from developers – because this is notional non-cash revenue that does not improve the Council's ability to fund its activities.)

Income and operating expenditure 2008/09 to 2014/15 (excluding vested assets income)



This chart demonstrates the change between the difficult economic conditions following the Global Financial Crisis in the period 2008/09 to 2010/11 where operating expenditure exceeded income and the post-earthquake growth where income has exceeded operating expenditure. The surpluses in recent years reflect the development contributions being paid by land developers towards the cost of new infrastructure. This surplus of income over operating expenditure is vital for a growing district as it helps fund the capital expenditure that is required to meet the needs of a growing community.

Capital expenditure and borrowing

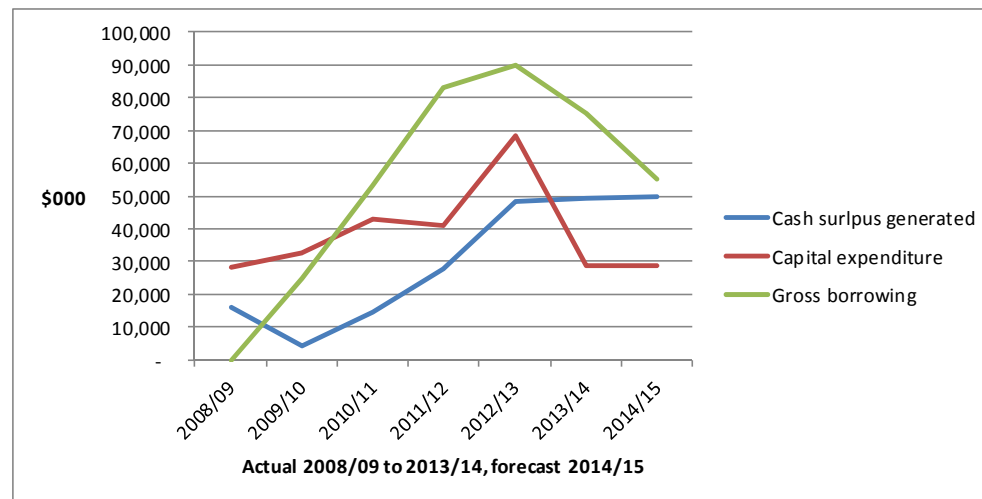
The Council has spent substantially on capital items in recent years, including:

- The new Eastern Selwyn Sewerage Scheme to provide the additional capacity that will allow the population of the District to continue to grow.
- The development of the Izone Southern Business Hub, including commercial property developments to bring jobs to the District and provide for future financial returns.
- New and improved community facilities including the Lincoln Event Centre, Leeston, Darfield and Lincoln Libraries plus the Selwyn Aquatic Centre.

To fund these investments and service development, the Council has taken on borrowing. The Council's borrowing is expected to be about \$55 million by June 2015. This is around \$2,750 per ratepayer. This borrowing will be repaid by a number of sources. The Eastern Selwyn Sewerage Scheme will be repaid by the contributions paid by developers, transportation loans will be repaid by the general rate and the new community facilities will be repaid by targeted rates.

An illustration of the relationship between the Council cash surpluses, capital expenditure and borrowing is shown in the chart below. Cash surpluses are generated partly by operating surpluses (including development contributions received to fund capital expenditure) and partly by asset sales.

The Council's cash surpluses, capital expenditure and borrowing 2008/09 to 2014/15



Note: the cash surplus excludes the proceeds from the liquidation of Selwyn Investment Holdings Limited as these receipts have been reinvested in term deposits.

The chart shows that in 5 of the previous 6 years the level of capital expenditure exceeded the cash surplus. As a result the Council has had to borrow to pay for its capital expenditure. However, because the capital expenditure is on projects that will provided benefits over a number of years the use of borrowing is consistent with the Council's approach of spreading costs fairly. In 2013/14 the cash surplus exceeded capital expenditure and a similar pattern is forecast for 2014/15. This allows the Council to reduce its level of borrowing.

Key factors that have influenced the financial strategy

The financial strategy has been prepared taking into account the Council's starting financial position as summarised above, plus the factors that we expect to influence its financial position over the next 10 years. These include:

- population growth, changing land use and infrastructure requirements
- inflation
- changes to services
- investment returns
- use of reserves and Izone surplus
- funding of renewals and depreciation.

Population growth, changing land use and infrastructure requirements

As the fastest growing district in the country, population growth is top of the list of factors that are influencing the Council's finances. It is this growth that leads to the increasing level of operating expenditure and the significant capital expenditure programme of recent years.

We have prepared population growth forecasts for the District using information from Statistics New Zealand and data on recent trends in sub-division and building activity. This has been used to forecast population levels by township over the next 30 years.

Forecasting population growth is difficult at the best of times, but particularly challenging at the present time. The impact of the earthquakes on population movements around Canterbury has been substantial and the increase in Selwyn's population has easily exceeded all previous forecasts. We expect that the population of the District will continue to grow over the coming years and as such we need to plan for that growth, but we expect the rate of growth to slow compared with the very rapid growth of the past two years.

The current population of the District is about 50,000 and the forecast is that it will be 67,000 by 2025 (the end of the period covered by the LTP).

To help the Canterbury Region to recover after the earthquakes, the Minister of Earthquake Recovery has encouraged the local authorities to work together to produce a Land Use Recovery Plan (LURP). Under this plan, large amounts of land have been rezoned to accommodate the shift in population since February 2011. Under the LURP, 810 hectares of land in Selwyn has been zoned residential; enough to accommodate 8,800 new homes.

This land use change requires new infrastructure and the Council has been working to expand the capacity of its water and wastewater schemes and its roading network to cater for new residents. This work started with the construction of the Eastern Selwyn Sewerage Scheme (ESSS) in 2012/13 and will continue with significant projects over the coming 10 years, including further expansion of the ESSS,

substantial improvements to the roading network and additional capacity in water schemes. It will also mean increased demand for community facilities and the Council is working to meet this demand through the provision of new reserves, community centres and recreation facilities.

The Council's policy is that developers should pay for new infrastructure that is required to serve the growing population. Also, funds from reserve development contributions are helping to pay for the new community facilities. In this way the whole community benefits from the growing population but is not burdened with its all of the costs. There is however some risk with this strategy. If the Council spends money providing infrastructure to allow more houses, but the population does not grow as anticipated, then the Council, and ultimately, the ratepayer is left with borrowing that still needs to be financed. This will be monitored over the coming years and action taken to try to mitigate the risk, for example by delaying future expenditure if growth slows more than expected.

The forecast cost of providing for the growing population over the next 10 years is set out in the table below.

Additional costs arising from population growth, land use change and infrastructure requirements*

The following table shows the additional growth related expenditure for each year of the Long Term Plan compared with the Annual Plan 2014/15 (the figures are cumulative)

Operating expenditure	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Community Services	121	143	194	220	208	247	249	264	245	288
Community Facilities	1,296	1,866	2,763	3,690	5,399	6,000	6,178	6,930	7,501	7,964
Water races and land drainage	-	-	-	-	-	-	-	-	-	-
Roading	2,671	2,698	2,849	4,236	5,132	6,115	6,888	8,486	10,115	10,555
Sewerage	-	-	534	624	776	987	1,002	1,249	1,279	1,388
Stormwater	77	174	144	149	146	178	193	187	246	265
Water supply	1,166	585	1,063	1,354	1,547	2,005	2,086	2,191	2,402	2,502
Waste management	661	1,217	1,673	2,015	2,405	2,753	3,252	3,897	4,655	5,558
Total	5,993	6,682	9,219	12,288	15,614	18,284	19,848	23,204	26,442	28,520

The following table shows the amount of growth related capital expenditure in each year of the Long Term Plan (the figures are not cumulative)

Capital expenditure	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Community Services	205	210	215	308	261	269	277	286	296	307
Community Facilities	4,990	14,343	13,623	10,110	7,060	3,334	1,646	520	1,565	2,337
Water races and land drainage	-	-	-	-	-	-	-	-	-	-
Roading	2,207	3,512	1,658	9,237	8,578	9,188	5,576	41,171	1,796	2,764
Sewerage	6,116	17,989	919	718	314	-	-	-	5,337	-
Stormwater	300	-	-	-	-	-	-	-	-	-
Water supply	820	10,653	1,135	2,727	-	1,357	-	2,593	-	1,665
Waste management	517	718	6	540	11	19	94	609	-	784
Total	15,154	47,425	17,556	23,639	16,224	14,167	7,593	45,178	8,994	7,857

* Note: these additional costs relating to population growth will also result in improved services to the existing population, for example through roading improvements and new or expanded community facilities.

The additional maintenance expenditure arising from growth will be met by the new ratepayers as they increase the rating base. This means that existing ratepayers will not need to meet these costs. The financing costs that relate to roading will be met by all ratepayers through the general rate, with the increasing rating base helping reduce the impact on existing ratepayers. The financing costs associated with the sewerage, stormwater and water supply services will be met through development contributions, provided that the anticipated growth happens. If growth is slower than anticipated the Council will seek to minimise the impact but it is still possible that existing ratepayers will need to fund some of these costs. The Council's policy is to fund the renewal of its infrastructure rather than the depreciation expense so the additional depreciation cost will not fall on ratepayers. (Depreciation and renewal funding are covered in more detail later).

The capital expenditure relating to growth is to provide additional capacity in the Council's road, footpath, water, wastewater and stormwater networks, as well as providing additional community facilities. The roading capital expenditure relating to growth will be funded by a combination of general rates and development contributions. The water, waste water and stormwater capital expenditure relating to growth will be funded by development contributions. The community facilities expenditure will be funded by targeted rates user charges and reserve development contributions.

Inflation

Everyone faces the impact of inflation and the Council is no exception. Although the headline consumer price index (CPI) is relatively low at the start of the LTP period, costs faced by local authorities do tend to increase faster than the rate of the CPI. This inevitably means the cost of providing services will increase over the next 10 years and these increases will affect the level of rates. Overall, we estimate that inflation will increase the costs by around one third over the next 10 years. Although some activities are more affected than others, particularly those that are more dependent on energy and oil, the impact of inflation is across the board and most of the Council's rates and charges will increase as a result of inflation.

Changes to services

Over the past few years the Council has put in place a number of improvements to the level of services it provides. This includes the new community facilities and a greater emphasis on community development. The impact of these changes has already largely been reflected in the Council's cost structure and ratepayers' bills. Over the next 10 years the Council is planning the following improvements in the levels of service.

- Roading improvements to improve the efficiency and safety of key arterial routes.
- New walking and cycling links between townships.
- New community facilities in Dunsandel, Prebbleton and West Melton
- Improvements to sporting facilities in a number of townships.
- A new library in Rolleston.

The improvements are largely related to population growth and will be funded by a mix of targeted or general rates and development contributions.

The level of general rate funding required for the land transport activity increases over the life of the Long Term Plan. This increase is due to the:

- increasing cost of road maintenance
- the amount of renewals required (for example, resurfacing)
- the need for improvements to increase capacity and improve safety
- the implementation of projects to promote walking and cycling.
- major projects to improve access across the district including links to the Christchurch Southern Motorways and access to State Highway 1.

Investment revenue

The Council has three main types of investments: its property portfolio, its shareholdings in Orion New Zealand Limited and Sicon Ferguson Limited and its cash and bonds. The property portfolio includes the development land at the Izone Southern Business Hub and a commercial property. The main objective for the investment in the Izone Southern Business Hub is to bring employment opportunities into the District. Financial returns from Izone Southern Business Hub are a secondary objective. Sales revenues will be used to reinvest in Izone Southern Business Hub development and will ultimately provide a capital surplus to the Council that is currently estimated to be \$40 million.

Similarly, the commercial property investment has helped bring jobs to the District. The financial target for commercial properties is a return of at least 7%. Revenue from the commercial property is used to support the general rate because it was funded with cash that previously generated interest revenue.

The objective for holding the investment in Orion New Zealand Limited and Sicon Ferguson Limited is to secure a financial return to the Council and ratepayers. These are long term investments that provide both annual dividend revenue and regular capital growth that protects the underlying value of the investment. As such they generally provide a better long term return than from cash investments.

The objective of holding bonds is to hold a low risk investment that provides an annual return and that can be readily converted to cash if required. They can provide balance to the investment portfolio as the investments in shareholdings and property cannot easily be converted to cash.

The Council has set the following target returns for its investments.

	Target return	Use of investment returns
Izone Southern Business Hub	Positive cash return over the life of the development.	Will be used for the future benefit of the District.
Commercial property	7.0%	Will be used to support the general rate requirement.
Shareholdings	5%*	Will be used to support the general rate requirement.
Cash and Bonds	4.5%	Will be used to support the general rate requirement.

* This is based on the fair value of the Council's shareholding.

Use of cash reserves and Izone surpluses

Council is proposing to:

- use \$10 million of cash reserves to part fund major roading projects.
- allocate \$15.5 million of the Izone surplus to part fund major roading projects (\$10 million) and the new Rolleston Library (\$5.5 million).

Renewals and depreciation

Depreciation is a measure of the consumption of the value of an asset – the annual depreciation charge represents the amount of the asset that is worn out each year. For example, if a road surface lasts 10 years, the current ratepayers are assumed to use up one tenth of the value of the road each year and this amount forms part of the Council's operating expenses for the year. This is a non-cash expense as it is just a 'book entry' and does not involve any payments.

Renewal costs are the actual cost of replacing the asset when it is worn out. It is the actual cash payment required to replace the old asset. Over time the depreciation charge for the Council's infrastructure assets (roads, water and waste water systems) should be similar to the renewals expenditure. But in any one year they can be very different – depreciation is a regular annual operating expense and the corresponding renewal is an irregular capital cost.

Historically, Council's policy was to fund initial installation costs and renewal costs as they were required. For example new water systems may have been paid for by lump sum contributions by ratepayers at the time it was constructed and future years renewal costs were paid for when items such as pumps needed replacing. This approach meant that ratepayers did not need to start funding the replacement of new items straight away after they were installed. But it also means that the cost

of renewals falls inconsistently across ratepayers over time and that current ratepayers are not paying for the proportion of the asset they are using up each year.

In 2009 the Council developed a new approach for water and waste water based on funding average renewals. The approach is to calculate the average cost of renewal work that will be required over the next 20 years and include this in the calculation of the amount of rates required to be collected each year. The aim of this approach is to spread the cost of the renewal over the ratepayers that are using up the asset towards the end of its useful life. As the Council's schemes are relatively young in terms of asset life this cost is generally lower than would be charged if the depreciation expense was included in the rate calculation. However, if no provision is made to collect funds for future replacement current ratepayers are effectively using up assets whose replacement will need to be paid for by future ratepayers. The 20 year average approach strikes a balance between the pure depreciation approach that can mean some ratepayers pay for an asset twice and the pure renewals approach that can mean some ratepayers never pay for the assets they consume.

The approach to renewals for land transport was not changed; the approach remains that renewals will be funded as they fall due. This approach was considered appropriate for land transport for two reasons. First, it reflects the way that the Council receives funding for road renewals from the New Zealand Transport Agency and second, the cost of renewals for land transport is less variable than individual water or waste water scheme as it covers the whole District, with a mix of road ages and condition. This means that all ratepayers contribute to land transport renewal costs every year.

The Council has considered again the approach to funding renewals and has confirmed that the approach adopted in 2009 (to fund average 20 year renewals for water and waste water and annual renewal funding for land transport) should continue for the 2015/25 LTP.

The implications for rates, borrowing and service levels over the next 10 years

Revenue, expenditure and net assets

The forecast level of revenue, expenditure, annual surplus and net assets for the period of the LTP is set out below

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue											
Rates	35,691	41,737	45,968	49,733	53,244	56,886	60,144	63,559	67,256	71,221	75,385
Development contributions	17,138	13,752	12,429	12,308	6,179	6,344	6,291	6,550	8,608	6,846	6,835
Subsidies and grants	4,819	6,312	7,388	6,280	9,778	8,842	9,590	7,589	20,230	8,271	8,680
Vested assets	10,455	23,100	22,149	19,099	10,568	13,899	10,178	7,834	9,631	10,032	8,963
Other revenue	29,449	31,373	33,974	32,419	35,092	32,177	25,535	26,424	27,344	28,352	29,716
Total revenue	97,552	116,274	121,908	119,839	114,861	118,148	111,738	111,956	133,069	124,722	129,579
Operating expenditure	80,847	88,289	89,090	92,787	96,150	100,250	103,088	105,866	110,511	115,367	119,019
Surplus/(deficit)	16,705	27,985	32,818	27,052	18,711	17,898	8,650	6,090	22,558	9,355	10,560
Net assets	1,345,989	1,325,894	1,370,145	1,399,606	1,430,432	1,461,642	1,472,879	1,494,250	1,538,285	1,550,418	1,579,130

The table shows that the Council will achieve a surplus in each of the ten years covered by the LTP. The Council has a statutory responsibility to set its operating revenues at a level sufficient to meet that year's projected operating expenses, unless it resolves that it is prudent not to do so. The Council's strategy is to maintain surpluses over the period of the LTP to help fund the increase in infrastructure capacity and additional community facilities required by the population increase. This approach will limit the increase in borrowing so that future ratepayers are not left with a large amount of borrowing built up by current ratepayers. The Council is satisfied that this is an appropriate approach.

The Council's income includes rates, fees and charges, development contributions, New Zealand Transport Agency Subsidies and vested assets (non-cash revenue that represents the value of infrastructure and reserve assets transferred to the Council by land developers that cannot be used to fund the Council's activities). The implications of the Council's financial strategy for rates is dealt with in detail below. In general, most fees and charges income will rise as prices are increased due to increasing costs and as the level of activity increases due to population growth.

The revenue from development contributions is very important as it is used to repay the cost of capital expenditure that was undertaken to provide additional capacity. The level of development contributions is linked directly to the rate of population growth. If growth is faster than forecast income will go up and help reduce the Council's level of borrowing. If growth is slower then there will be less income and the Council will incur higher interest costs. If this happens it is possible existing ratepayers may need to help fund these costs. We have set the development contribution charges assuming long term population growth. If this long term growth does not eventuate then ratepayers may need to fund some of the interest costs associated with growth related projects.

New Zealand Transport Agency subsidy helps fund the cost of maintaining, renewing and improving the Council's roads and footpaths. The level of subsidy on approved expenditure is 51%.

The Council's total operating expenditure will increase by around 50% over the next 10 years. The main reasons for this are the impact of inflation and population growth on the Council's costs.

Annual surpluses and periodic asset revaluations will increase the Council's net assets over the next 10 years. By 2025 we forecast that net assets will be more than \$75,000 per ratepayer. These assets are made up of the essential road, water and waste water assets plus investments held on behalf of ratepayers.

Rates

General rate

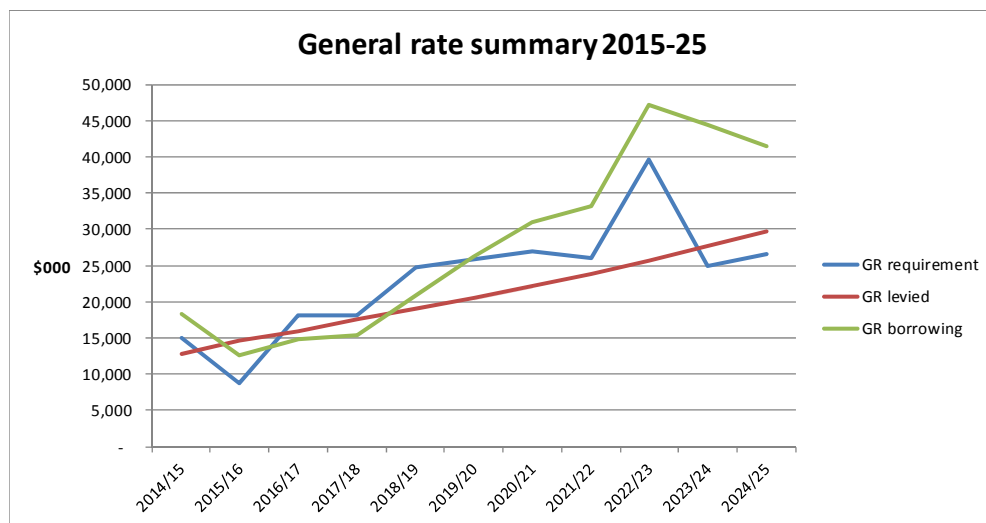
The general rate accounts for around 40% of the total rates revenue (the other 60% is from targeted rates). The activities funded by the general rate include:

- land transport
- environmental services
- democracy
- cemeteries, public toilets, civil defence, community development
- a contribution towards community centres/halls, reserves and swimming pools.

The amount individual ratepayers pay is based on the capital value of their property plus a uniform annual general charge. The level of the general rate is influenced by many factors including the level of investment revenue and the level of capital expenditure on land transport. The Council has sought to minimise increases in the level of the general rate and has used borrowing to fund some general rate capital expenditure that brings benefits over a number of years. The Council has used borrowing so that future ratepayers share some of the costs incurred over recent years. This is an appropriate approach during a period when substantial expenditure is required on projects aimed at bringing future benefits. But the level of borrowing needs to be sustainable in the longer term because it builds up interest costs that add to the amount that needs to be funded by rates, and builds up borrowing that will need to be repaid. The Council's approach is to increase the general rate and use general rate funded borrowing in a way that balances the needs of current and future ratepayers, and limits borrowing to a financially sustainable level.

The chart below illustrates how general rate expenditure will be met by borrowing over the next 10 years. Net expenditure on general rate funded budgets exceeds the proposed general rate that will be charged over the life of the plan and as a result the general rate funded borrowing will rise. However, a combination of growth in the rating base plus annual general rate increases of 6% means that the level of borrowing will be kept at a level that reflects the level of investment in infrastructure designed to meet the needs of the future population. This approach means that the level of borrowing left to future ratepayers will be a fair proportion of the costs incurred over the next 10 years and will be at a level that will be affordable to ratepayers at that time (interest will represent less than 10% of the total general rate requirement). Without the planned general rate increases over the course of the plan, the level of borrowing would increase so that future rate payers will be faced with a large financial burden and the prospect of very large rate increases. Alternatively major projects would need to be deferred or cancelled.

Funding the general rate requirement



Targeted rates

Targeted rates account for about 60% of total rates revenue and are in place to fund specific activities including.

- water, sewerage, water races, land drainage, stormwater
- recreation reserves, community centres, libraries, swimming pools
- Canterbury Museum
- refuse
- Community Boards
- a contribution to transportation costs.

A self-contained account is maintained for each targeted rate that, over time, must be kept in balance. In any one year the account may be in surplus or deficit, but the level of the rate is set to achieve a balance over the medium term (five to 10 years). Where the activity requires substantial capital expenditure this may be met by one-off lump sums or a loan that is repaid over a period of time, typically 20 years.

The Long Term Plan includes a change to the way the Council is rating for urban water, sewerage, reserves and community centres and halls. Previously each scheme or area had its own individual rate based on the costs of providing the service in that area. Under the new system the rates will be set as district wide rates and set at the same \$ amount across the district. All rate payers will pay the reserves

and community centres and halls rates, whereas only those that are connected to a Council supply or system (or have the ability to connect) will pay for urban water and sewerage.

District-wide targeted rates, including the ones referred to above plus libraries, swimming pools and refuse are based on the rate required to keep the targeted rate account in balance over the medium term based on the Activity Management Plans prepared for the activity. These plans take into account the district-wide consultation on levels of service.

Rates levels and limits

The 10 year forecast for rates income, average rates per ratepayer and average annual percentage increase is set out in the table below.

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
General rate & UAGC	12,835	14,543	15,985	17,510	19,097	20,566	22,146	23,839	25,657	27,607	29,700
Targeted rates	23,384	26,894	29,675	31,907	33,822	35,988	37,653	39,367	41,234	43,236	45,293
Total rates (excluding penalties)	36,219	41,437	45,660	49,417	52,919	56,554	59,799	63,206	66,891	70,843	74,993
Average per ratepayer (excl GST)	1,861	1,979	2,084	2,169	2,245	2,354	2,442	2,535	2,634	2,741	2,852
Average per ratepayer (incl GST)	2,140	2,276	2,397	2,494	2,582	2,707	2,808	2,915	3,029	3,152	3,280
Average increase per ratepayer	7.8%	6.4%	5.3%	4.0%	3.5%	4.8%	3.7%	3.8%	3.9%	4.1%	4.1%
Number of ratepayers	19,458	20,939	21,911	22,779	23,575	24,025	24,483	24,933	25,391	25,841	26,299

The average annual rates increase per ratepayer over the 10 years is 4.5%. The increase in total rates revenue over the period is higher, but this is due to the expected increase in the District's population.

The Council will endeavour to control the level of rate rises over the 10 year period and has set the following limits.

- Total rates revenue will not exceed more than an average of \$3,500 (including GST) per ratepayer.
- The average percentage increase per ratepayer across the District will not exceed 8% in any one year.

The average rate per ratepayer is defined as the total rates revenue divided by the number of uniform annual general charges levied.

The Council can exceed these limits if it resolves to do so. This is only likely to happen if there is a specific reason. For example, the one-off earthquake rate introduced in 2011/12 to fund costs arising from the September 2010 earthquake.

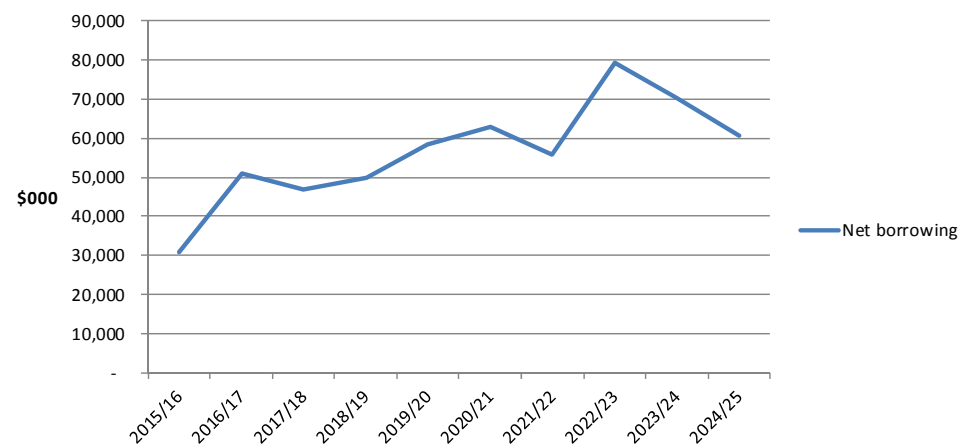
These limits cover both general rates and targeted rates combined.

Borrowing

As has been signalled above, the rate of population growth will require considerable capital expenditure on increased infrastructure capacity. This involves a number of large projects including improving access to State Highway 1, connections to the Christchurch Southern Motorway, additional

water and waste water capacity in Eastern Selwyn as well as number of new community facilities. The level of capital expenditure will mean that the Council needs to borrow to pay for these costs as they are incurred. Borrowing to pay for this expenditure is appropriate as the projects represent an investment in the future of the Selwyn district and will be used and enjoyed by both current and future residents. The use of borrowing means that the cost of this investment is met over time by those that benefit. Interest costs and principal repayments will be met by a mix of the general rate, targeted rates, development contributions, land sales and lease revenue.

The Council's forecast level of net borrowing for the 10 years of the LTP is shown in the table below.



The table shows that borrowing will increase in the early years of the plan as the Council continues to spend on key capital projects. The level of borrowing will reduce towards the middle of the 10 year plan as the increases in revenue allow.

The Council has set the following limits on its total borrowing:

Ratio	Limit	Forecast maximum level during period 2015-25
Net borrowing as a percentage of equity	12%	6%
Net borrowing as a percentage of income	250%	70%
Net interest as a percentage of income	20%	5%
Net interest as a percentage of rates income	30%	8%

Total Revenue is defined as cash earnings from rates, government grants and subsidies, user charges, interest, dividends, financial and other revenue and excludes non-government capital contributions (e.g. developer contributions and vested assets).

Net debt is defined as total debt less liquid financial assets and investments.

Liquidity is defined as external term debt plus committed bank facilities plus liquid investments divided by current external debt.

Net Interest is defined as the amount equal to all interest and financing costs less interest income for the relevant period.

Annual Rates Income is defined as the amount equal to the total revenue from any funding mechanism authorised by the Local Government (Rating) Act 2002 together with any revenue received from other local authorities for services provided (and for which the other local authorities rate).

Financial ratios are measured on Council only not consolidated group.

Additionally, the Council will take account of the Local Government (Financial Reporting and Prudence) Regulations 2014 that set a 'debt servicing benchmark' that borrowing costs are less than 15% of revenue for a high growth local authority, or 10% of revenue for other local authorities (revenue is defined as above.)

The Council provides security on its borrowing through a Debenture Trust Deed. This provides lenders with a charge over the Council's rates income and means that if the Council defaulted on a loan, the lender would have the ability to set a rate and recover the sums owed. In practice, it is the

ability of local authorities to set rates that makes it very unlikely that a local authority will default on its obligations.

In previous years, when the Council has substantial cash balances, it provided 'internal loans' for specific projects. An internal loan involves book keeping entries that charge a specific account a notional amount for interest and principal. This approach has been used for new sewerage and water supplies as well as some local community facilities, and the notional financing charges are included in the calculation of targeted rates for those schemes or facilities. Now that the Council is in position where it is borrowing to fund its capital expenditure it has less scope to utilise internal borrowing and in the future such projects are likely to be funded from external debt, although some smaller projects may still be funded through internal loan.

Levels of service

The Council has set its financial strategy so that it is able to fund its planned levels of service over the next 10 years. In the main the range and quality of services will be broadly similar to current provision. But additional capacity will be provided to meet the needs of the growing population, including reserves, waste water capacity, and community development activities.

The Council is not planning any major new services and the emphasis over the next few years will be on meeting the additional service capacity required by the growing population. However, this new capacity will in some cases also improve the services available to the existing population, either through newer facilities or through a greater range of options being available. In summary, the financial strategy is to collect sufficient funds from a mix of ratepayers, service users and developers to meet the cost of providing its planned level of service, as well as to provide adequate funds to maintain, renew and expand our infrastructure to meet the community's needs now and in the future.

Conclusion

The Council has designed its financial policies to be prudent and fair to current and future ratepayers. Current ratepayers pay for the services they enjoy, including a contribution to the cost of replacing the infrastructure they use. The cost of expanding our infrastructure to allow for new residents is partly paid for by developers. All ratepayers, current and future, pay for the costs involved in improving the quality of services. This approach will maintain the Council's solid financial position over the next 10 years and provide a sound base for maintaining the well-being of future generations.

Financial prudence benchmarks and indicators

What is the purpose of this statement?

The purpose of this statement is to disclose the Council's financial performance in relation to various benchmarks to enable the assessment of whether the council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

The Council is required to include this statement in its long term plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

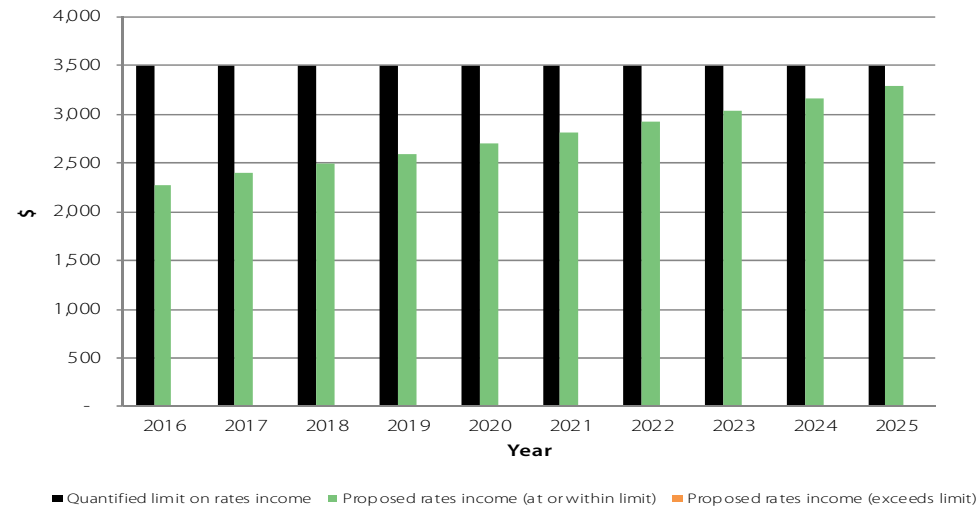
Rates affordability benchmark

The council meets the rates affordability benchmark if –

- Its actual rates income equals or is less than each quantified limit on rates; and
- Its actual rates increases equal or are less than each quantified limit on rates increases.

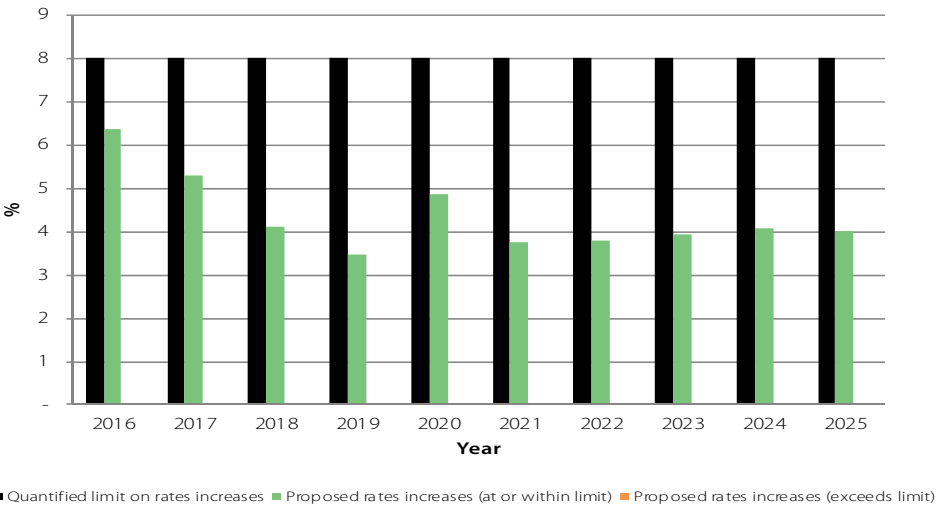
Rates (income) affordability

The following graph compares the Council's actual rates income with a quantified limit on rates contained in the financial strategy included in the Council's long-term plan. The quantified limit is actual rates income (excluding GST) will not exceed \$3,500 per ratepayer.



Rates (increases) affordability

The following graph compares the Council's actual rates increases with a quantified limit on rates increases included in the financial strategy included in the Council's long-term plan. The quantified limit is 8% per annum.

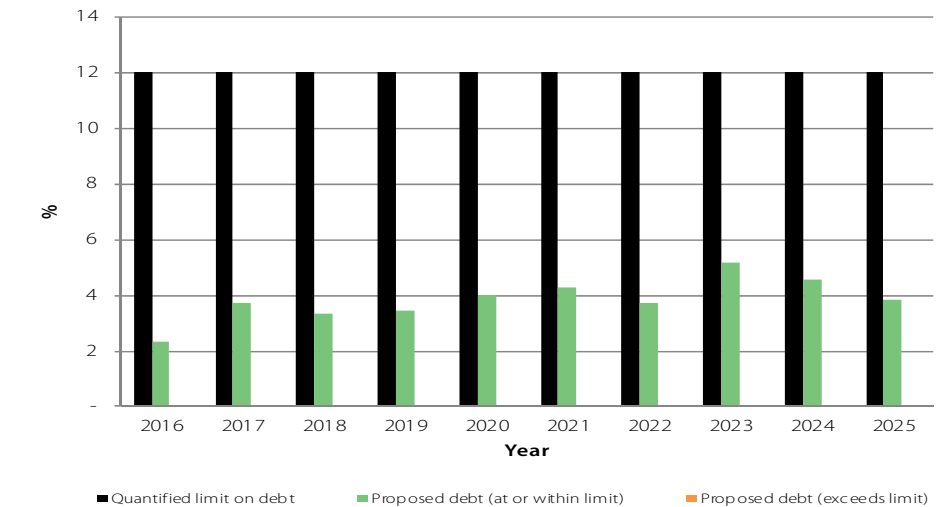


Debt affordability benchmark

The Council meets the debt affordability benchmark if its actual borrowing is within each quantified limit on borrowing.

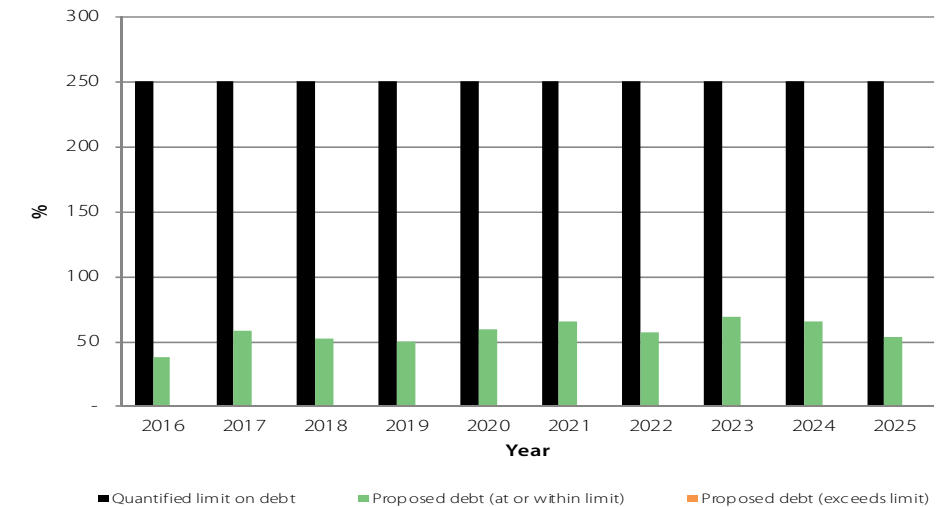
Net borrowing as percentage of equity

The following graph compares the Council's actual borrowing with a quantified limit on borrowing stated in the financial strategy included in the Council's long-term plan. The quantified limit is net borrowing as a percentage of equity will be less than 12%.



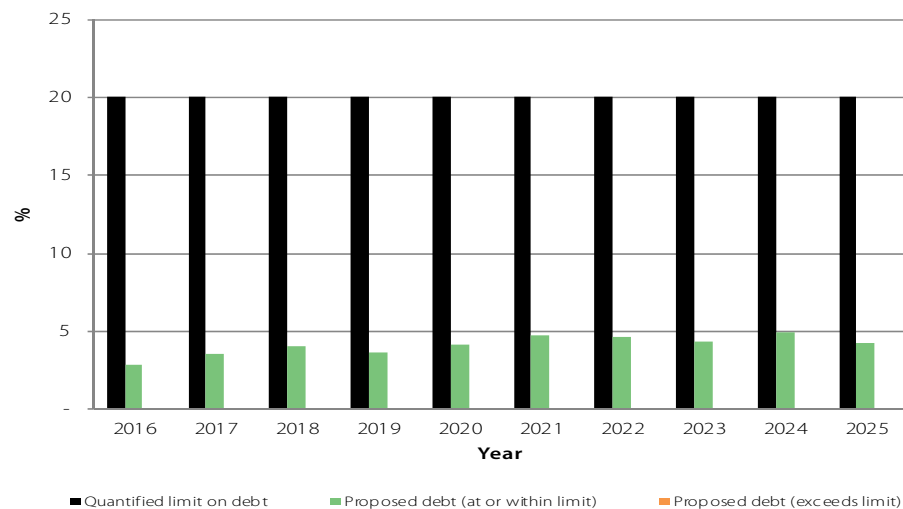
Net borrowing as percentage of income

The following graph compares the Council's actual borrowing with a quantified limit on borrowing stated in the financial strategy included in the Council's long-term plan. The quantified limit is net borrowings as a percentage of income will be less than 250%.



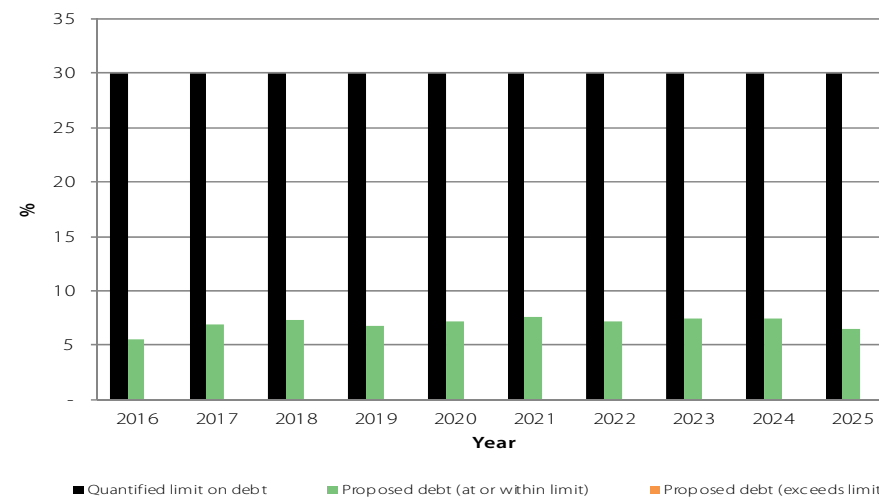
Net interest as percentage of income

The following graph compares the Council's actual borrowing with a quantified limit on borrowing stated in the financial strategy included in the council's long-term plan. The quantified limit is net interest as a percentage of income will be less than 20%.



Net interest as percentage of rates income

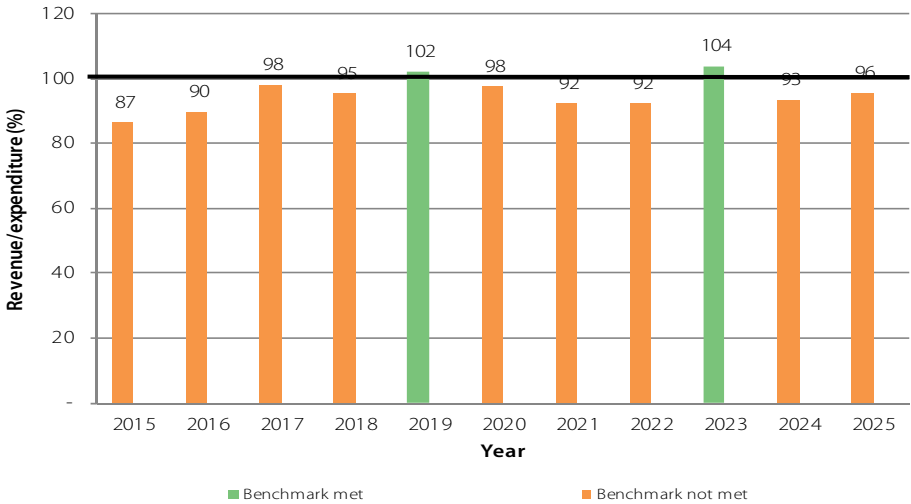
The following graph compares the Council's actual borrowing with a quantified limit on borrowing stated in the financial strategy included in the Council's long-term plan. The quantified limit is net interest as a percentage of rates income will be less than 30%.



Balanced budget benchmark

The following graph displays the Council’s revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant or equipment) as a proportion of operating expenses (excluding losses on derivative financial instruments and revaluation of property, plant or equipment).

The council meets this benchmark if its revenue equals or is greater than its operating expenses.

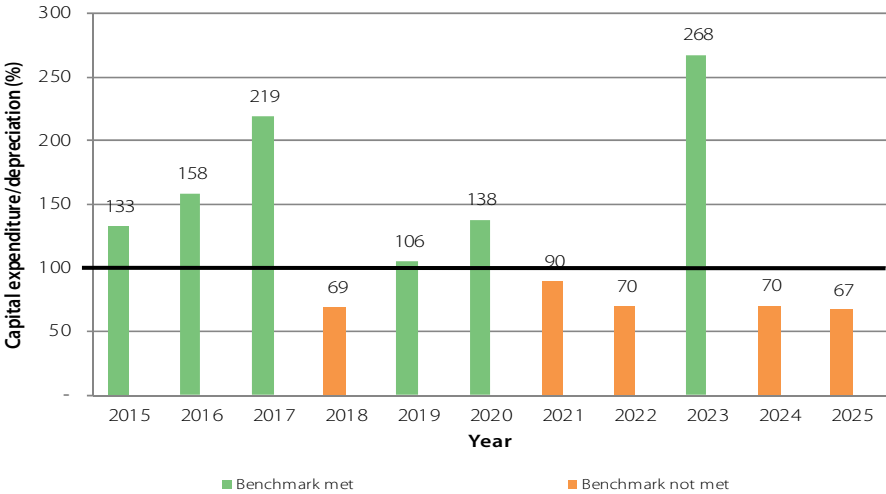


The Council will not meet the balanced budget benchmark due to the Council’s decision to not fully fund depreciation (the Council generally funds renewals rather than depreciation).

Essential services benchmark

The following graph displays the Council’s capital expenditure on network services as a proportion of depreciation on network services.

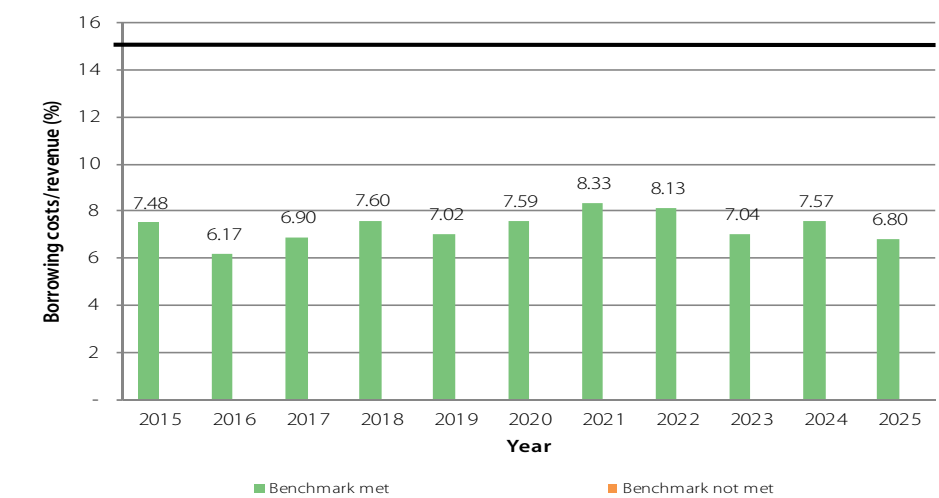
The Council meets this benchmark if its capital expenditure on network services equals or is greater than depreciation on network services.



The Council will not meet the essential services benchmark in every year of the long term plan due to the timing of major capital projects. Overall, capital expenditure will exceed depreciation over the full 10 year period.

Debt servicing benchmark

The following graph displays the Council's borrowing costs as a proportion of revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluation of property, plant, or equipment). Because Statistics New Zealand projects the Council's population will grow faster than the national population growth rate, it means the debt servicing benchmark if its borrowing costs equal or are less than 15% of its revenue.



Rating base information

The projected numbers of rating units within the district are as follows:

Year	Rating units
2015/16	23,217
2016/17	24,189
2017/18	25,057
2018/19	25,853
2019/20	26,303
2020/21	26,761
2021/22	27,211
2022/23	27,669
2023/24	28,119
2024/25	28,577

Prospective financial statements

Introduction

The financial statements in this section outline the Council's prospective financial information for the 10 years from 1 July 2015 to 30 June 2025.

Statement of responsibility and authorisation for issue

The Council is responsible for the preparation of the prospective financial statements, including the appropriateness of the underlying assumptions and other disclosures. The prospective financial statements for the period ending 30 June 2025 were authorised for issue by the Council on 24 June 2015.

Purpose of preparation

The purpose of the prospective financial information is to inform the community about the Council's financial plans and may not be appropriate for other purposes.

Cautionary note

The prospective financial statements are based on assumptions and actual results are likely to vary from the information presented and the variations may be material.

The prospective statement of financial position is based on an updated projection of the opening statement of financial position as at 1 July 2015 and is not based on the annual plan 2015. There is therefore a difference between the closing equity and cash balances shown for the 2015 annual plan and the opening equity and cash balances in the Long Term Plan forecast. The differences arise because the Long Term Plan opening balances reflect the Council's actual results for 2014 and updated information in relation to the 2015 forecasts.

Significant assumptions

The Council has made assumptions in preparing the prospective financial statements and these are set out after the accounting policies.

Prospective statement of comprehensive revenue and expense

a forecast for the 10 years ending 30 June 2025

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Revenue											
Rates	35,691	41,737	45,968	49,733	53,244	56,886	60,144	63,559	67,256	71,221	75,385
Development contributions	17,138	13,752	12,429	12,308	6,179	6,344	6,291	6,550	8,608	6,846	6,835
Subsidies and grants	4,819	6,312	7,388	6,280	9,778	8,842	9,590	7,589	20,230	8,271	8,680
Other revenue	39,904	54,473	56,123	51,518	45,660	46,076	35,713	34,258	36,975	38,384	38,679
Total revenue	97,552	116,274	121,908	119,839	114,861	118,148	111,738	111,956	133,069	124,722	129,579
Expenditure											
Employee benefit expenses	15,493	16,974	17,568	17,934	18,325	19,022	19,549	19,999	20,479	21,012	21,553
Depreciation and amortisation (Note 1)	22,763	22,516	24,110	25,609	26,372	27,452	28,421	28,913	30,056	31,385	31,879
Finance costs	5,234	4,898	6,022	6,721	6,889	7,431	7,939	7,931	8,085	8,164	7,738
Other expenses	37,357	43,901	41,390	42,523	44,564	46,345	47,179	49,023	51,891	54,806	57,849
Total operating expense	80,847	88,289	89,090	92,787	96,150	100,250	103,088	105,866	110,511	115,367	119,019
Surplus / (deficit)	16,705	27,985	32,818	27,052	18,711	17,898	8,650	6,090	22,558	9,355	10,560
Other comprehensive revenue and expense											
Gain on property revaluations	-	5,652	9,080	-	9,648	10,786	-	12,633	18,763	-	15,309
Financial assets at fair value	2,087	2,298	2,353	2,409	2,467	2,526	2,587	2,649	2,713	2,778	2,844
Total other comprehensive revenue and expense	2,087	7,950	11,433	2,409	12,115	13,312	2,587	15,282	21,476	2,778	18,153
Total comprehensive revenue and expense	18,792	35,935	44,251	29,461	30,826	31,210	11,237	21,372	44,034	12,133	28,713

Prospective statement of changes in net assets and equity

a forecast for the 10 years ending 30 June 2025

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 July	1,327,197	1,289,959	1,325,894	1,370,145	1,399,606	1,430,432	1,461,642	1,472,879	1,494,250	1,538,285	1,550,418
Comprehensive revenue and expense											
Net surplus / (deficit) for the year	16,705	27,985	32,818	27,052	18,711	17,898	8,650	6,090	22,558	9,355	10,560
Other comprehensive revenue and expense	2,087	7,950	11,433	2,409	12,115	13,312	2,587	15,282	21,476	2,778	18,153
Total comprehensive revenue and expense	18,792	35,935	44,251	29,461	30,826	31,210	11,237	21,372	44,034	12,133	28,713
Balance at 30 June	1,345,989	1,325,894	1,370,145	1,399,606	1,430,432	1,461,642	1,472,879	1,494,250	1,538,285	1,550,418	1,579,130

Prospective statement of financial position

a forecast for the 10 years ending 30 June 2025

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Current assets											
Cash and cash equivalents	3,755	4,157	2,786	2,761	2,232	2,286	1,088	394	706	1,596	929
Receivables from exchange transactions	11,511	13,060	13,060	13,060	13,060	13,060	13,060	13,060	13,060	13,060	13,060
Other financial assets	11,165	805	805	805	805	805	805	805	805	805	805
Property held for sale	13,280	15,163	10,524	6,849	3,174	-	-	-	-	-	-
Total current assets	39,711	33,185	27,175	23,475	19,271	16,151	14,953	14,259	14,571	15,461	14,794
Non current assets											
Receivables from exchange transactions	148	227	227	227	227	227	227	227	227	227	227
Other financial assets	39,313	54,100	58,100	62,600	65,600	69,600	70,600	73,600	59,600	60,600	63,600
Investments in council controlled organisations	89,065	98,032	100,385	102,794	105,261	107,787	110,374	113,023	115,736	118,514	121,358
Investment property	21,651	21,145	21,445	22,045	22,645	23,245	23,845	24,445	25,045	25,645	26,245
Forestry	548	293	293	293	293	293	293	293	293	293	293
Development property	-	-	-	-	-	-	-	-	-	-	-
Intangible assets	325	391	391	391	391	391	391	391	391	391	391
Property, plant and equipment - operational	232,267	253,282	272,306	291,061	317,226	332,185	339,853	350,710	350,214	350,196	365,058
Property, plant and equipment - infrastructural	1,044,627	970,916	1,018,453	1,025,680	1,033,771	1,058,765	1,063,524	1,064,050	1,128,517	1,128,476	1,129,269
Total non - current assets	1,427,944	1,398,386	1,471,600	1,505,091	1,545,414	1,592,493	1,609,107	1,626,739	1,680,023	1,684,342	1,706,441
TOTAL ASSETS	1,467,655	1,431,571	1,498,775	1,528,566	1,564,685	1,608,644	1,624,060	1,640,998	1,694,594	1,699,803	1,721,235
Current liabilities											
Payables under exchange transactions	17,250	15,399	15,399	15,399	15,399	15,399	15,399	15,399	15,399	15,399	15,399
Borrowings	14,969	232	3,752	772	544	569	6,595	4,366	6,922	7,279	3,653
Total current liabilities	32,219	15,631	19,151	16,171	15,943	15,968	21,994	19,765	22,321	22,678	19,052
Non current liabilities											
Provisions	386	391	391	391	391	391	391	391	391	391	391
Other financial liabilities	2,272	992	992	992	992	992	992	992	992	992	992
Borrowings	86,789	88,663	108,095	111,406	116,927	129,650	127,804	125,600	132,607	125,328	121,675
Total non - current liabilities	89,447	90,046	109,478	112,789	118,310	131,033	129,187	126,983	133,990	126,711	123,058
Equity											
General reserves	639,337	742,509	783,711	809,379	827,327	856,757	864,397	867,180	892,496	899,131	907,262
Special funds (Note 2)	49,080	47,984	39,600	40,984	41,747	30,215	31,225	34,531	31,774	34,494	36,922
Fair value through other comprehensive revenue	62,542	46,408	48,761	51,170	53,637	56,163	58,750	61,399	64,112	66,890	69,734
Asset revaluation reserve	595,030	488,993	498,073	498,073	507,721	518,507	518,507	531,140	549,903	549,903	565,212
Total equity	1,345,989	1,325,894	1,370,145	1,399,606	1,430,432	1,461,642	1,472,879	1,494,250	1,538,285	1,550,418	1,579,130
TOTAL LIABILITIES AND EQUITY	1,467,655	1,431,571	1,498,775	1,528,566	1,564,685	1,608,644	1,624,060	1,640,998	1,694,594	1,699,803	1,721,235

Prospective statement of cash flows

a forecast for the 10 years ending 30 June 2025

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Operating activities											
<i>Cash was provided from:</i>											
Receipts from customers	71,321	75,224	79,740	82,765	83,535	86,973	91,074	93,465	112,838	104,107	109,785
Agency receipts	1,425	1,425	1,375	1,450	1,230	1,083	857	885	913	945	979
Interest received	2,281	2,630	2,873	3,108	3,302	3,387	3,412	3,376	3,099	2,840	2,831
Dividends received	5,248	5,366	5,808	5,953	6,114	6,291	6,474	6,681	6,901	7,143	7,400
	80,275	84,645	89,796	93,276	94,181	97,734	101,817	104,407	123,751	115,035	120,995
<i>Cash was distributed to:</i>											
Suppliers/employees	52,850	60,875	58,958	60,457	62,889	65,367	66,728	69,022	72,370	75,818	79,402
Agency payments	1,425	1,425	1,376	1,450	1,230	1,083	857	884	913	945	979
Interest paid	5,234	4,898	6,022	6,721	6,889	7,431	7,939	7,931	8,085	8,164	7,738
	59,509	67,198	66,356	68,628	71,008	73,881	75,524	77,837	81,368	84,927	88,119
Net cash from operating activities	20,766	17,447	23,440	24,648	23,173	23,853	26,293	26,570	42,383	30,108	32,876
Investment activities											
<i>Cash was provided from:</i>											
Sale of property, plant & equipment	738	8,513	4,519	1,929	3,450	577	-	-	-	-	-
Sale of property intended for sale	12,902	10,774	14,440	11,440	11,440	9,880	-	-	-	-	-
Proceeds from investments	-	1,499	-	-	-	-	-	-	14,000	-	-
	13,640	20,786	18,959	13,369	14,890	10,457	-	-	14,000	-	-
<i>Cash was applied to:</i>											
Purchase of property, plant and equipment	43,145	53,197	62,723	33,873	40,885	43,004	30,671	19,829	65,635	21,296	23,263
Purchase of development property	26,708	27,800	-	-	-	-	-	-	-	-	-
Purchase of intangible assets	-	-	-	-	-	-	-	-	-	-	-
Purchase of investments	34,000	-	4,000	4,500	3,000	4,000	1,000	3,000	-	1,000	3,000
	103,853	80,997	66,723	38,373	43,885	47,004	31,671	22,829	65,635	22,296	26,263
Net cash from investing activities	(90,213)	(60,211)	(47,764)	(25,004)	(28,995)	(36,547)	(31,671)	(22,829)	(51,635)	(22,296)	(26,263)
Financing activities											
<i>Cash was provided from:</i>											
Loans raised	22,070	35,503	23,184	4,083	6,065	13,292	4,749	2,162	13,929	-	-
	22,070	35,503	23,184	4,083	6,065	13,292	4,749	2,162	13,929	-	-
<i>Cash was applied to:</i>											
Settlement of loans	-	5,984	232	3,752	772	544	569	6,595	4,366	6,922	7,279
	-	5,984	232	3,752	772	544	569	6,595	4,366	6,922	7,279
Net cash from financing activities	22,070	29,519	22,952	331	5,293	12,748	4,180	(4,433)	9,563	(6,922)	(7,279)
Net increase / decrease in cash	(47,377)	(13,245)	(1,371)	(25)	(529)	54	(1,198)	(692)	311	890	(666)
Plus opening cash 1 July	51,132	17,402	4,157	2,786	2,761	2,232	2,286	1,088	394	706	1,596
Closing cash 30 June	3,755	4,157	2,786	2,761	2,232	2,286	1,088	394	706	1,596	929

Reconciliation of surplus to statement of cash flows

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Surplus after taxation	16,705	27,985	32,818	27,052	18,711	17,898	8,650	6,090	22,558	9,355	10,560
<i>Add / (deduct) non - cash items:</i>											
Vested asset revenue	(10,455)	(23,100)	(22,149)	(19,099)	(10,568)	(13,899)	(10,178)	(7,834)	(9,631)	(10,032)	(8,963)
Revaluation of investment property	(300)	(300)	(300)	(600)	(600)	(600)	(600)	(600)	(600)	(600)	(600)
Depreciation and amortisation	22,763	22,516	24,110	25,609	26,372	27,452	28,421	28,913	30,056	31,385	31,879
	12,008	(884)	1,661	5,910	15,204	12,953	17,643	20,479	19,825	20,753	22,316
<i>Movement in working capital items:</i>											
Receivables from exchange transactions	-	-	-	-	-	-	-	-	-	-	-
Payable and accruals under exchange transactions	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-
<i>Items classified as investing activities:</i>											
Gain on sale of property	7,947	9,654	11,038	8,314	10,742	6,998	-	-	-	-	-
	7,947	9,654	11,038	8,314	10,742	6,998	-	-	-	-	-
Net cash flow from operating activities	20,766	17,447	23,440	24,648	23,173	23,853	26,293	26,570	42,383	30,108	32,876

Note 1: Depreciation and amortisation expense for assets used directly in providing the group of activities

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Community services	205	177	215	257	237	248	255	263	275	284	286
Community facilities	2,799	3,255	3,807	4,271	4,731	5,319	5,588	5,720	6,063	6,126	6,246
Democracy	-	-	-	-	-	-	-	-	-	-	-
Commercial property	19	29	29	29	29	23	23	23	21	21	21
Environmental services	106	135	137	126	12	13	15	17	19	20	22
Support services	408	689	711	630	568	595	613	632	654	676	698
Solid waste	162	204	205	187	192	208	219	190	209	215	223
Transportation	10,951	10,738	10,935	11,128	11,337	11,600	11,924	12,151	12,730	13,458	13,580
Water races and land drainage	493	490	495	509	523	523	525	525	525	531	531
Stormwater	460	480	541	612	648	669	714	736	767	834	859
Wastewater	4,621	3,428	3,860	4,320	4,422	4,488	4,634	4,687	4,748	4,980	5,106
Water supply	2,539	2,892	3,175	3,539	3,674	3,765	3,910	3,968	4,046	4,241	4,308
	22,763	22,516	24,110	25,609	26,372	27,452	28,421	28,913	30,056	31,385	31,879

Note 2: Statement of movements in reserve funds

A – General Reserve: the purpose of a general reserve fund is to provide funding for new capital items arising from increased levels of service growth.

B – Renewal Reserves: the purpose of a renewal reserve is to provide funding for the renewal of existing capital items.

C – Specific Reserves: the purpose of these reserves is to provide funding for the maintenance of special assets or to generate funds for future specific assets.

D – Special Reserve: the purpose of these reserves is for specific purposes as indicated by the reserve name.

E – Internal borrowing reserve: The purpose of these reserves is to separate out internal borrowings.

	Purpose	Opening			Closing
	of reserve	1 July 2015	Deposits	Withdrawals	30 June 2025
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
5 Waters					
Armack Drive Water Supply Renewal Reserve	B	(9)	111	(196)	(94)
Armack Drive Water Supply Special Fund	D	8	-	-	8
Arthurs Pass Sewerage Renewal Reserve	B	47	48	(129)	(34)
Arthurs Pass Water Supply Holding Capacity	D	(16)	-	-	(16)
Arthurs Pass Water Supply Renewal Reserve	B	(7)	121	(334)	(220)
Bealey River River Protection Reserve	D	23	10	-	33
Branthwaite Drive Water Supply Renewal Reserve	B	25	10	-	35
Branthwaite Drive Water Supply Reserve	A	27	11	-	38
Burnham Water Supply Renewal Reserve	B	3	71	(93)	(19)
Burnham Water Supply Reserve	A	26	10	-	36
Castle Hill Sewerage Renewal Reserve	B	111	291	(465)	(63)
Castle Hill Sewerage Reserve	A	-	-	-	-
Castle Hill Water Supply Renewal Reserve	B	269	645	(271)	643
Castle Hill Water Supply Reserve	A	2	-	-	2
Darfield Water Supply Capital Rate Reserve	A	(1,307)	1,753	(568)	(122)
Darfield Water Supply Renewal Reserve	B	1,554	2,225	(3,844)	(65)
Darfield Water Supply Water Quality Upgrade	C	-	-	-	-
District Holding Capacity	D	(83)	-	-	(83)
Doyleston Sewerage Renewal Reserve	B	32	100	(185)	(53)
Doyleston Sewerage Reserve	A	173	82	-	255
Doyleston Water Supply Capital Contribution Reserve	A	131	58	(10)	179
Doyleston Water Supply Renewal Reserve	B	92	105	(134)	63
Dunsandel Water Supply Renewal Reserve	B	115	194	(269)	40
Dunsandel Water Supply Reserve	A	71	34	-	105
Edendale Water Supply Renewal Reserve	B	14	163	(232)	(55)
Edendale Water Supply Reserve	A	91	32	(27)	96
Ellesmere Sewerage Renewal Reserve	B	360	744	(3,452)	(2,348)
Ellesmere Water Race Renewal Reserve	B	24	324	(1,483)	(1,135)
Ellesmere Water Race Capital Reserve	B	(518)	300	(619)	(837)
ESSS Sewerage Contribution Renewal Reserve	B	404	2,443	(1,251)	1,596
Greenpark Land Drainage Reserve	A	21	10	-	31
Hororata River Land Drainage Reserve	A	17	10	-	27
Inwell Land Drainage Reserve	A	1	-	-	1
Johnson Road Capital Injection Special Fund	C	6	-	-	6
Johnson Road Water Supply Reserve	A	26	10	-	36
Johnston Road Water Supply Renewal Reserve	B	38	151	(208)	(19)
Jowers Road Water Supply Equipment Reserve	A	6	-	-	6

	Purpose	Opening			Closing
	of reserve	1 July 2015	Deposits	Withdrawals	30 June 2025
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Jowers Road Water Supply Renewal Reserve	B	29	170	(97)	102
Kirwee Water Supply Equipment Reserve	A	499	238	-	737
Kirwee Water Supply Renewal Reserve	B	368	953	(1,293)	28
L2 River Land Drainage De-silting Reserve from Surpluses	C	104	50	-	154
L2 River Land Drainage Machinery Reserve from Surpluses	C	280	135	-	415
Lake Coleridge Quality Upgrade Special Reserve	C	116	56	-	172
Lake Coleridge Sewerage Electricorp Payment Reserve	C	54	26	-	80
Lake Coleridge Sewerage Renewal Reserve	B	155	207	(477)	(115)
Lake Coleridge Stormwater Renewal Reserve	B	-	20	(22)	(2)
Lake Coleridge Water Supply Renewal Reserve	B	4	83	(130)	(43)
Lake Coleridge Water Supply Reserve	A	-	-	-	-
Leeston Land Drainage Reserve	C	26	12	-	38
Leeston Sewerage Holding Capacity Reserve	D	-	-	-	-
Leeston Sewerage Renewal Reserve	B	1,519	3,485	-	5,004
Leeston Sewerage Reserve	A	485	235	-	720
Leeston Sewerage to Record Surpluses	C	10	5	-	15
Leeston Stormwater Reserve	A	115	56	-	171
Leeston Water Supply Renewal Reserve	B	394	862	(842)	414
Leeston Water Supply Reserve	A	935	448	-	1,383
Lincoln Sewerage Pipeline Reserve	C	-	-	-	-
Lincoln Sewerage Renewal Reserve	B	(79)	1,043	(2,804)	(1,840)
Lincoln Sewerage Reserve	A	(1)	-	-	(1)
Lincoln Stormwater Renewal Reserve	B	9	40	(11)	38
Lincoln Stormwater Capital Reserve	A	48	2,698	(500)	2,246
Lincoln Water Supply Renewal Reserve	B	316	924	(728)	512
Lincoln Water Supply Reserve	A	392	3,742	(4,767)	(633)
Malvern Area Water Race Renewal Reserve	B	138	1,809	(3,966)	(2,019)
Malvern Area Water Race Reserve	A	(1,309)	1,370	(1,958)	(1,897)
Malvern Hills Rural Water Supply Renewal Reserve	B	285	1,261	(2,136)	(590)
Malvern Hills Rural Water Supply Reserve	A	537	256	-	793
Osbourne Land Drainage Reserve	A	12	9	-	21
Osbourne Land Drainage Renewal Reserve	B	(63)	75	(13)	(1)
Paparua Water Race Renewal Reserve	B	133	1,423	(3,077)	(1,521)
Prebbleton Sewerage Renewal Reserve	B	104	328	(612)	(180)
Prebbleton Sewerage Reserve	A	-	-	-	-
Prebbleton Stormwater Renewal Reserve	B	9	20	(50)	(21)
Prebbleton Water Supply Renewal Reserve	B	291	866	(1,071)	86
Prebbleton Water Supply Reserve	A	1,691	1,640	(3,930)	(599)

	Purpose	Opening			Closing
	of reserve	1 July 2015	Deposits	Withdrawals	30 June 2025
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Rakaia Huts Water Supply Renewal Reserve	B	56	93	(168)	(19)
Rakaia Huts Water Supply Reserve	A	33	16	-	49
Raven Drive Water Supply Renewal Reserve	B	8	128	(44)	92
Raven Drive Water Supply Special Reserve	C	-	-	-	-
Rolleston Sewerage Helpet Reserve	C	-	-	-	-
Rolleston Sewerage Renewal Reserve	B	299	513	(882)	(70)
Rolleston Sewerage Reserve	A	(1)	521	(521)	(1)
Rolleston Stormwater Renewal Reserve	B	51	123	(322)	(148)
Rolleston Water Supply Renewal Reserve	B	1,559	2,316	(3,395)	480
Rolleston Water Supply Reserve	A	1,669	7,331	(7,367)	1,633
Hororata Acheron Rural Water Supply Capital Rate Reserve	A	313	1,160	(163)	1,310
Hororata Acheron Rural Water Supply Renewal Reserve	B	187	877	(1,096)	(32)
Hororata Acheron Rural Water Supply Reserve	A	7	163	(163)	7
Sheffield Water Supply Renewal Reserve	B	9	155	(184)	(20)
Sheffield Water Supply Reserve	A	218	104	-	322
Southbridge Sewerage Contributions	A	180	87	-	267
Southbridge Sewerage Holding Capacity Reserve	D	-	-	-	-
Southbridge Sewerage Renewal Reserve	B	69	99	(197)	(29)
Southbridge Water Supply Renewal Reserve	B	98	276	(425)	(51)
Southbridge Water Supply Reserve	A	93	264	(441)	(84)
Springfield Water Supply Renewal Reserve	B	66	242	(485)	(177)
Springfield Water Supply Reserve	A	54	20	-	74
Springston Sewerage Renewal Reserve	B	-	99	(255)	(156)
Springston Special Reserve	D	-	-	-	-
Springston/Aberdeen Subdivision Special Fund Reserve	D	62	14	(60)	16
Springston Stormwater Renewal Reserve	B	3	13	-	16
Springston Water Supply Renewal Reserve	B	(83)	220	(497)	(360)
Springston Water Supply Reserve	A	213	103	-	316
Tai Tapu Sewerage Holding Capacity Reserve	D	(386)	-	-	(386)
Tai Tapu Sewerage Renewal Reserve	B	91	110	(306)	(105)
Tai Tapu Sewerage Reserve	A	103	49	-	152
Tai Tapu Stormwater Renewal Reserve	B	38	14	(20)	32
Tai Tapu Water Supply Renewal Reserve	B	125	263	(529)	(141)
Tai Tapu Water Supply Reserve	A	364	175	-	539
Tai Tapu/Otahuna Water Supply Reserve	A	109	53	-	162
Taumutu Culverts Land Drainage Reserve	A	47	22	-	69
Taumutu Water Supply Renewal Reserve	B	33	38	(77)	(6)
Te Piritā Rural Water Supply Renewal Reserve	B	52	135	(149)	38

	Purpose	Opening			Closing
	of reserve	1 July 2015	Deposits	Withdrawals	30 June 2025
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Templeton/Claremont Capital Reserve	A	6	-	-	6
Templeton/Claremont Sewerage Renewal Reserve	B	(45)	171	(347)	(221)
Templeton/Claremont Sewerage Reserve	D	(40)	-	-	(40)
Templeton/Claremont Water Supply Renewal Reserve	B	(2)	61	(170)	(111)
Templeton/Claremont Water Supply Reserve	D	(37)	-	-	(37)
Templeton/Claremont Water Supply Reserve Surpluses	C	35	18	-	53
Upper Selwyn Huts Sewerage Renewal Reserve	B	305	345	(543)	107
Upper Selwyn Huts Water Supply Renewal Reserve	B	(1)	20	(50)	(31)
Wairiri Valley Land Drainage Reserve	A	4	-	-	4
Water Contribution Reserve	A	16	385	-	401
West Melton Sewerage Renewal Reserve	B	19	48	(73)	(6)
West Melton Sewerage Reserve	A	-	-	-	-
West Melton Water Supply Renewal Reserve	B	257	847	(365)	739
West Melton Water Supply Reserve	A	(214)	-	-	(214)
		15,425	52,302	(61,548)	6,179

Community facilities

Albert Anderson Fund	D	10	4	-	14
Art Acquisition Reserve	D	34	17	-	51
Arthurs Pass Public Toilet 25 Year Loan Reserve	E	(783)	-	-	(783)
Arts Council Grants Reserve	D	6	-	-	6
Breach Block Proceeds Reserve	D	168	82	-	250
Broadfield Contributions Reserve	A	-	-	(54)	(54)
Broadfield Community Centre Reserve	A	53	25	-	78
Castle Hill Community Centre Reserve	A	(15)	-	-	(15)
Castle Hill Recreation Reserve Ex Land Subdivision	A	1	-	-	1
Civil Defence Special Reserve	D	10	4	-	14
Claremont Contributions Reserve	A	33	16	-	49
Coalgate Contributions Reserve	A	121	58	-	179
Coalgate/Glentunnel (Ex Land Subdivision) Recreation Reserve	A	5	-	-	5
Darfield (Tussock Square) Reserve	D	1	-	-	1
Darfield Christmas in the Park Reserve	D	7	-	-	7
Darfield Domain Reserve	A	46	22	-	68
Darfield Medical Centre Depreciation Reserve	D	80	38	-	118
Darfield Swimming Pool 15 Year Loan Reserve	E	(61)	-	-	(61)
Darfield Ward Contributions Reserve	A	56	27	-	83
District Reserve Contributions Reserve	A	213	8	(2,133)	(1,912)

	Purpose	Opening			Closing
	of reserve	1 July 2015	Deposits	Withdrawals	30 June 2025
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Doyleston Contributions Reserve	A	133	64	-	197
Dunsandel Community Centre Reserve	A	50	24	-	74
Dunsandel Hall Renewal Reserve	B	61	(8)	(81)	(28)
Dunsandel Contributions Reserve	A	211	102	-	313
Edendale Contributions Reserve	A	25	10	-	35
Ellesmere Cemetery Investment Reserve	D	8	-	-	8
Ellesmere RSA Reserve	D	8	-	-	8
Ellesmere DC Income	A	-	794	-	794
Ellesmere DC Income	A	5	122	-	127
Gallipoli Oaks Special Fund	D	1	-	-	1
Glenroy Community Centre (Ex MoE) Reserve	A	-	-	-	-
Glenroy Community Centre Reserve	A	21	10	-	31
Glentunnel Community Centre Reserve	A	54	26	-	80
Glentunnel/Coalgate Capital Equipment Reserve	A	32	16	-	48
Greendale Building/Pavillion Upgrade Loan Reserve	E	-	-	-	-
Greendale Recreation Reserve	A	44	20	-	64
Greenpark Community Centre Reserve	D	6	-	-	6
Halkett Community Centre 25 Year Loan Reserve	D	(53)	-	-	(53)
Halkett Community Centre Ex Land Subdivision Reserve	C	16	10	-	26
Hororata Contributions Reserve	A	120	50	(16)	154
Hororata Cross Country Course Reserve	D	12	10	-	22
Hororata Reserve Board Reserve	A	10	4	-	14
Hororata Reserve Ex Land Subdivision Reserve	A	7	-	-	7
Johnsons Road Contributions Reserve	A	26	10	-	36
Kimberley Reserve Timber Sales Reserve	C	34	17	-	51
Kimberley Reserve Ex Land Subdivision Reserve	A	1	-	-	1
Kirwee Contributions Reserve	A	54	9	(286)	(223)
Kirwee Operational Reserve	A	25	10	-	35
Kirwee Pavillion/Hall Reserve	E	(99)	-	-	(99)
Ladbrooks Community Centre Investment Reserve	C	19	10	-	29
Ladbrooks Community Centre Reserve	A	118	57	-	175
Lake Coleridge Community Centre Reserve	A	12	8	-	20
Lake Coleridge Contributions Reserve	A	27	11	-	38
Lakeside Community Centre Reserve	A	6	-	-	6
Leeston Contributions Reserve	A	638	255	(156)	737
Leeston Progress League Reserve	D	2	-	-	2
Leeston Township Est NA Osbourne Reserve	D	72	34	-	106
Leeston Ward Contributions Reserve	A	(4)	-	-	(4)

	Purpose	Opening			Closing
	of reserve	1 July 2015	Deposits	Withdrawals	30 June 2025
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Lincoln Community Centre Cheque Account Balance Reserve	A	26	10	-	36
Lincoln Community Centre Ex Paparua SF Reserve	A	8	-	-	8
Lincoln Community Centre Operating Account Credit Balance Reserve	A	77	36	-	113
Lincoln Contributions Reserve	A	666	(550)	(2,511)	(2,395)
Lincoln Library Ex Paparua Reserve	D	12	10	-	22
Malvern DC Income	A	-	405	-	405
Malvern DC Income	A	10	245	-	255
Malvern Lions Club Donations Reserve	D	10	5	-	15
Malvern Recreation Centre Reserve	A	613	201	(361)	453
McHughes Plantation Loan Reserve	E	(1,520)	-	-	(1,520)
Metal Pits Reserve	D	1,202	576	-	1,778
Motukarara Contributions Reserve	A	19	10	-	29
Osbourne Park Pavilion Upgrade Reserve	C	(11)	-	(10)	(21)
Plant Depreciation Replacement Reserve	B	9	1	-	10
Prebbleton Cell Tower Special Fund Reserve	D	74	35	-	109
Prebbleton Contributions Reserve	A	1,537	131	(3,754)	(2,086)
Rakaia Huts Boat Ramp Reserve	D	63	31	-	94
Rhodes Park Grant Reserve	A	-	-	-	-
Rolleston Community Centre 20 Year Rating Loan Reserve	E	(98)	-	-	(98)
Rolleston Community Centre Cheque Account Reserve	A	21	10	-	31
Rolleston Community Centre Ex Paparua SF Reserve	A	20	10	-	30
Rolleston Community Centre Memorial Hall Site Reserve	A	206	99	-	305
Rolleston Community Centre Paparua Library Reserve	A	5	-	-	5
Rolleston Contributions Reserve	A	4,836	(97)	(15,550)	(10,811)
Selwyn Aquatic Centre Hoist Purchase Special Fund	D	1	10	-	11
Selwyn Central DC Income	A	-	14,082	-	14,082
Selwyn Central DC Income	A	20	491	-	511
Sheffield Bowling Club Donation Reserve	D	10	5	-	15
Sheffield Community Centre Carpet Replacement Reserve	B	2	-	-	2
Sheffield Community Centre Investment Reserve	A	2	-	-	2
Sheffield Contributions Reserve	A	53	25	-	78
Sheffield Res Ex Land Subdivision Reserve	A	7	-	-	7
Sheffield Reserve Special Funds Reserve	A	2	-	-	2
Sheffield Swimming Pool School Donation Reserve	C	1	-	-	1
Southbridge Contributions Reserve	A	136	12	(186)	(38)
Special fund Ex Local Funds Reserve	A	6	-	-	6
Springston Cemetery Investment Reserve	D	4	-	-	4
Springston Contributions Reserve	A	161	77	-	238

	Purpose	Opening			Closing
	of reserve	1 July 2015	Deposits	Withdrawals	30 June 2025
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Springston Ex Ellesmere Reserve	A	31	15	-	46
Springston Road Gravel Reserve	D	7	-	-	7
Springston South Reserve Contribution Reserve	A	6	-	-	6
Springs Ward DC Income	A	-	5,940	-	5,940
Springs Ward DC Income	A	9	219	-	228
Tai Tapu ex Paparua Library Reserve	D	40	20	-	60
TaiTapu Contributions Reserve	A	417	51	(512)	(44)
Tawera Ward Contribution Reserve	A	6	-	-	6
Weedons Contribution Reserve	C	294	141	-	435
Weedons Discretionary Fund Reserve	D	3	-	-	3
Weedons Reserve Ex Paparua Investment Reserve	A	8	-	-	8
Weedons Reserve Ex Paparua SF Reserve	A	15	10	-	25
Weedons Reserve Loan Repayment Reserve	A	31	15	-	46
Weedons Surplus Reserve	A	(253)	-	(208)	(461)
West Melton Capital Reserve	A	3	-	-	3
West Melton Community Centre Ex Paparua SF Reserve	A	33	17	-	50
West Melton Community Centre Scholarship Fund Reserve	C	41	20	-	61
West Melton Surplus Reserve	A	72	34	-	106
West Melton Land Purchase Reserve	C	2	-	-	2
West Melton Contributions Reserve	A	1,673	33	(2,982)	(1,276)
Whitecliffs Contributions Reserve	A	25	1	(21)	5
Whitecliffs Reserve Ex Land Subdivision Reserve	A	1	-	-	1
		12,341	24,362	(28,821)	7,882

Community services

District Recreation & Cultural Reserve	D	281	135	-	416
Ex Ellesmere - Ellesmere Clay Loan Reserve	A	25	-	-	25
Ex Ellesmere - Ellesmere Golf Loan Reserve	A	40	-	-	40
Ex Ellesmere - Leeston Ward Cash Reserve	A	271	130	-	401
Ex Ellesmere - Rolleston Reserve	A	2	-	-	2
Insurance Reserve Fund Reserve	A	696	335	-	1,031
Operational Assets Replacement Fund Reserve	B	497	237	-	734
Retentions Reserve	A	46	-	-	46
Selwyn District Education Fund Reserve	D	161	77	-	238
		2,019	914	-	2,933

	Purpose	Opening			Closing
	of reserve	1 July 2015	Deposits	Withdrawals	30 June 2025
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Democracy					
Barnett Bequest Reserve	D	3	-	-	3
Bealey Pit Improvement Reserve	D	-	-	-	-
Mayoral Emergency Special Fund Reserve	D	55	26	-	81
		58	26	-	84
Environmental services					
Dog Account Surpluses	D	98	47	-	145
Weather Tightness Insurance Reserve	D	(611)	-	-	(611)
		(513)	47	-	(466)
Other					
MAB Discretionary Fund Reserve	D	9	2	-	11
Investment Property Surplus	D	257	125	-	382
Earthquake Self Insurance Reserve	D	11,558	760	-	12,318
Pre 1989 Contributions Reserve	D	63	31	-	94
		11,887	918	-	12,805
Transportation					
Roading Contributions Reserve	A	1,457	14,282	(13,341)	2,398
Undergrounding Reserve	A	3,456	1,661	-	5,117
		4,913	15,943	(13,341)	7,515
		46,130	94,512	(103,710)	36,922

Statement of accounting policies

Statement of reporting entity

Selwyn District Council (the Council) is a territorial local authority located in the Selwyn District. The Council is governed by the Local Government Act 2002 and is domiciled in New Zealand.

The prospective financial statements reflect the operations of the Council and do not include the consolidated results of its Council Controlled Organisations. The Council has not presented group prospective financial statements because the Council believes that the parent's financial statements are more relevant to users. The main purpose of prospective financial statements in the annual plan is to provide users with information about the core services that the Council intends to provide to ratepayers, the expected cost of those services, and, as a consequence, how much the Council requires by way of rates to fund the intended levels of service. The only impact of the group on the level of rates funding is the impact of dividends from Sicon Ferguson Limited (SFL) and Orion New Zealand Limited (ONZL) which are allowed for in the prospective financial statements.

The primary objective of the Council is to provide goods or services for the community or social benefit rather than making a financial return. Accordingly the Council has designated itself as a public benefit entity for the purpose of Public Benefit Entity International Public Sector Accounting Standards (PBE IPSAS).

The prospective financial statements of the Council are for the period 1 July 2015 to 30 June 2025. The financial statements were authorised for issue by Council on 24 June 2015.

Basis of preparation

Statement of compliance

The prospective financial statements of the Council have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 98 and Part 1 of Schedule 10, which includes the requirement to comply with generally accepted accounting practice in New Zealand (NZ GAAP).

These prospective financial statements have been prepared in accordance with NZ GAAP. They comply with Tier 1 PBE IPSAS, and other applicable financial reporting standards, as appropriate for public benefit entities, including FRS 42 – Prospective Financial Statements.

This is the first long-term plan prepared in accordance with PBE IPSAS. The accounting policies set out below have been applied consistently to all periods presented in these prospective financial statements.

The accounting policies set out below have been applied consistently to all periods presented in these prospective financial statements and in preparing an opening PBE IPSAS statement of position as at 1 July 2014 for the purposes of the transition to PBE IPSAS.

Measurement base

The prospective financial statements have been prepared on an historical cost basis, except where modified by the revaluation of land and buildings, certain infrastructural assets, investment property, forestry assets and financial instruments (including derivative instruments).

Functional and presentation currency

The prospective financial statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars (\$'000). The functional currency of the Council is New Zealand dollars (NZ\$). Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions are recognised in the surplus or deficit.

Significant accounting policies

The following significant accounting policies have been adopted in the preparation and presentation of the prospective financial statements.

Revenue

Revenue is measured at the fair value of consideration received or receivable.

Rates revenue

Rates are set annually by a resolution from Council and relate to a financial year. All ratepayers are invoiced within the financial year to which the rates have been set. Rates revenue is recognised when payable.

Rates collected on behalf of Environment Canterbury (Ecan) are not recognised in the financial statements as the Council is acting as an agent for Ecan.

Other revenue

Water billing revenue is recognised on an accrual basis. Unbilled usage as a result of unread meters at yearend is accrued on a usage basis.

The Council receives government grants from New Zealand Transport Agency which subsidises part of the Council's costs of maintaining the local roading infrastructure. The subsidies are recognised as revenue upon entitlement as conditions pertaining to eligible expenditure have been fulfilled.

Grant revenue other than New Zealand Transport Agency is recognised when terms and conditions pertaining to that grant have been fulfilled.

Where a physical asset is acquired for nil or nominal consideration the fair value of the asset received is recognised as revenue. Assets vested in the Council are recognised as revenue when control over the asset is obtained.

Development contribution revenue is recognised when the Council provides, or is able to provide, the service for which the contribution was charged. Otherwise, development contributions are recognised as liabilities until such time as the Council provides, or is able to provide, the service.

Revenue from sale of goods is recognised when the Council has transferred to the buyer the significant risks and rewards of ownership of the goods.

Revenue from a contract to provide services is recognised by reference to the stage of completion of the contract at yearend balance date.

Interest revenue is recognised on a time proportion basis that takes into account the effective yield of the asset.

Dividends are recognised when the right to receive payment has been established.

Revenue from non-exchange transactions

Revenue from non-exchange transactions is recognised when it is probable that the future economic benefits or service potential associated with the asset will flow through to the Council and the fair value of the asset can be measured reliably.

Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

Grant expenditure

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure when an application, that meets the specified criteria for the grant, has been received, or when a decision is made to make the grant.

Income tax

Income tax expense in relation to the surplus or deficit for the period comprises current tax and deferred tax.

Current tax is the amount of income tax payable based on the taxable surplus for the current year plus any adjustments to income tax payable in respect of prior years. Current tax is calculated using rates that have been enacted or substantively enacted by balance date.

Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses. Temporary differences are differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable surplus.

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that taxable surpluses will be available against which the deductible temporary differences or tax losses can be utilised.

Deferred tax is not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition of an asset and liability in a transaction that is not a business combination and at the time of the transaction, affects neither accounting surplus nor taxable surplus.

Deferred tax is recognised on taxable temporary differences arising on investments and subsidiaries, except where the company can control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised using tax rates that have been enacted or substantively enacted by balance date.

Current tax and deferred tax are recognised against the surplus or deficit except when it relates to items recognised in other comprehensive income or directly in equity.

Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown within borrowings in current liabilities in the statement of financial position.

Receivables from exchange transactions

Receivables from exchange transactions are initially measured at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment.

A provision for impairment of receivables is established when there is objective evidence that they will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted using the effective interest method.

Financial assets

The Council classifies financial assets into the following categories: financial assets at fair value through profit or loss, held-to-maturity investments, loans and receivables and financial assets at fair value through equity. The classification depends on the purpose for which the investments were acquired. Management determine the classification of investments at initial recognition and re-evaluate this designation at every reporting date.

Financial assets and liabilities are initially measured at fair value plus transaction costs unless they are carried at fair value through profit or loss in which case the transaction costs are recognised in the surplus or deficit.

Purchases and sales of investments are recognised on trade-date, the date on which the Council commits to purchase or sell the asset. Financial assets are de-recognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Council has transferred substantially all the risks and rewards of ownership.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Council uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The four categories of financial assets are:

Financial assets at fair value through surplus or deficit

This category has two sub-categories: financial assets held for trading and those designated at fair value through surplus or deficit at inception. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term or if so designated by management. Derivatives are also categorised as held for trading unless they are designated as hedges. Assets in this category are classified as current assets if they are either held for trading or are expected to be realised within 12 months of the balance date.

After initial recognition, they are measured at their fair values. Gains or losses on re-measurement are recognised in the surplus or deficit.

Currently, the Council values embedded derivatives and interest rate swaps in this category.

Loans and receivables

These are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

After initial recognition, they are measured at amortised cost using the effective interest method. Gains and losses when the asset is impaired or de-recognised are recognised in the surplus or deficit.

Currently, the Council has community loans, Central Plains Water Limited loan, short term deposits and receivables from exchange transactions in this category.

Held to maturity investments

Held to maturity investments are assets with fixed or determinable payments and fixed maturities that the Council has the positive intention and ability to hold to maturity.

After initial recognition they are measured at amortised cost using the effective interest method. Gains and losses when the asset is impaired or de-recognised are recognised in the surplus or deficit.

Currently, the Council holds bond investments in this category.

Financial assets at fair value through other comprehensive revenue and expense

Financial assets at fair value through other comprehensive revenue and expense are those that are designated as fair value through other comprehensive revenue and expense or are not classified in any of the other categories above.

This category encompasses:

- investments that the Council intends to hold long-term but which may be realised before maturity; and
- shareholdings that the Council holds for strategic purposes. The Council's investment in its subsidiary and other equity investments that are not associates are included in this category.

After initial recognition these investments are measured at their fair value with valuations performed by an independent valuer with sufficient regularity to ensure no investments are included at a valuation that is materially different from fair value.

The investment in Orion New Zealand Limited is valued based on an independent valuation as at 31 June 2014 completed by Ernst & Young Corporate Finance Limited, Chartered Accountants,

Wellington. The investment in Sicon Ferguson Limited is valued based on an independent valuation at 31 December 2013 completed by Ernst and Young Corporate Transaction Advisory Services Limited, Wellington dated 25 June 2014.

Gains and losses are recognised in other comprehensive revenue and expense except for impairment losses which are recognised in the surplus or deficit. In the event of impairment any cumulative losses previously recognised in other comprehensive revenue and expense will be reclassified from equity and recognised in the surplus or deficit even though the asset has not been derecognised.

Impairment of financial assets

At each balance date, the Council assesses whether there is any objective evidence that a financial asset or group of financial assets is impaired. Any impairment losses are recognised in the surplus or deficit.

Derivative financial instruments

The Council uses derivative financial instruments to hedge interest rate risks arising from financial activities. The Council does not hold or issue derivative financial instruments for trading purposes.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at fair value at each balance date.

The associated gains or losses of derivatives are recognised in the surplus or deficit.

The full fair value of derivatives are classified as non-current if the remaining maturity of the item is more than 12 months and as current if the remaining maturity of the item is less than 12 months.

Property, plant and equipment

Property, plant and equipment of the Council consist of:

- *Operational Assets* - these include land, farm land, buildings, heritage assets, library books and plant and machinery.
- *Infrastructural Assets* – infrastructural assets are fixed utility systems and roading networks owned by the Council. Each asset class includes all items that are required for the network to function.

Property, plant and equipment are shown at cost or valuation, less accumulated depreciation and impairment losses. Farm land, land under roads and other land are not depreciated.

Additions

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to the Council and the cost of the item can be measured reliably.

In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

Disposals

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are included in the surplus or deficit. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to retained earnings.

Depreciation

Depreciation is provided on a straight-line basis on all property, plant and equipment other than land, at rates that will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives. The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

Category	Period	Percentage
Buildings	20 - 180 years	(0.6% - 5%)
Heritage	20 - 180 years	(0.6% - 5%)
Heavy plant and machinery	10 years	(10%)
Other plant and machinery	5 years	(20%)
Motor vehicles	4 years	(25%)
Furniture and fittings	10 years	(10%)
Library books	7 years	(14.3%)
Computer equipment	4 years	(25%)
Roads		
Formation / sub grade	Not depreciated	
Sub base – sealed roads only	Not depreciated	
Base course	13 – 99 years	(1.0% - 7.7%)
Surface – sealed roads	1 – 18 years	(5.6% - 100%)
Surface – unsealed roads	40 years	(2.5%)
Kerb and channelling	50 years	(2%)

Roads (continued)		
Footpaths base & surface	40 years	(2.5)
Culverts	50 – 100 years	(1% - 2%)
Traffic signs	10 years	(10%)
Street lights	20 years	(5%)
Street light poles	40 years	(2.5%)
Bridges	50-150 years	(0.7%-2%)
Water races and land drainage		
Water races – structure	5 – 100 years	(1% - 20%)
Water races – race	Not depreciated	
Land drainage – structure	5 – 80 years	(1.25% - 20%)
Land drainage – drain	Not depreciated	
Water supplies		
Wells	50 years	(2%)
Pump stations	5 - 80 years	(1.25% - 20%)
Reservoirs	25 – 50 years	(2% - 4%)
Valves service connections	25 – 50 years	(2% - 4%)
Pipes & fire hydrants	50 – 75 years	(1.3% - 2%)
Sewerage systems		
Manholes	95 years	(1.05%)
Pipes	50 – 95 years	(1.05% - 2%)
Pump stations	5 – 150 years	(0.7% - 20%)
Sewerage treatment stations	5 – 95 years	(1.05% - 20%)
Service connection	95 years	(1.05%)

The residual value and useful life of an asset is reviewed, and adjusted if applicable, at each financial year end.

Revaluation

Those asset classes that are revalued are valued either on a three yearly or yearly valuation cycle on the basis described below. All other asset classes are carried at depreciated historical cost. The carrying values of revalued items are reviewed at each balance date to ensure that those values are not materially different to fair value.

If there is a material difference, then the relevant classes are revalued.

Farm land

Farm land is revalued on a three yearly valuation cycle at fair value, as determined from market-based evidence by an independent valuer. The last valuation of the Council's farm land was performed by EM Saunders FNZIV, FPINZ Registered Valuer of Ford Baker Limited and the valuation is effective as at 30 June 2013.

Other land and buildings

Other land and buildings are valued on a three yearly basis at fair value as determined from market-based evidence by an independent valuer. The most recent valuation was performed by S E J Newberry B Com (VPM) SPINZ (ANZIV) Registered Valuer of Ford Baker Limited and the valuation is effective as at 30 June 2013.

Infrastructural asset classes: roads, water reticulation, sewerage reticulation and stormwater systems

These assets are valued at fair value determined on a depreciated replacement cost basis by an independent valuer. At balance date, the Council assesses the carrying values of its infrastructural assets to ensure that they do not differ materially from the assets' fair values. If there is a material difference, then the off-cycle asset classes are revalued. The roading network was valued as at 30 June 2014 by Mike Trapper (BE (Elec), MPINZ) who is a senior valuer with Beca Valuation Ltd. Water, sewerage, stormwater, land drainage and water race assets were valued as at 30 June 2014 by John Vessey BE (Civil), BA (Econs) Transitional Certificate (Econs), MIPENZ a partner of Opus International Consultants Limited.

Land under roads

Land under roads, is valued based on the fair value of adjacent land determined by the Council's finance staff effective 30 June 2005. Land under roads is not subsequently revalued.

Accounting for revaluations

The Council accounts for revaluations of property, plant and equipment on a class by class basis.

The results of revaluing are credited or debited to other comprehensive revenue and expense and accumulated in an asset revaluation reserve for that class of asset. Where this results in a debit balance in the asset revaluation reserve, this balance is expensed and recognised in the surplus or deficit. Any subsequent increase on revaluation that off-sets a previous decrease in value recognised

in the surplus or deficit will be recognised first in the surplus or deficit up to the amount previously expensed, and then recognised in other comprehensive revenue and expense.

Non-current assets held for sale

Non-current assets held for sale are classified as held for sale if their carrying amount will be recovered principally through a sale transaction, not through continuing use. Non-current assets held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

Any impairment losses for write-downs of non-current assets held for sale are recognised in the surplus or deficit.

Any increases in fair value (less costs to sell) are recognised up to the level of any impairment losses that have been previously recognised.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are reported net in the surplus or deficit.

Investment property

Properties leased to third parties under operating leases are classified as investment property unless the property is held to meet service delivery objectives, rather than to earn rentals or for capital appreciation.

Investment property is measured initially at its cost including transaction costs.

After initial recognition, the Council measures all investment property at fair value as determined annually by an independent valuer. The most recent valuations were performed by S E J Newberry B Com (VPM) SPINZ (ANZIV) Registered Valuer of Ford Baker Limited and the valuations are effective as at 30 June 2014.

The fair value of investment property has been determined by reference to the capitalisation of rental revenue, discounted cash flows and comparable sales methods. These valuations use assumptions including future rental revenue, anticipated costs and appropriate discount rates.

Gains or losses arising from a change in the fair value of investment property are recognised in the surplus or deficit.

Development property

Development properties are properties that are being developed for sale. Development properties are measured at the lower of cost and net realisable value. They are transferred to non-current assets held for sale once they are ready and being marketed for sale.

Forestry assets

Forestry assets are independently revalued annually at fair value less estimated point of sale costs. Fair value is determined based on the present value of expected net cash flows discounted at a current market determined pre-tax rate. The Council forest was independently revalued as at 30 June 2014 by Terry O'Neill, Qualified Forester.

Gains or losses arising on initial recognition of biological assets at fair value less estimated point of sale costs and from a change in fair value less estimated point of sale costs are recognised in the surplus or deficit. The costs to maintain the forestry assets are included in the surplus or deficit.

Intangible assets

Goodwill

Goodwill is initially measured at its cost, being the excess of the cost of the acquisition over the Council's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities. Goodwill on acquisition of subsidiaries is included in intangible assets by applying the purchase method.

Goodwill arising in business combinations is not amortised. Instead, goodwill is tested for impairment annually. After initial recognition, the Council measures goodwill at cost less any accumulated impairment losses. An impairment loss recognised for goodwill will not be reversed in any subsequent period.

Software acquisition

Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use, the specific software.

Costs associated with maintaining computer software are recognised as an expense when incurred.

Amortisation

The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its useful life. Amortisation begins when the asset is available for use and ceases at the date that the asset is de-recognised. The amortisation charge for each period is recognised in the surplus or deficit.

The useful lives and associated amortisation rates for software are estimated at 4 years (25%).

Impairment of non-financial assets

Non-financial assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the asset's ability to generate net cash inflows and where the entity would, if deprived of the asset, replace its remaining future economic benefits or service potential.

The value in use for cash generating assets is the present value of expected future cash flows.

If an asset's carrying amount exceeds its recoverable amount, the asset is impaired and the carrying amount is written down to the recoverable amount. For revalued assets, the impairment loss is recognised against the revaluation reserve for that class of asset. Where that results in a debit balance in the revaluation reserve, the balance is recognised in the surplus or deficit.

For assets not carried at a revalued amount, the total impairment loss is recognised in the surplus or deficit.

The reversal of an impairment loss on a revalued asset is credited to the revaluation reserve. However, to the extent that an impairment loss of that class of asset was previously recognised in the surplus or deficit, a reversal of the impairment loss is also recognised in the surplus or deficit.

For assets not carried at a revalued amount (other than goodwill), the reversal of impairment losses are recognised in the surplus or deficit.

Goods and services tax (GST)

All items in the financial statements are stated exclusive of GST, except for receivables and payables, which are stated on a GST inclusive basis. Where GST is not recoverable as input tax, then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the Inland Revenue Department (IRD) is included as part of receivables or payables in the statement of financial position.

The net GST paid to, or received from the IRD, including the GST relating to the investing and financing activities, is classified as an operating cash flow in the statement of cash flows.

Commitments and contingencies are disclosed exclusive of GST.

Payables under exchange transactions

Payables under exchange transactions are initially measured at fair value and subsequently measured at amortised cost.

Borrowings

Borrowings are initially measured at fair value net of transaction costs and subsequently measured at amortised cost using the effective interest method.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance date.

Employee benefits

Short-term benefits

Employee benefits that the Council expects to be settled within 12 months of balance date are measured at nominal values based on accrued entitlements at current rates of pay.

These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, retiring and long service leave entitlements expected to be settled within 12 months, bonus accruals and sick leave.

The Council recognises a liability for sick leave to the extent that absences in the coming year are expected to be greater than the sick leave entitlements earned in the coming year. The amount is calculated based on the unused sick leave entitlement that can be carried forward at balance date, to the extent that the Council anticipates it will be used by staff to cover those future absences.

The Council recognises a liability and an expense for bonuses where contractually obliged or where there is a past practice that has created a constructive obligation.

Long-term benefits

Long service leave and retirement leave

Entitlements that are payable beyond 12 months, such as long service leave and retiring leave have been calculated on an actuarial basis.

The calculations are based on:

- likely future entitlements accruing to staff, based on years of service, years to entitlement, the likelihood that staff will reach the point of entitlement and contractual entitlements information; and
- the present value of the estimated future cash flows. A discount rate and an inflation factor were used in this calculation.

Superannuation schemes

Defined contribution schemes

Obligations for contributions to defined contribution superannuation schemes are recognised as an expense in the surplus or deficit as incurred.

Defined benefit schemes

The Council belongs to the Defined Benefit Plan Contribution Scheme (the Scheme) which is managed by the Board of Trustees of the National Provident Fund. The Scheme is a multi-employer defined benefit scheme.

Insufficient information is available to use defined benefit accounting, as it is not possible to determine from the terms of the Scheme, the extent to which the surplus/deficit will affect contributions by individual employers, as there is no prescribed basis for allocation. The Scheme is therefore accounted for as a defined contribution scheme.

Provisions

The Council recognises a provision for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, it is probable that expenditure will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditure expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense.

Landfill aftercare provision

A provision for future landfill site restoration and aftercare costs is recognised when the activities giving rise to the need for site restoration and aftercare have commenced. The provision is stated at the present value of the future cash outflows expected to be incurred, which increases each period due to the passage of time. Any increase in the provision due to the change in present value is recognised in the surplus or deficit as a time value adjustment.

Future landfill site restoration and aftercare costs provided for are initially capitalised in the statement of financial position. Any change in the provision for future landfill site restoration and aftercare costs arising from a change in estimate of those costs is also recognised in non-current assets in the statement of financial position.

Future landfill site restoration and aftercare costs capitalised in the statement of financial position are depreciated at rates that match the pattern of benefits expected to be derived from the landfill, including power generation using landfill gas.

Restricted and Council created reserves

Restricted reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by the Council.

Restricted reserves are those subject to specific conditions accepted as binding by the Council and which may not be revised by the Council without reference to the Courts or a third party. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met.

Also included in restricted reserves are reserves restricted by the Council decision. The Council may alter them without references to any third party of the Courts. Transfers to and from these reserves are at the discretion of the Council.

Leases

Finance leases

A finance lease is a lease that transfers to the lessee substantially all the risks and rewards incidental to ownership of an asset, whether or not title is eventually transferred.

Finance leases as lessee

At the commencement of the lease term, the Council recognises finance leases as assets and liabilities in the statement of financial position at the lower of the fair value of the leased item or the present value of the minimum lease payments.

The amount recognised as an asset is depreciated over its useful life. If there is no certainty as to whether the Council will obtain ownership at the end of the lease term, the asset is fully depreciated over the shorter of the lease term and its useful life.

Finance leases as lessor

The Council recognised a receivable equal to the net investment in the lease. Lease payments are allocated between principal repayments and finance revenue, based on the interest rate implicit in the lease.

Operating leases

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset. Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

Cost allocation

The Council has derived the cost of service for each significant activity of the Council using the cost allocation system outlined below.

Direct costs are those costs directly attributable to a significant activity. Indirect costs are those costs, which cannot be identified in an economically feasible manner, with a specific significant activity.

Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities using appropriate cost drivers such as actual usage, staff numbers and floor area.

Critical assumptions

In preparing these prospective financial statements the Council has made assumptions concerning the future. These assumptions may differ from the subsequent actual results. The key assumptions that have been used in the preparation of the prospective financial statements are set out below:

Key assumptions used in preparing the prospective financial statements

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Financial	Inflation	SOLGM/BERL forecasts	The level of prices is assumed to increase over the period of the Selwyn Long Term Plan for each activity area as forecast by BERL. The level of increase assumed in the Selwyn Long Term Plan is set out in the Table 4 below. The assumed increases include general prices, pay costs and construction costs.	Moderate	There is a risk that price level changes will be greater or lower than those assumed and that costs and revenues will be higher or lower than forecast. There is a risk of price increases being greater in Canterbury as the rebuild occurs (i.e. higher localised inflation)	Should the price level change differ from those assumed, expenditure, capital costs and revenues may differ from those forecast. The Council mitigates this risk by setting its rates and fees and charges each year based on its forecast costs for the following year.
All	Financial	Borrowing costs	The Council in conjunction with its financial advisors	Interest on term debt is assumed to be 6.0%.	Moderate	There is a risk that interest rates will differ from those assumed and that borrowing costs will be higher than those assumed.	If borrowing costs are greater than those assumed, the Council may need to increase development contribution charges, rates or reduce expenditure. Conversely, lower borrowing costs may mean rates are lower than they would otherwise have been.
All	Financial	Insurance		That an appropriate level of insurance will be secured by Council. Underground assets will be self- insured and that sufficient emergency funding will be available from NZTA for damage to roading assets caused by extraordinary events.	Low	There is a risk that insurance will be difficult to secure and that NZTA will not provide adequate emergency funding to reinstate damaged services.	Council's assets may not be able to be insured in a similar manner to the current approach and different options will need to be considered. This may include establishing reserve funds and higher excess sums.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Financial	Insurance		That increases in Insurance Premiums will be similar to CPI.	High	There is a risk that insurance premiums will rise more rapidly than expected.	Premiums will exceed budget allocation and savings will be required in insurance policies or funds will need to be reallocated from other areas of expenditure. Premium cost increases can be managed by increasing the insurance excess or reducing the level of cover provided.
All	Financial	Return on investments	The Council in conjunction with its financial advisors.	It is assumed that the Council's investments will generate a return of 4.5 to 5.0%.	Moderate	There is a risk that returns on investments will be higher or lower than forecast because actual investment balances and interest rates may vary from those used in the forecast.	If investments returns are lower than those assumed, the Council may need to increase its rates or reduce expenditure. Conversely, higher investment returns mean rates may be lower than they would otherwise have been.
All	Financial	Dividends	Orion New Zealand Limited, Sicon Ferguson Limited	It is assumed that dividends from Orion New Zealand Limited and Sicon Ferguson Limited will be \$5.1 million in 2015/16. Thereafter it is assumed that dividends will increase in line with general price increases.	Moderate	There is a risk that dividends will be higher or lower than forecast depending on the performance of these companies.	If dividends are lower than those assumed, the Council may need to increase its rates or reduce expenditure. Conversely, higher investment returns may mean rates are lower than they would otherwise have been.
All	Financial	Investment in Orion New Zealand Limited, Sicon Ferguson Limited	The Council, Orion New Zealand Limited, and Sicon Ferguson Limited	The Council revalues its investment in Orion New Zealand Limited, and Sicon Ferguson Limited so that the carrying value is maintained at fair value. It is assumed that the value of the investment will be maintained at its relative dollar value, with the investment increasing in line with general price levels.	Moderate	There is a risk that the value of the investment may increase or decrease.	A change in the value of the investment in Orion New Zealand Limited, and Sicon Ferguson Limited will change the Council's equity but will not have a direct impact on revenue or expenditure.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Financial	Investments	The Council	That \$32M of the \$42M received as a result of the realisation of the Selwyn Plantation Board's assets, and subsequent liquidation of Selwyn Investment Holdings Limited, will be retained with the income used to support the general rate requirement. The funds may be invested externally or internally at the Council's cost of capital. (The remaining \$10M will be used to fund improvements to the roading network)	Low	There is a risk that the Council will revise this policy and allocate these funds differently.	Should the Council allocate or retain these funds differently, there will be inadequate funds for roading improvements, or the income available to support the general rate requirement will reduce and the Council may need to increase rates or reduce expenditure.
All	Financial	Izone Southern Business Hub surplus	Izone	It is assumed that the Izone Development will generate a cash surplus of \$40M during the 2015-25 period. \$10M of this will be allocated towards funding improvements to the roading network, and \$5.5M towards funding construction of the new Rolleston library. The remaining funds will be held as investments. The form of the investment will be determined in accordance with the investment policy.	Moderate	There is a risk that the surplus will be higher or lower than forecast.	If the surplus is lower, then Council will have fewer investments to fund future activities. If no surplus is realised then Council may need to increase rates or reduce expenditure.
All	Financial	Asset lives and depreciation	NAMS	It is assumed asset lives will be as set out in the statement of accounting policies.	Moderate	There is a risk that assets will wear out more quickly than forecast and require replacement earlier than planned.	If assets require replacement more quickly than forecast, capital expenditure projects may need to be brought forward. The Council will consider the funding implications of any early replacements as they occur. Early replacement will result in a write off of the book value of the asset, increasing expenditure in the year it occurs.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Financial	Asset values	BERL	The Council revalues its assets so that carrying values are maintained at fair value based on condition. It is assumed that revaluations will take place a minimum of every three years and that replacement value of the assets will reflect construction costs.	Moderate	There is a risk that price level changes will be greater or lower than those assumed and that revaluation movements will be higher or lower than forecast.	If price levels increase by more than forecast, the value of the Council's assets and the associated depreciation charge will increase. If price levels increase by less than that forecast, the value of the Council's assets and associated depreciation will increase less quickly. The impact of any such changes on rates will depend on whether the depreciation charge is funded by rates.
All	Financial	Resource consents	The Council	It is assumed that the conditions of Resource Consents held by the Council (requirements and costs) will remain similar to current levels and that the Council will obtain the necessary Resource Consents for planned projects. Extra-ordinary consents required to implement the LURP will be approved within normal or CERA processes.	Moderate	There is a risk that the consent conditions will change or that consent will not be obtained for the Council projects.	If consent conditions change, expenditure may increase to comply with the conditions and this may have an impact on rate levels. If consents cannot be obtained for planned projects, the project may be delayed or may not go ahead.
All	Financial	Funding of capital expenditure	The Council	The Council funds capital expenditure from a number of sources: · development contributions; · lump sum contributions; · government subsidy; · rates; · dividends; · interest from investments · reserves; · external borrowing Assumptions have been made on how each capital project included in the Selwyn Long Term Plan will be funded. The Council's policy in relation to the funding of capital expenditure is set out in the Revenue and Financing Policy that is in the Selwyn Long Term Plan.	Moderate	There is a risk that sufficient funds will not be available to pay for the planned capital projects. For example, because growth does not provide sufficient funding from development contributions or the community considers that required rate rises are not affordable.	The Council will assess the availability of funds as part of the annual budget process and if funds are not available, it may revise the capital programme that is set out in the Selwyn Long Term Plan.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Financial	Funding of capital expenditure	Development Contributions	Development Contributions will remain available to fund network infrastructure.	Moderate	There is a risk that legislative change will affect the ability to collect Development Contributions or the method by which contributions are calculated.	If Development Contributions are less than assumed, the Council may need to increase its rates to cover any shortfall or delay upgrade works.
All	Financial	Timing and level of capital expenditure	The Council	The Selwyn Long Term Plan assumes that the timing and cost of capital projects and associated operating costs are as determined through the Council's activity management planning process.	High	There is a risk that capital projects may not occur as planned. This may have an impact on the costs of the project. There is also the risk that actual project costs will vary from those forecasts.	If projects do not occur as planned, capital expenditure in any year may differ from that forecast and delay may also change the cost of individual projects. The Council will consider the impact of any change as part of the annual budget process and consider the funding implications of any cost changes.
All	Financial	Unidentified liabilities	The Council	It assumed that the Council does not have any unidentified liabilities.	Low	There is a risk of an unexpected liability coming to light, for example, a claim against the Council.	If an unidentified liability arises it may increase the Council's expenditure. This risk is mitigated by the Council's Risk Management and Insurance Policies.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Transportation	Financial	NZTA revenue	The Council	It is assumed that the level of financial assistance received from NZTA for maintenance will be 51%. It is acknowledged that the level of investment reflects both the financial assistance rate (FAR) and the approved programme.	Low	A change in the level of subsidy will increase or reduce the level of resources available to fund the maintenance and improvement of the roading network.	If subsidy levels are lower than those assumed, the Council may need to increase its rates to cover any shortfall in funding from NZTA. Higher subsidy levels may mean rates are lower than they would otherwise have been.
				Additional Crown funding for works associated with nationally and regionally significant projects will receive sufficient NZTA funding (e.g. Christchurch Southern Motorway Stage 2).	Moderate	There is a risk that there will be insufficient NZTA funding for works associated with nationally and regionally significant projects.	If NZTA funding is not available for works associated with nationally and regionally significant projects, these works may need to be funded by local sources; or works deferred. If local funding is not available to support regionally significant projects, improvement work may not go ahead as planned.
All	Financial	Selwyn 2031 (District Wide Strategy)	The Council	No significant changes in the management of infrastructure assets, reserves and community facilities are expected in the short term. Actions required in the 2015-18 period can be accommodated within current forecasts.	Low	There is a risk that the visions and initiatives identified through the District wide strategy process cannot be accommodated through current planning, funding and delivery mechanisms.	Changes in service (demand, performance, condition, resourcing) may be required as a result of decisions resulting from the Strategy. Changes to Activity Planning including funding may be required.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Growth	Population Change	The Council and Statistics New Zealand	The Council has prepared population projections for the district for the period to 2031. The projections are based on authoritative population and economic data as well as assumptions in relation to land zoning the provision of infrastructure in the district. The growth model projects that the population of the district will grow from 44,595 in 2013 to around 75,000 in 2031. Forecasts have been prepared for individual townships (Refer Table 5). These population projections have been used as the basis for forecasting: - the growth in the rating base and therefore rate revenue; - the increase in the cost of service provision; - the increase in revenue from fees and charges; - the cost and timing of capital expenditure to meet increasing demand; - the level of revenue from development contributions.	High	The projections are based on a number of assumptions and therefore subject to some uncertainty. There is a risk that the level of population or lower than the projections and that the timing of population growth will differ from that in the model.	The Council has based its plans for the management and expansion of its infrastructure on the population projections. Should growth occur at different rates, it can respond by accelerating, delaying or revising planned capital works. The level of revenue from development contributions will vary from that forecast if actual growth differs from the projections, but any variation will tend to mirror the need for capital expenditure, thereby mitigating the risk to the Council of any shortfall. If growth occurs at a different rate from the projections, the forecasts for the cost of service provision will differ from the actual. Any impact on the Council's financial performance will be mitigated because the change in forecast revenue from rates and fees and charges will tend to mirror the change in the cost of service provision.
All	Growth	Demographic change	Statistics New Zealand	Statistics New Zealand projects that the population growth will be spread across all age groups, but that the highest growth rate will be in the 15-39 and 65+ age groups.	Moderate	There is a risk that demographic change will not be as expected.	The Council has based its plans on a growing population, with a predominance of family units and a growing proportion of over 65s. If the demographic make-up of the district is substantially different than that expected the Council may need to revise some of its community service activities and plans for its community facilities.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Growth	Greater Christchurch Urban Development Strategy (UDS)	The Council	In 2007, the Waimakariri and Selwyn District Councils, Christchurch City Council, Environment Canterbury and NZ Transport Agency adopted as policy, the Greater Christchurch Urban Development Strategy. The adopted strategy and action plan contained a preferred long-term urban development pattern for the greater Christchurch area. The UDS will continue to promote collaborative planning and project implementation (such as the Greater Christchurch Transportation Statement) across the partner agencies.	Moderate	There is a risk that coordination across agencies will cease.	If coordinated planning and development does not take place as planned for under the UDS, the Council will need to review and revise its capital works programmes. It will also need to revise operations and maintenance budgets and renewals programmes to suit unpredicted demand.
All	Growth	Land Use Recovery Plan (LURP)	The Council CERA	The LURP replaces the development staging detailed in the UDS, Regional Policy Statement PC1 and Selwyn District Plan policies and Land Use Zoning. It is assumed Council will be able to provide sufficient controls on development, and establish any critical essential strategic infrastructure (as agreed) to facilitate the implementation of the LURP and in accordance with related Outline Development Plans.	High	There is a risk that development will be disconnected and/or at a rate faster or slower than expected.	If development takes unexpected patterns, the Council will need to review and revise its capital works programmes. It will also need to revise operations and maintenance budgets and renewals programmes to suit unpredicted demand and disconnected development.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Growth	Lincoln Hub	The Council	The Lincoln Hub proposal will not require significant investment in infrastructure from Council.	Moderate	There is a risk that there are expectations that Council will fund infrastructure for this proposal.	If Council is required to provide infrastructure it will need to review and revise its capital works programmes. It will also need to revise operations and maintenance budgets and renewals programmes to suit unpredicted demand and disconnected development.
Transportation	Growth	Traffic Growth	The Council	There will be a growth in traffic on state highways and local networks within Selwyn district. While this will vary across the district, the typical rates will be 2% on urban roads and 1% on rural roads.	Moderate	There is a risk that traffic numbers will increase at a rate beyond that expected.	If Council is required to fund and undertake works that are not expected; this will put budgets under pressure, or the extent of works that can be undertaken will be restricted by budget available.
All	Lifecycle	Central Plains Irrigation Scheme	The Council	The Central Plains Irrigation scheme will be constructed: Stage 1 (Te Pirata, Sheffield) during 2014-15; Stage 2 (Hororata, Greenfield, Burnham) during 2015-16; and Stage 3 (Colgate Kirwee, Waimakariri) during 2016-2018. The impact on Council's activities, particularly water races and the requirement for new bridges/culverts will be included in AcMPs.	Moderate	There is a risk that the scheme proceeds more quickly or slowly than assumed There is a risk that the demand for the water race network will become fragmented as farmers receive water from CPW and other sources.	If the impacts of the establishment of the scheme are not understood then planning for ongoing use (or ease of use) will be incorrect.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Lifecycle	No major adverse events	The Council	It assumed that there will be no major adverse events during the period covered by the Selwyn Long Term Plan, for example, earthquake, pandemic or flood. While events may occur at any time, Council's planning will focus on operational resilience and Emergency Management.	High	There is a risk that a major adverse event will occur and result in damage to assets and additional costs to the Council.	Any major adverse event will have a significant impact on the Council and the community. The Council seeks to mitigate this risk through its Civil Defence, Risk Management and Insurance Policies.
All	Lifecycle	Earthquake Prone Building Legislation	The Council	That any changes to the Building Act regarding earthquake prone buildings will be able to be addressed within normal resources.	Moderate	There is a risk that the legislative requirements will be more onerous than expected.	Council will require additional resources to undertake inspections; or will be required to upgrade buildings where upgrades were not forecast
				Council's administration buildings will not require major capital works.	Low	There is a risk that Council's administration buildings will not meet future standards required.	
				Council will not assume control of buildings that require upgrade.	Low	There is a risk that Council will assume control of buildings requiring upgrading through gifting or abandonment.	

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Transportation	Lifecycle	Long Term Strategies	The Council	That there will be no significant change to the intent of the policies and strategies in place, but the funding available and implementation timetables may change. National - includes: - Government Policy Statement on Land Transport Funding - RoNS programme; - Regional - includes: - Regional Transport Plan, - Greater Christchurch Transport Statement; - SDC strategies include: - Walking and Cycling, Road Safety.	Moderate	There is a risk that national, regional and local priorities change or differ from the priorities identified by Council.	Council programmes that do not integrate with NZTA priorities (national and regionally) are unlikely to attract funding, and provide an overall solution to the district and region.
All	LoS	Legislation	The Council	The Selwyn Long Term Plan assumes that existing Legislation will remain in place and that the structure and responsibilities of the Council will remain the same over the period covered by the Selwyn Long Term Plan.	Moderate	There is a risk that legislative change will bring about changes to the responsibilities of the Council.	If legislative responsibilities change, it may increase or reduce the Council's expenditure and income and associated rate levels. e.g. - Significant changes to funding levels and the AcMP forecasts - Significant changes to contracts, staff arrangements and funding arrangements - Significant changes to external subsidy funding sources.
Transportation 5Waters	LoS	Mandatory Performance Measures and Reporting	The Council	The measurement and reporting of Mandatory Performance Measures will align with Council's objectives and existing measures, and that information will be available to meet the requirements	Low	There is a risk that the measures are inconsistent with Council's objectives; and that there is inadequate data available to report on.	A complex reporting regime would be required if reported measures were incompatible. Council's actions may be inconsistent with the mandatory requirements.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	LoS	Community Expectations	The Council	The expectations of the Selwyn Community for the provision of services provided by Council will remain similar.	Low	There is a risk that there is a change in expectation for services and that the targeted level of service becomes inappropriate.	If there is an increase or reduction in the expectation of service/level of service provision, the cost and delivery model may need to be revised.
Community Facilities	LoS	Committees	The Council	The structure and role of Council's committees are not expected to alter. (It is acknowledged that some change may occur over time as new management models are introduced.)	Moderate	There is a risk that Council's structure will be altered, either increasing or decreasing committee numbers and the role of those committees.	Alternative structures may result in changes to decision making processes and delivery of services by Council.
All	Sustainability	Climate Change	Ministry for the Environment	It is assumed that climate change is happening but that there will be no significant impact on the Council's activities within the period covered by the Selwyn Long Term Plan. However, the Council will take into account the predicted impacts of climate change as it plans, builds and renews its infrastructure.	Low	There is a risk that climate change will happen more quickly than expected and require changes to the Council's activities.	If climate change happens more quickly, the Council may need to carry out work on its infrastructure assets. Council's business units may not recognise climate change in the delivery of their services. Decisions made now without considerations may have intergeneration effects on land use decisions, environmental policy and infrastructure decisions e.g. relying on undersized assets and resources in highly vulnerable parts of the district.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Sustainability	Emissions Trading Scheme	The Council	It is assumed that any costs or actions required in regard to the Emissions Trading Scheme are adequately incorporated into the relevant AcMPs, Sustainability Strategies and the Selwyn Long Term Plan.	Low	There is a risk that costs or actions have not adequately addressed.	Any increase or decrease in costs or actions will need to be resourced differently to the approach planned.
All	Financial	Loan to Central Plains Water Limited	The Council	It is assumed that the Council will lend \$8 million to Central Plains Water Limited at an annual interest rate of 10% and that the loan plus interest will be repaid in full.	High	There is a risk that the loan and interest will not be repaid in full.	If the loan and interest is not repaid in full the Council will need to either raise rates to recover the loss or reduce expenditure.

Inflation assumptions used in the preparation of the prospective financial statements

	Roading	Property	Water	Energy	Staff	Other	CPI
2015/16	1.2%	2.3%	5.2%	3.5%	2.5%	2.4%	1.7%
2016/17	1.4%	2.4%	3.8%	3.8%	2.5%	2.5%	1.9%
2017/18	2.2%	2.5%	3.0%	3.8%	1.9%	2.5%	2.0%
2018/19	2.4%	2.7%	3.2%	4.0%	2.0%	2.7%	2.1%
2019/20	2.5%	2.8%	3.3%	4.3%	2.1%	2.9%	2.1%
2020/21	2.7%	2.9%	3.5%	4.5%	2.2%	2.9%	2.2%
2021/22	2.8%	3.0%	3.7%	4.6%	2.3%	3.2%	2.3%
2022/23	3.0%	3.2%	3.9%	4.9%	2.4%	3.3%	2.4%
2023/24	3.2%	3.2%	3.9%	5.1%	2.6%	3.5%	2.4%
2024/25	3.2%	3.5%	4.2%	5.3%	2.6%	3.6%	2.5%

Funding Impact Statement

The funding impact statement shows the revenue and financing mechanisms the Council uses to fund its operating and capital expenditure.

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Sources of operating funding											
General rates	12,837	14,542	15,983	17,517	19,117	20,590	22,174	23,873	25,699	27,658	29,762
Targeted rates	23,384	26,894	29,675	31,907	33,822	35,988	37,653	39,367	41,234	43,236	45,293
Subsidies and grants for operating purposes	2,719	3,249	3,208	2,960	3,414	3,399	3,575	3,528	3,697	3,684	3,805
Fees and charges	14,369	14,957	15,430	15,997	15,671	16,095	16,015	16,765	17,773	18,835	19,993
Interest and dividends from investments	7,529	7,996	8,682	9,061	9,416	9,679	9,885	10,057	9,999	9,983	10,231
Other operating funding	197	192	207	212	217	222	234	240	248	256	264
Total operating funding (A)	61,035	67,830	73,185	77,654	81,657	85,973	89,536	93,830	98,650	103,652	109,348
Application of operating funding											
Payments to staff and suppliers	53,817	61,854	59,872	61,424	63,617	65,930	67,046	69,341	72,714	76,170	79,766
Finance costs	5,235	4,898	6,022	6,720	6,889	7,431	7,939	7,931	8,086	8,165	7,738
Other operating funding applications	457	444	462	483	501	520	539	564	568	593	617
Total application of operating funding (B)	59,509	67,196	66,356	68,627	71,007	73,881	75,524	77,836	81,368	84,928	88,121
Surplus / (deficit) of operating funding (A-B)	1,526	634	6,829	9,027	10,650	12,092	14,012	15,994	17,282	18,724	21,227
Sources of capital funding											
Subsidies for capital expenditure	2,100	3,063	4,179	3,321	6,364	5,443	6,016	4,061	16,532	4,587	4,875
Development and financial contributions	17,139	13,753	12,430	12,308	6,179	6,343	6,290	6,550	8,608	6,847	6,834
Increase / (decrease) in debt	22,070	29,519	22,952	331	5,293	12,748	4,180	(4,433)	9,563	(6,922)	(7,279)
Gross sales proceeds from sale of assets	13,640	19,287	18,959	13,369	14,890	10,457	-	-	-	-	-
Total sources of capital funding (C)	54,949	65,622	58,520	29,329	32,726	34,991	16,486	6,178	34,703	4,512	4,430
Applications of capital funding											
Capital - growth	52,600	55,210	47,995	18,127	24,245	16,854	14,802	8,299	45,858	9,704	8,601
Capital - level of service	8,033	16,100	6,701	7,740	8,652	5,735	6,408	1,938	3,397	1,966	2,194
Capital - renewals	9,221	9,688	8,028	8,006	7,987	20,415	9,458	9,591	16,378	9,625	12,467
Increase / (decrease) in reserves	(6,289)	1,854	(8,384)	1,384	763	(11,532)	1,010	3,306	(2,757)	2,720	2,428
Increase / (decrease) of investments	(7,090)	(16,596)	11,009	3,099	1,729	15,611	(1,180)	(962)	(10,891)	(779)	(33)
Total applications of capital funding (D)	56,475	66,256	65,349	38,356	43,376	47,083	30,498	22,172	51,985	23,236	25,657
Surplus / (deficit) of capital funding (C-D)	(1,526)	(634)	(6,829)	(9,027)	(10,650)	(12,092)	(14,012)	(15,994)	(17,282)	(18,724)	(21,227)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Please refer to the significant activities section of the Long Term Plan for more detailed comparisons between the Long term Plan and the Long Term Plan and explanations for any significant variances.



Funding Impact Statement – Rating

The rating system is the primary mechanism used by the Council to fund the operating and capital expenditure planned for the District. The table below explains some of the terminology used in the rates system.

Rating unit	The rating unit is what attracts the liability for rates and is basically what has been known in the past as a 'rateable property'.
Separately used or inhabited part of a rating unit (SUIP)	A SUIP is defined as any part of a rating unit separately used or inhabited by the ratepayer, or by any other person, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement, or any part or parts of a rating unit that are used or occupied by the ratepayer for more than one single use. Separately used or inhabited parts include: • A residential, small holding, or farmland property that contains two or more separately occupiable units, flats or houses each of which is separately inhabited or is capable of separate habitation i.e. has independent kitchen facilities. • A commercial premise that contains separate shops, kiosks, other retail or wholesale outlets, or offices, each of which is operated as a separate business or is capable of operation as a separate business.
Rating factor	This is the basis on which a targeted rate is calculated, such as property value, land area, number of separately occupied parts etc.
General rate	A rate that is set for the general purpose of the Council.
Uniform annual general charge	A rate that is set at a fixed dollar amount irrespective of the value of the property and is used for the general purposes of the Council.
Targeted rate	A rate that is set for a specified purpose.

General rates

The Council sets a general rate under section 13 of the Local Government (Rating) Act 2002 on the capital value of all rating units in the District. There are no differentials applied to the general rate.

Uniform Annual General Charge (UAGC)

The Council sets a uniform annual general charge (UAGC) of \$190 (GST inclusive) per rating unit, set under section 15 of the Local Government (Rating) Act 2002. The UAGC is used to collect the balance of the general rate requirement not collected through the general rate.

Targeted rates

The Council sets targeted rates under section 16 of the Local Government (Rating) Act 2002. Targeted rates may be set for all rateable land in the District or a category of rateable land. Schedule 2 of the Local Government (Rating) Act 2002 lists options which may be used to define categories of rateable land, for example the availability of the service, where the land is situated etc.

The purpose of each targeted rate, the category of rateable land to which the rate is applied and the basis for calculation (or rating factor) is described below:

- **Community Boards** – these rates are set to fund the operations of the Selwyn Central and Malvern Community Boards. A targeted rate is assessed as fixed amounts on all rating units in the Selwyn Central and Malvern Wards.
- **Canterbury Museum levy funding** – this rate is set to fund the levy paid under the Canterbury Museum Trust Board Act. A targeted rate is assessed on a uniform basis as a fixed amount on all rating units in the Selwyn District.
- **Transportation** – this rate is set to fund the road maintenance and renewal work that was historically not subsidised by NZTA but is required to maintain current levels of service. A targeted rate is assessed on a uniform basis as a fixed amount on all per rating units in the Selwyn District.
- **Community centres and recreation reserves** – these rates are set for the purpose of providing and maintaining the various community centres and recreation reserves in the Selwyn District. These rates are assessed per separately used or inhabited part of a rating unit based on where the land is situated for the following community centre and recreation reserve districts. Community centre and reserves loan/upgrade/new facility rates are set for some community centres and reserves. Loan rates are payable by each separately used or inhabited part of a rating unit which elected to make contributions to a past capital project via a loan rate rather than by lump sum contribution.

Community Centres

Broadfield	Castle Hill	Darfield	Doyleston
Dunsandel-Mead	Glenroy	Glentunnel	Greendale
Greenpark	Halkett	Hororata	Killinchy
Ladbrooks	Lake Coleridge	Lakeside	Lincoln
Prebbleton	Rolleston	Sheffield	Southbridge
Springston	Tai Tapu	Tawera	West Melton

Recreation Reserves

Castle Hill	Courtenay	Darfield	Dunsandel/Mead
Glentunnel/Coalgate	Greendale	Halkett	Hororata
Kimberley	Kirwee	Leeston	Lincoln
McHughs Plantation	Osborne Park	Prebbleton	Rhodes Park
Rolleston	Sheffield	Southbridge	Springston
Weedons	West Melton	Whitecliffs	

McHughs Plantation - this rate is set for the purpose of providing and maintaining the McHughs Plantation. The targeted rate is assessed per separately used or inhabited part of a rating unit based on where the land is situated. The differential based on where the land is situated is determined by proximity of the plantation. The rate is assessed across the following zones based on the existing recreation reserve rating districts:

Zone	Rating areas
Zone 1	Darfield, Sheffield, Glentunnel/Coalgate, Kirwee, Hororata, Greendale, Courtenay, Kimberley and Whitecliffs.
Zone 2	Comprised of the balance of the District.

Swimming pools – this rate is set for the purpose of providing and maintaining swimming pools in the District. The rate is assessed per separately used or inhabited part of a rating unit based on where the land is situated. The differential based on where the land is situated is determined by proximity to the Council's swimming facilities. The rate is applied across the following zones based on the existing recreation reserve rating districts:

Zone	Rating areas
Zone 1	Rolleston
Zone 2	Broadfield, Courtenay, Darfield, Dunsandel, Greendale, Halkett, Killinchy, Kimberley, Kirwee, Ladbrooks, Lakeside, Leeston, Lincoln, Osborne Park, Prebbleton, Rhodes Park, Sheffield, Springston, Southbridge, Templeton, Weedons, West Melton, other properties within the zone 2 geographical area, but which are not part of an existing reserve rating area
Zone 3	Arthur's Pass, Castle Hill, Glentunnel/Coalgate, Hororata, Kowai Pass, Lake Coleridge, Rakaia Huts, Snowdon, Whitecliffs, other properties within the zone 3 geographical area, but which are not part of an existing reserve rating area

Libraries – this rate is set for the purpose of providing the District library service. The rate is assessed on a uniform basis as a fixed amount on all rating units within the Selwyn District.

Refuse collection, disposal and recycling – these rates are set for the purpose of providing a refuse collection, disposal and recycling service. The rate is assessed per separately used or inhabited part of a rating unit located on a refuse collection route plus those located in Arthur's Pass, Castle Hill and Lake Coleridge. Targeted rates are also assessed per separately used or inhabited part of a rating unit serviced by the 240 litre, 80 litre and organic wheelie bin systems.

Land drainage and river protection – this rate is set for the purpose of maintaining drainage and protecting schemes. The rate is assessed based on the capital value, or on a uniform basis of all rating units based on where the land is situated for the following classified areas:

Ellesmere No. 3 Subdivision	Capital Value and fixed amount per rating unit.
Ellesmere No. 4 (Osbornes Drain)	Area
Greenpark	Capital Value
Hororata River	Capital Value
L2 Subdivision	Capital Value
Leeston Drainage	Capital Value or fixed amount per rating unit
Taumutu	Area
Taumutu Culverts	Capital Value
Wairiri Valley	Area

Urban water supplies – the rate is set for the purpose of providing and maintaining water supply schemes. A targeted rate is assessed per separately used or inhabited part of a rating unit which has availability of service and additionally for quantity of water provided in accordance with Section 19 of the Local Government (Rating Act) 2002.

Full charges are made for each separately used or inhabited part of a rating unit connected to the individual supplies, with half charges made for each rating unit which can be, but is not, connected to the water supply.

Targeted rate assessed per rating unit where there has been no election to pay a lump sum for physical works constructed within the rating area.

- **Rural water supplies** – the rate is assessed per separately used or inhabited part of a rating unit and quantity of water provided which has availability of service based on where the land is situated.

Full charges are made for each separately used or inhabited part of a rating unit connected to the individual supplies, with half charges made for each rating unit which can be, but is not, connected to the rural water supply.

For some supplies, targeted rates for water supplies are charged in accordance with Section 19 of the Local Government (Rating) Act 2002.

A rate is set for the purpose of water quality testing for the Hororata, Hororata Acheron and Malvern Hills Rural water supplies. The rate is assessed per separately used or inhabited part of a rating unit which has the provision or availability of the service.

A rate is set for the purpose of capital improvements for the Hororata and Hororata Acheron water supplies. The rate is assessed per number of water units allocated to each separately used or inhabited part of a rating unit.

Water supply loan rates are set for some water supplies. The targeted rate is assessed per separately used or inhabited part of a rating unit where there has been no election to pay a lump sum for physical works constructed within the rating area.

- **Sewerage schemes** – the rate is set for the purpose of providing and maintaining sewerage treatment and disposal systems. The targeted rate is assessed per separately used or inhabited part of a rating unit which has availability of service and additionally per urinals/pans in excess of three within the rating unit

A full charge is made for each separately used or inhabited part of a rating unit which is connected to the scheme, and a half charge is made for each rating unit which can be, but is not, connected to the sewerage scheme.

Sewerage loan rates are set for some schemes. The targeted rate is assessed per separately used or inhabited part of a rating unit where there has been no election to pay a lump sum for physical works constructed within the rating area.

A sewerage investigation targeted rate is assessed per separately used or inhabited part of a rating unit in Darfield to cover the cost of monitoring the environmental effects of discharging waste water to ground.

- **Water races** – the rate is set for the purpose of providing and maintaining water race systems within the District. The rate is assessed on the area of a rating unit which has the provision or availability of the service within the former County Council Districts.

Ellesmere	Malvern	Paparua
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The Malvern and Paparua urban water race rate is set for the purpose of maintaining the water races in urban areas. The rate is assessed per separately used or inhabited part of a rating unit based on where the land is situated for the following living zone areas:

Malvern Water Race	Paparua Water Race
Darfield	Claremont
Kirwee	Edendale
Sheffield/Waddington	Prebbleton
Springfield	Rolleston
	West Melton

A rate is set for the provision of a domestic supply for the Paparua water race. The rate is assessed per rating unit based on provision of service.

A rate is set for the public good of the Paparua water race, reflecting the aesthetic, wildlife and rural benefits of the water race to the area. The rate is assessed as a fixed amount per rating unit within the water race district.

An annual charge rate is set for the purpose of providing and maintaining the Paparua water race system. The rate is assessed per rating unit which has the provision or availability of the service. Rating units paying this rate will not pay the rate for the public good of the Paparua water race.

- **Stormwater** – these rates are set for the purpose of providing and maintaining stormwater systems. These rates are applied based on each separately used or inhabited part of a rating unit, based on where the land is situated within areas serviced by stormwater systems in the following areas.

Arthur's Pass	Castle Hill	Darfield	Doyleston
Dunsandel	Edendale	Glentunnel	Hororata
Kirwee	Lake Coleridge	Leeston	Lincoln
Prebbleton	Rakaia Huts	Rolleston	Southbridge
Springfield	Springston	Tai Tapu	Templeton (Claremont)
West Melton	Whitecliffs		

Rate charges

The long term plan proposes a number of rate increases in both the general rate and targeted rates. The forecast average annual rates increase per ratepayer over the 10 year period is around 4.5% p.a. The increase in total rates revenue over the period is higher, but this is due to the expected increase in the district's population.

Roughly 40% of the council's work is paid for by rates – 15% from general rates, which all land and property owners pay, and 25% from targeted rates which are charged for particular services. The remainder of the work is funded from other sources including government grants, community funds, user-pay charges and council investment income. Property development contributions also provide funds for new reserves, roads, and water and sewerage assets.

General rates pay for roads, townships, reserves, community development and environmental services. General rates have two parts: a fixed amount (the Uniform Annual General Charge 2015/2016: \$190); and a variable amount which is based on the Capital Value.

Targeted rates pay for services such as water, sewerage, refuse collection, land drainage, recreational and cultural facilities.

The following examples show how the proposed changes will affect properties in different areas. The examples show the proposed rate charges for the ten years of the plan as well as giving actual rates for the preceding year.

In the following examples the variables are used to demonstrate the potential impacts on rateable properties in different districts:

- Wheelie bin charges vary dependent on whether the property chooses an organic bin, an 80 litre or a 240 litre bin.
- Water metered charges are not included and are additional to the rates identified.

	Rating	2015/16	Estimated
	numbers	(\$)	revenue (\$)
General rate			
<i>The Uniform Annual General Charge is assessed as a fixed amount on all rating units in the Selwyn District.</i>			
<i>The General Rate is assessed as a uniform rate in the dollar on the capital value of the land for all rating units in the District, and accordingly is not assessed differentially.</i>			
Uniform Annual General Charge (UAGC)	20,939	190.00	3,978,410
General Rate	15,012,313,457	0.000849388	12,751,279
General Rate (including GST)			16,729,689
General Rate (excluding GST)			14,547,556
Community Board Targeted Rate			
<i>Targeted rate assessed as fixed amounts on all rating units in the Selwyn Central and Malvern Wards.</i>			
Selwyn Central Ward	7,885	18.00	141,930
Malvern Ward	4,595	32.00	147,024
Total Community Board Targeted Rate (including GST)			288,954
Total Community Board Targeted Rate (excluding GST)			251,264
Canterbury Museum Levy Funding Targeted Rate			
<i>Targeted rate assessed on a uniform basis as a fixed amount on all rating units in the Selwyn District.</i>			
Canterbury Museum Levy Funding Targeted Rate	20,939	31.00	649,109
Canterbury Museum Levy Funding Targeted Rate (including GST)			649,109
Canterbury Museum Levy Funding Targeted Rate (excluding GST)			564,443
Transportation Targeted Rate			
<i>Targeted rate assessed on a uniform basis as a fixed amount on all rating units in the Selwyn District.</i>			
Transportation Targeted Rate	20,939	60.00	1,256,340
Transportation Targeted Rate (including GST)			1,256,340
Transportation Targeted Rate (excluding GST)			1,092,470
Community Centre Targeted Rate			
<i>Targeted rate assessed per separately used or inhabited part of a rating unit based on where the land is situated.</i>			
Broadfield	284	94.00	26,696
Castle Hill	108	62.00	6,696
Darfield	1,144	47.00	53,768
Doyleston	213	25.00	5,325
Dunsandel / Mead	652	153.00	99,756
Glenroy	197	36.00	7,092
Glentunnel (excluding loan rate)	398	36.00	14,328
Greendale (excluding loan rate)	218	28.00	6,104
Greenpark	177	46.00	8,142
Halkett	162	112.00	18,144
Hororata	278	65.00	18,070
Killinchy	111	79.00	8,769
Ladbrooks	269	42.00	11,298
Lake Coleridge	78	95.00	7,410
Lakeside	79	37.00	2,923
Lincoln	1,899	243.00	461,457
Prebbleton	1,392	23.00	32,016
Rolleston	4,413	88.00	388,344
Sheffield / Waddington	269	47.00	12,643
Southbridge	525	71.00	37,275
Springston	492	21.00	10,332
Tai Tapu	453	82.00	37,146
Tawera	190	87.00	16,530
West Melton	1,870	42.00	78,540
Community Centre Targeted Rate (including GST)			1,368,804
Community Centre Targeted Rate (excluding GST)			1,190,264

	Rating	2015/16	Estimated
	numbers	(\$)	revenue (\$)
Community Centre Loan Targeted Rate			
<i>Targeted rate assessed per separately used or inhabited part of a rating unit within the applicable rating area where there has been no election to pay a lump sum for physical works constructed.</i>			
Glentunnel	183	40.00	7,320
Greendale	72	140.00	10,080
Community Centre Loan Targeted Rate (including GST)			17,400
Community Centre Loan Targeted Rate (excluding GST)			15,130
Recreation Reserve Targeted Rate			
<i>Targeted rate assessed per separately used or inhabited part of a rating unit based on where the land is situated.</i>			
Castle Hill	108	53.00	5,724
Courtenay	40	125.00	5,000
Darfield	1,144	49.00	56,056
Dunsandel / Mead	652	41.00	26,732
Glentunnel/Coalgate	266	46.00	12,236
Greendale	218	28.00	6,104
Halkett	162	17.00	2,754
Hororata	360	51.00	18,360
Kimberley	43	50.00	2,150
Kirwee	488	79.00	38,552
Kirwee-Pavilion Upgrade	488	32.00	15,616
Leeston	780	42.00	32,760
Lincoln	1,899	50.00	94,950
Osborne Park	213	32.00	6,816
Prebbleton	1,393	72.00	100,296
Rhodes Park	453	76.00	34,428
Rolleston	4,413	137.00	604,581
Sheffield	270	59.00	15,930
Southbridge	525	46.00	24,150
Springston	487	43.00	20,941
Weedons	332	80.00	26,560
Weedons - New Pavilion	332	14.00	4,648
West Melton	1,857	62.00	115,134
Whitedcliffs	132	39.00	5,148
Recreation Reserve Targeted Rate (including GST)			1,275,626
Recreation Reserve Targeted Rate (excluding GST)			1,109,240
McHughs Plantation Targeted Rate			
<i>Targeted rate assessed per separately used or inhabited part of a rating unit based on where the land is situated.</i>			
McHughs Plantation (Zone 1)	3,110	23.00	71,530
McHughs Plantation (Zone 2)	14,961	8.00	119,688
McHughs Plantation Targeted Rate (including GST)			71,530
McHughs Plantation Targeted Rate (excluding GST)			62,200
Sewerage Targeted Rate			
Sewerage Targeted Rate (assessed per SUIP connected)	9,032	500.00	4,516,000
Sewerage Targeted Rate (assessed per rating unit which can be, but is not connected)	2,305	250.00	576,250
Sewerage Targeted Rate Pan Charge (assessed per SUIP per pan in excess of 4)		125.00	
Sewerage Targeted Rate (including GST)			5,092,250
Sewerage Targeted Rate (excluding GST)			4,428,043

	Rating	2015/16	Estimated
	numbers	(\$)	revenue (\$)
Sewerage Investigation			
<i>Targeted rate assessed per separately used or inhabited part of a rating unit in Darfield.</i>			
Darfield Sewerage Investigation	1,054	73.00	76,942
Sewerage Investigation Rate (including GST)			76,942
Sewerage Investigation Rate (excluding GST)			66,906
Sewerage Loan Targeted Rate			
<i>Targeted rate assessed in relation to the following specific categories where there has been no election to pay a lump sum for physical works constructed.</i>			
Doyleston (per SUIP within the rating area)	18	444.20	7,996
Leeston (per SUIP within the rating area)	105	230.98	24,253
Prebbleton (per SUIP within the rating area)	65	208.39	13,545
Rolleston new development area (per separate allotment which may be subdivided)	379	81.99	31,074
Rolleston existing township (per SUIP within the rating area)	137	570.73	78,190
Rolleston (Westland Milk Products Ltd for land at 41 Westland Pl, Rolelston - VRN 2354416058)	1	368,543.44	368,543
Rolleston Jones Road (per hectare for rating units at Jones Road, Rolleston)	3,086	4,592.64	14,173
Southbridge (per SUIP within the rating area)	83	395.63	32,837
Springston (per SUIP within the rating area)	29	497.62	14,431
Tai Tapu (per SUIP within the rating area)	34	715.35	24,322
Sewerage Loan Targeted Rate (including GST)			609,365
Sewerage Loan Targeted Rate (excluding GST)			529,882
Refuse Collection and Disposal Targeted Rate			
<i>Targeted rate assessed per separately used or inhabited part of a rating unit serviced by a refuse or recycling collection route.</i>			
Refuse Targeted Rate	16,661	24.50	408,206
Recycling Targeted Rate	16,741	62.00	1,037,942
<i>Targeted rate assessed per separately used or inhabited part of a rating unit in the following locations.</i>			
Arthur's Pass	134	78.00	10,452
Castle Hill	95	78.00	7,410
Lake Coleridge	44	78.00	3,432
Refuse Wheelie Bin (240 Litre) (assessed per SUIP serviced)	6,210	389.00	2,415,766
Refuse Wheelie Bin (80 Litre) (assessed per SUIP serviced)	7,767	119.00	924,316
Organic (Green Waste) Wheelie Bin (assessed per SUIP serviced)	5,925	207.00	1,226,475
Refuse Collection and Disposal Targeted Rate (including GST)			6,033,999
Refuse Collection and Disposal Targeted Rate (excluding GST)			5,246,956
Urban Water Targeted Rate			
<i>Targeted rate assessed in relation to the following specified categories.</i>			
Water Targeted Rate (partially metered supply per SUIP serviced)	7,410	350.00	2,593,588
Water Targeted Rate (fully metered supply per SUIP serviced)	4,541	200.00	908,200
Water Targeted Rate (per rating unit within 100m and available but not connected)	2,311	175.00	404,425
Metered supply (partially metered supply) (per m3 of water in excess of 375m3 per day)		0.40m3	
Metered supply (fully metered supply) (per m3 of water per day)		0.40m3	
Restricted water targeted rate (per water unit)	757	146.00	110,449
Restricted water targeted rate		200.00	
Water Targeted Rate (including GST)			4,016,662
Water Targeted Rate (excluding GST)			3,492,749

	Rating	2015/16	Estimated
	numbers	(\$)	revenue (\$)
Rural Water Targeted Rate			
<i>Targeted rate assessed in relation to the following categories.</i>			
Hororata (per water unit where connected)	160	152.00	24,320
Hororata (not connected but available)	11	76.00	836
Hororata (water quality testing) (per SUIP)	75	84.00	6,300
Hororata (capital injection per water unit)	166	41.00	6,786
Hororata Acheron (per water unit where connected)	2,205	152.00	335,160
Hororata Acheron (per rating unit not connected but available)	2	76.00	152
Hororata Acheron water quality testing (per SUIP)	265	84.00	22,260
Hororata Acheron capital injection (per water unit)	2,285	41.00	93,685
Malvern Hills (per water unit where connected)	1,515	334.00	506,010
Malvern Hills (per rating unit not connected but available)	20	167.00	3,340
Malvern Hills (water quality testing) (per SUIP)	509	63.50	32,322
Te Pirita (per rating unit)	10	600.00	6,000
Te Pirita (where metered) (per m3 of water supplied per day)		0.73m3	

Rural Water Targeted Rate (including GST)			1,037,170
Rural Water Targeted Rate (excluding GST)			901,887

Water Loan Targeted Rate

<i>Targeted rate assessed per rating unit connected to the following water supply schemes where there has been no election to pay a lump sum for physical works constructed.</i>			
Armack Drive (5 year)	9	485.00	4,365
Doyleston	36	426.10	15,340
Prebbleton (Kingcraft Drive)	1	432.72	433
Rolleston	340	41.02	13,947
Rolleston (Jones Road)	1	470.88	471

Water Loan Targeted Rate (including GST)			34,555
Water Loan Targeted Rate (excluding GST)			30,048

Water Race Targeted Rate

Ellesmere			
Per hectare or part thereof (assessed per rating unit in the rating area and service available)	36,954	14.00	517,356
Minimum charge (assessed per rating unit in the rating area and service available)	129	109.00	14,061
Malvern			
Per hectare or part thereof (assessed per rating unit in the rating area and service available)	40,156	19.50	783,042
Minimum charge (assessed per rating unit in the rating area and service available)	331	121.00	40,051
Urban water race charge (assessed per SUIP in Darfield, Kirwee, Sheffield/Waddington and Springfield)	1,740	11.00	19,140

Paparua			
Per hectare or part thereof (assessed per rating unit in the rating area and service available)	18,016	13.00	234,208
Annual charge (assessed per rating unit in the rating area and service available)	1,359	163.00	221,517
Domestic supply charge (assessed per rating unit supplied)	48	230.50	11,064
Urban water race charge (assessed per SUIP in Claremont, Edendale, Prebbleton, Rolleston and West Melton)	6,035	15.00	90,525
Rural Public Good (assessed per rating unit not in Living Zone and which cannot connect)	1,619	32.00	51,808
<i>(Note that irrigation charges for consent holders are also imposed.)</i>			

Water Race Targeted Rate (including GST)			1,982,772
Water Race Targeted Rate (excluding GST)			1,724,150

Land Drainage and River Works Targeted Rate			
Greenpark (assessed per dollar of capital value in the following categories of the rating area)	Capital value		
Class B	14,695,100	0.000516	7,582
Class C	12,250,000	0.000373	4,568
Class D	1,003,900	0.000372	373
Class E	15,735,000	0.000154	2,429
Class F	17,922,300	0.000098	1,750

	Rating	2015/16	Estimated
	numbers	(\$)	revenue (\$)
L2 Subdivision <i>(assessed per dollar of capital value in the following categories of the rating area)</i>			
	Capital value		
Class A	89,433,780	0.000225	20,121
Class B	121,140,050	0.000161	19,550
Class C	234,845,800	0.000103	24,271
Class D	19,052,960	0.000068	1,303
Class E	18,534,200	0.000053	987
Class F	453,364,940	0.000035	15,859
Ellesmere No 3 Subdivision <i>(assessed per dollar of capital value in the following categories of the rating area)</i>			
	Capital value		
Poor drainage	82,389,000	0.000142	11,690
Imperfectly drained	39,713,000	0.000105	4,174
Moderately well drained	5,755,000	0.000068	393
Well drained	31,555,125	0.000032	995
Annual charge			
	182	56.20	10,228
Ellesmere No 4 (Osbornes Drain) <i>(assessed on all units in the following categories of the rating area)</i>			
	Hectares		
Class A	1,175	23.50	27,603
Class B	272	15.00	4,086
Class C	311	2.00	622
Hororata River <i>(assessed per dollar of capital value in the rating area)</i>			
	Capital value		
	9,772,810	0.000459	4,490
Leeston Drainage			
	Hectares		
Class A (assessed per hectare of the rating unit where greater than 4.16 hectares)	990	11.786732	11,665
Class B (assessed per hectare of the rating unit where greater than 5.27 hectares)	1,387	9.295532	12,895
Class C (assessed per hectare of the rating unit where greater than 6.31 hectares)	6,385	7.768191	49,601
Class D (assessed per hectare of the rating unit where greater than 10.88 hectares)	1,108	4.502098	4,989
Minimum charge (per rating unit)	286	49.00	14,014
Taumutu Drainage <i>(assessed on all rating units in the following categories of the rating area)</i>			
	Hectares		
Class A	237	24.778832	5,874
Class B	227	25.290724	5,742
Taumutu Culverts <i>(assessed per dollar of capital value in the following categories of the rating area)</i>			
	Capital Value		
Class A	10,007,600	0.001409	14,097
Class B	9,568,800	0.000392	3,748
Class C	990,500	0.000203	201
Class D	460,000	0.000126	58
Wairiri Valley <i>(assessed on all rating units in the following categories of the rating area)</i>			
	Hectares		
Class A	152	3.592152	546
Class B	-	2.374869	-
Class C	33	2.120512	70
Class D	17	2.008906	34
Class E	155	1.868750	290

Land Drainage and River Works Targeted Rate (including GST)			286,900
Land Drainage and River Works Targeted Rate (excluding GST)			249,478

Swimming Pools Targeted Rate

Targeted rate assessed per separately used or inhabited part of a rating unit based on the where the land is situated.

Zone 1	4,066	124.00	504,184
Zone 2	12,243	87.00	1,065,141
Zone 3	1,704	31.00	52,824
District Swimming Pool Targeted Rate (including GST)			1,622,149
District Swimming Pool Targeted Rate (excluding GST)			1,410,564

	Rating	2015/16	Estimated
	numbers	(\$)	revenue (\$)

Library Targeted Rate

Targeted rate assessed on a uniform basis as a fixed amount on all rating units within the Selwyn District.

Library Targeted Rate	19,203	180.00	3,456,540
Library Targeted Rate (including GST)			3,456,540
Library Targeted Rate (excluding GST)			3,005,687

Stormwater Targeted Rate

Targeted rate assessed per separately used or inhabited part of a rating unit based on where the land is situated.

Arthur's Pass	137	100.00	13,700
Castle Hill	184	80.00	14,720
Darfield	1,052	24.00	25,248
Doyleston	126	35.00	4,410
Dunsandel	180	45.00	8,100
Edendale	71	25.00	1,775
Glentunnel	74	50.00	3,700
Hororata	66	200.00	13,200
Kirwee	408	35.00	14,280
Lake Coleridge	69	220.00	15,180
Leeston	861	278.00	239,358
Lincoln	1,899	75.00	142,425
Prebbleton	1,392	43.00	59,856
Rakaia Huts	114	40.00	4,560
Rolleston	4,413	40.00	176,520
Southbridge	373	60.00	22,380
Springfield	167	25.00	4,175
Springston	198	45.00	8,910
Tai Tapu	198	150.00	29,700
Templeton (Claremont)	59	50.00	2,950
West Melton	668	53.00	35,404
Whitediffs	113	45.00	5,085

Stormwater Targeted Rate (including GST)			845,636
Stormwater Targeted Rate (excluding GST)			735,336

Rate examples

Example: A residential property in Armack Drive

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
General Rates	365	382	405	429	455	483	512	542	575	609	646
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	540	350	360	371	382	394	406	418	430	443	457
Swimming Pool Rate	124	124	124	124	124	124	124	124	124	124	124
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Capital Injection 5 Year Loan Rate	485	485	485	-	-	-	-	-	-	-	-
Recreation Reserves Rate	75	137	139	141	143	146	148	150	153	155	158
Community Centre Rate	85	88	90	93	96	99	102	105	109	112	115
Rolleston Sports Facility Rate	-	-	-	-	-	100	115	132	151	174	199
Community Board Rate	18	18	18	18	18	18	18	18	18	18	18
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,798	2,735	2,794	2,372	2,437	2,607	2,693	2,783	2,882	2,986	3,097
									Cumulative increase		10.7%
Annual % change		(2.3%)	2.2%	(15.1%)	2.8%	7.0%	3.3%	3.4%	3.6%	3.6%	3.7%
Annual \$ change		\$ (63)	\$ 59	\$ (423)	\$ 65	\$ 170	\$ 86	\$ 90	\$ 99	\$ 103	\$ 111

Example: A residential property in Arthurs Pass

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000
General Rates	211	221	234	248	263	279	296	313	332	352	373
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	590	350	360	371	382	394	406	418	430	443	457
Stormwater Rate	100	100	100	100	100	100	100	100	100	100	100
Swimming Pool Rate	31	31	31	31	31	31	31	31	31	31	31
Refuse Charges	77	78	79	80	82	83	84	85	87	88	89
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
	1,475	1,281	1,317	1,355	1,395	1,437	1,482	1,527	1,576	1,630	1,683
									Cumulative increase		14.1%
Annual % change		(13.2%)	2.8%	2.9%	3.0%	3.0%	3.1%	3.1%	3.2%	3.4%	3.3%
Annual \$ change		\$ (194)	\$ 36	\$ 38	\$ 40	\$ 42	\$ 44	\$ 46	\$ 49	\$ 53	\$ 54

Example: A residential property in Burnham

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000	355,000
General Rates	288	302	320	339	359	381	404	428	453	481	509
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	700	350	360	371	382	394	406	418	430	443	457
Urban Water Race Charge	14	13	14	15	16	17	18	19	21	22	24
Swimming Pool Rate	124	124	124	124	124	124	124	124	124	124	124
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserves Rate	75	137	139	141	143	146	148	150	153	155	158
Community Centre Rate	85	88	90	93	96	99	102	105	109	112	115
Rolleston Sports Facility Rate	-	-	-	-	-	100	115	132	151	174	199
Community Board Rate	18	18	18	18	18	18	18	18	18	18	18
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,410	2,183	2,238	2,296	2,357	2,522	2,603	2,689	2,781	2,880	2,983
									Cumulative increase		23.8%
Annual % change		(9.4%)	2.5%	2.6%	2.6%	7.0%	3.2%	3.3%	3.4%	3.6%	3.6%
Annual \$ change		\$ (227)	\$ 55	\$ 58	\$ 61	\$ 165	\$ 81	\$ 86	\$ 92	\$ 99	\$ 104

Example: A residential property in Castle Hill

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	440,000	440,000	440,000	440,000	440,000	440,000	440,000	440,000	440,000	440,000	440,000
General Rates	357	374	396	420	445	472	500	530	562	596	631
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	750	350	360	371	382	394	406	418	430	443	457
Swimming Pool Rate	31	31	31	31	31	31	31	31	31	31	31
Sewerage Rate	454	500	543	555	569	582	597	613	629	646	663
Stormwater	55	80	80	100	100	110	115	120	120	120	120
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserve Rate	45	53	61	72	84	98	114	113	155	181	212
Community Centre Rate	60	62	63	65	67	69	70	72	74	76	78
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges	77	78	79	80	82	83	84	85	87	88	89
	2,295	2,029	2,126	2,219	2,297	2,390	2,482	2,562	2,684	2,796	2,914
									Cumulative increase		27.0%
Annual % change		(11.6%)	4.8%	4.4%	3.5%	4.0%	3.9%	3.3%	4.7%	4.2%	4.2%
Annual \$ change		\$ (267)	\$ 97	\$ 93	\$ 78	\$ 92	\$ 92	\$ 81	\$ 121	\$ 112	\$ 118

Example: A residential property in Coalgate

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
General Rates	243	255	270	286	303	322	341	361	383	406	431
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Malvern Hills Rural Water Rate	334	334	334	334	334	334	334	334	334	334	334
Malvern Hills Water Quality Rate	71	63	65	66	68	71	73	74	76	79	80
Swimming Pool Rate	31	31	31	31	31	31	31	31	31	31	31
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	23	23	23	23	23	24	24	24	24	25	25
Recreation Reserve Rate	40	46	53	60	69	80	91	105	120	138	158
Community Centre Rate	31	36	42	49	57	67	78	92	107	126	147
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
80 Litre Wheelie Bin	117	119	121	123	124	126	128	130	132	134	136
	1,433	1,487	1,531	1,577	1,629	1,690	1,750	1,818	1,891	1,978	2,067
									Cumulative increase		44.2%
Annual % change		3.7%	3.0%	3.0%	3.3%	3.8%	3.6%	3.9%	4.0%	4.6%	4.5%
Annual \$ change		\$ 54	\$ 44	\$ 47	\$ 52	\$ 61	\$ 60	\$ 68	\$ 73	\$ 87	\$ 89

Example: A residential property in Darfield

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000
General Rates	300	314	333	353	374	397	421	446	473	501	531
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	375	350	360	371	382	394	406	418	430	443	457
Urban Water Race Charge	10	11	12	13	14	16	17	19	22	24	27
Darfield Sewerage Investigations	73	73	80	80	80	80	92	92	92	92	92
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Stormwater Rate	24	24	24	24	24	24	24	24	24	24	24
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	23	23	23	23	23	24	24	24	24	25	25
Recreation Reserve Rate	49	49	49	49	49	49	49	49	49	49	49
Community Centre Rate	46	47	47	47	47	47	47	47	47	47	47
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,118	2,153	2,212	2,266	2,323	2,384	2,459	2,525	2,594	2,669	2,745
									Cumulative increase		29.6%
Annual % change		1.7%	2.7%	2.4%	2.5%	2.6%	3.1%	2.7%	2.7%	2.9%	2.8%
Annual \$ change		\$ 35	\$ 59	\$ 54	\$ 57	\$ 61	\$ 75	\$ 65	\$ 69	\$ 75	\$ 76

Example: A rural property in Darfield

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	7,750,000	7,750,000	7,750,000	7,750,000	7,750,000	7,750,000	7,750,000	7,750,000	7,750,000	7,750,000	7,750,000
General Rates	6,289	6,583	6,978	7,396	7,840	8,311	8,809	9,338	9,898	10,492	11,121
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	656	612	631	650	669	689	710	731	753	776	799
Water Race Rate	2,331	2,848	3,073	3,315	3,697	4,122	4,596	5,124	5,714	6,371	7,103
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	23	23	23	23	23	24	24	24	24	25	25
Recreation Reserve Rate	49	49	49	49	49	49	49	49	49	49	49
Community Centre Rate	46	47	47	47	47	47	47	47	47	47	47
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	122	124	126	128	130	132	134	136	138	140	142
240 Litre Wheelie Bin	766	778	790	802	814	826	838	851	863	876	890
	10,851	11,669	12,332	13,038	13,910	14,855	15,877	16,986	18,189	19,498	20,917
									Cumulative increase		92.8%
Annual % change		7.5%	5.7%	5.7%	6.7%	6.8%	6.9%	7.0%	7.1%	7.2%	7.3%
Annual \$ change		\$ 817	\$ 664	\$ 706	\$ 872	\$ 945	\$ 1,022	\$ 1,109	\$ 1,203	\$ 1,309	\$ 1,419

Example: A residential property in Doyleston

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
General Rates	292	306	324	344	364	386	409	434	460	487	517
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	350	350	360	371	382	394	406	418	430	443	457
Sewerage Rate	650	500	543	555	569	582	597	613	629	646	663
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Stormwater	30	35	40	40	40	40	40	40	40	40	50
Land Drainage	47	49	51	54	57	60	64	68	73	78	83
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Community Centre Rate	22	25	27	30	34	37	41	46	51	57	63
Recreation Reserve Rate (Osbornes Park)	30	32	35	38	41	44	48	51	56	60	65
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
80 Litre Wheelie Bin	117	119	121	123	124	126	128	130	132	134	136
	2,144	2,058	2,157	2,224	2,294	2,367	2,446	2,530	2,618	2,711	2,820
									Cumulative increase		31.5%
Annual % change		(4.0%)	4.8%	3.1%	3.2%	3.2%	3.3%	3.4%	3.5%	3.5%	4.0%
Annual \$ change		\$ (86)	\$ 98	\$ 67	\$ 71	\$ 72	\$ 79	\$ 84	\$ 88	\$ 93	\$ 109

Example: A residential property in Dunsandel

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000	260,000
General Rates	211	221	234	248	263	279	296	313	332	352	373
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	525	350	360	371	382	394	406	418	430	443	457
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughes Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Community Centre Rate	161	153	159	166	174	184	195	208	223	241	262
Recreation Reserve Rate	35	41	49	57	68	80	94	111	131	154	182
Stormwater Rate	45	45	45	45	45	45	45	45	45	45	45
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,170	2,048	2,107	2,170	2,238	2,312	2,391	2,476	2,570	2,673	2,786
									Cumulative increase		28.4%
Annual % change		(5.6%)	2.9%	3.0%	3.2%	3.3%	3.4%	3.6%	3.8%	4.0%	4.2%
Annual \$ change		\$ (122)	\$ 59	\$ 62	\$ 68	\$ 74	\$ 79	\$ 85	\$ 94	\$ 102	\$ 113

Example: A residential property in Edendale

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	540,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000
General Rates	438	459	486	515	546	579	614	651	690	731	775
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	381	200	207	214	220	227	233	240	248	255	263
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Urban Water Race Charge	10	11	12	13	14	16	17	19	22	24	27
Stormwater	25	25	25	25	25	25	25	25	25	25	25
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,080	1,965	2,022	2,081	2,143	2,209	2,277	2,349	2,425	2,506	2,591
									Cumulative increase		24.6%
Annual % change		(5.5%)	2.9%	2.9%	3.0%	3.1%	3.1%	3.2%	3.3%	3.3%	3.4%
Annual \$ change		\$ (115)	\$ 56	\$ 59	\$ 62	\$ 66	\$ 68	\$ 72	\$ 77	\$ 81	\$ 84

Example: A rural property in Ellesmere Ward

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	2,325,000	2,325,000	2,325,000	2,325,000	2,325,000	2,325,000	2,325,000	2,325,000	2,325,000	2,325,000	2,325,000
General Rates	1,887	1,975	2,093	2,219	2,352	2,493	2,643	2,801	2,969	3,148	3,336
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserve Rate	40	42	43	45	46	48	50	52	54	56	58
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	3,120	3,255	3,396	3,546	3,704	3,871	4,048	4,234	4,432	4,641	4,861
									Cumulative increase		55.8%
Annual % change		4.3%	4.3%	4.4%	4.4%	4.5%	4.6%	4.6%	4.7%	4.7%	4.7%
Annual \$ change		\$ 135	\$ 141	\$ 150	\$ 157	\$ 167	\$ 177	\$ 186	\$ 197	\$ 209	\$ 220

Example: A residential property in Glentunnel

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	420,000	420,000	420,000	420,000	420,000	420,000	420,000	420,000	420,000	420,000	420,000
General Rates	341	357	378	401	425	450	477	506	536	569	603
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Malvern Hills Rural Water Rate	334	334	334	334	334	334	334	334	334	334	334
Malvern Hills Rural Water Quality Rate	71	63	65	66	68	71	73	74	76	79	80
Swimming Pool Rate	31	31	31	31	31	31	31	31	31	31	31
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	23	23	23	23	23	24	24	24	24	25	25
Recreation Reserve Rate	40	46	53	60	69	80	91	105	120	138	158
Community Centre Rate	31	36	42	49	57	67	78	92	107	126	147
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Stormwater Rate	50	50	50	50	50	50	50	55	60	60	60
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
80 Litre Wheelie Bin	117	119	121	123	124	126	128	130	132	134	136
	1,581	1,639	1,689	1,742	1,801	1,868	1,936	2,018	2,104	2,201	2,299
									Cumulative increase		45.5%
Annual % change		3.7%	3.1%	3.2%	3.4%	3.7%	3.6%	4.2%	4.3%	4.6%	4.5%
Annual \$ change		\$ 58	\$ 50	\$ 54	\$ 59	\$ 67	\$ 68	\$ 82	\$ 86	\$ 97	\$ 98

Example: A rural property in Greendale

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	9,550,000	9,550,000	9,550,000	9,550,000	9,550,000	9,550,000	9,550,000	9,550,000	9,550,000	9,550,000	9,550,000
General Rates	7,750	8,112	8,598	9,114	9,661	10,241	10,855	11,507	12,197	12,929	13,704
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Malvern Hills Rural Water Rate	4,537	5,544	5,982	6,454	7,197	8,024	8,947	9,976	11,123	12,402	13,828
Greendale Pavillion Upgrade	140	140	140	140	140	140	140	140	140	140	140
Swimming Pool Rate	348	348	348	348	348	348	348	348	348	348	348
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	90	92	92	92	92	96	96	96	96	100	100
Recreation Reserve Rate	92	112	132	160	192	228	276	328	396	476	568
Community Centre Rate	92	112	120	140	160	200	240	280	320	360	400
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
	13,508	14,953	15,916	16,965	18,319	19,820	21,459	23,247	25,208	27,363	29,714
									Cumulative increase		120.0%
Annual % change		10.7%	6.4%	6.6%	8.0%	8.2%	8.3%	8.3%	8.4%	8.5%	8.6%
Annual \$ change		\$ 1,445	\$ 963	\$ 1,049	\$ 1,354	\$ 1,501	\$ 1,639	\$ 1,788	\$ 1,961	\$ 2,154	\$ 2,351

Example: A residential property in Hororata Acheron

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000
General Rates	280	293	311	329	349	370	392	416	441	467	495
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Hororata Acheron Water Supply - operating	304	340	370	400	450	500	520	520	520	550	550
Hororata Acheron Water Supply - capital	41	41	41	41	41	41	41	41	41	41	41
Hororata Acheron Water Supply - water quality	84	87	90	92	94	96	98	100	103	105	108
Stormwater Rate	200	200	200	200	200	200	200	200	200	200	200
Swimming Pool Rate	31	31	31	31	31	31	31	31	31	31	31
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	23	23	23	23	23	24	24	24	24	25	25
Recreation Reserve Rate	46	51	57	64	71	79	88	99	110	123	137
Community Centre Rate	65	65	65	65	65	65	65	65	65	65	65
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
80 Litre Wheelie Bin	117	119	121	123	124	126	128	130	132	134	136
	1,734	1,829	1,900	1,973	2,068	2,167	2,237	2,293	2,351	2,446	2,512
									Cumulative increase		44.9%
Annual % change		5.5%	3.9%	3.8%	4.8%	4.8%	3.3%	2.5%	2.5%	4.0%	2.7%
Annual \$ change		\$ 95	\$ 71	\$ 72	\$ 95	\$ 99	\$ 71	\$ 56	\$ 58	\$ 95	\$ 66

Example: A residential property in Johnson Road

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	570,000	570,000	570,000	570,000	570,000	570,000	570,000	570,000	570,000	570,000	570,000
General Rates	463	484	513	544	577	611	648	687	728	772	818
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	410	200	207	214	220	227	233	240	248	255	263
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserves Rate	60	62	63	65	67	69	71	73	75	77	79
Community Centre Rate	35	42	51	61	73	88	106	128	154	185	222
Community Board Rate	18	18	18	18	18	18	18	18	18	18	18
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,179	2,044	2,112	2,184	2,261	2,343	2,431	2,527	2,632	2,744	2,867
									Cumulative increase		31.6%
Annual % change		(6.2%)	3.3%	3.4%	3.5%	3.6%	3.8%	4.0%	4.1%	4.3%	4.5%
Annual \$ change		\$ (135)	\$ 68	\$ 72	\$ 76	\$ 82	\$ 88	\$ 96	\$ 104	\$ 112	\$ 123

Example: A residential property in Jowers Road

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000
General Rates	503	527	558	592	627	665	705	747	792	839	890
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	770	350	360	371	382	394	406	418	430	443	457
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserves Rate	60	62	63	65	67	69	71	73	75	77	79
Community Centre Rate	35	42	51	61	73	88	106	128	154	185	222
Community Board Rate	18	18	18	18	18	18	18	18	18	18	18
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,579	2,237	2,310	2,390	2,473	2,564	2,661	2,765	2,878	3,000	3,133
									Cumulative increase		21.4%
Annual % change		(13.3%)	3.3%	3.4%	3.5%	3.7%	3.8%	3.9%	4.1%	4.2%	4.4%
Annual \$ change		\$ (342)	\$ 73	\$ 79	\$ 83	\$ 91	\$ 97	\$ 104	\$ 113	\$ 121	\$ 133

Example: A residential property in Kirwee

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
General Rates	406	425	450	477	506	536	568	602	639	677	718
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	500	350	360	371	382	394	406	418	430	443	457
Urban Water Race Charge	10	11	12	13	14	16	17	19	22	24	27
Stormwater Rate	35	35	35	35	35	35	35	35	35	35	35
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	23	23	23	23	23	24	24	24	24	25	25
Reserve Pavilion Upgrade Rate	32	32	32	32	32	32	32	32	32	32	32
Recreation Reserve Rate	73	79	86	93	101	110	119	130	141	153	166
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,296	2,217	2,282	2,350	2,423	2,500	2,580	2,666	2,756	2,853	2,953
									Cumulative increase		28.6%
Annual % change		(3.4%)	2.9%	3.0%	3.1%	3.2%	3.2%	3.3%	3.4%	3.5%	3.5%
Annual \$ change		\$ (79)	\$ 65	\$ 68	\$ 73	\$ 77	\$ 80	\$ 85	\$ 90	\$ 97	\$ 100

Example: A residential property in Lake Coleridge

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000
General Rates	179	187	198	210	223	236	250	265	281	298	316
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	425	350	360	371	382	394	406	418	430	443	457
Water Quality - upgrade	286	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	31	31	31	31	31	31	31	31	31	31	31
Sewerage Rate	1,000	500	543	555	569	582	597	613	629	646	663
Stormwater Rate	220	220	220	220	220	220	220	220	220	220	220
Refuse Rate	77	78	79	80	82	83	84	85	87	88	89
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Community Centre Rate	90	95	99	105	110	115	121	128	134	141	148
	2,774	1,962	2,043	2,097	2,154	2,212	2,274	2,340	2,408	2,482	2,557
									Cumulative decrease		(7.8%)
Annual % change		(29.3%)	4.1%	2.7%	2.7%	2.7%	2.8%	2.9%	2.9%	3.1%	3.0%
Annual \$ change		\$ (812)	\$ 81	\$ 54	\$ 57	\$ 57	\$ 62	\$ 67	\$ 67	\$ 74	\$ 75

Example: A residential property in Leeston

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
General Rates	284	297	315	334	354	375	398	422	447	474	502
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	250	350	360	371	382	394	406	418	430	443	457
Sewerage Rate	630	500	543	555	569	582	597	613	629	646	663
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserve Rate	40	42	43	45	46	48	50	52	54	56	58
Stormwater Rate	100	278	278	278	278	278	278	278	278	278	278
Land Drainage	22	-	-	-	-	-	-	-	-	-	-
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,519	2,705	2,799	2,866	2,935	3,007	3,084	3,164	3,247	3,334	3,425
									Cumulative increase		36.0%
Annual % change		7.4%	3.5%	2.4%	2.4%	2.5%	2.6%	2.6%	2.6%	2.7%	2.7%
Annual \$ change		\$ 186	\$ 94	\$ 67	\$ 69	\$ 72	\$ 77	\$ 81	\$ 82	\$ 87	\$ 90

Example: A residential property in Lincoln

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000
General Rates	454	476	504	534	567	601	637	675	715	758	804
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	225	350	360	371	382	394	406	418	430	443	457
Sewerage Rate	280	500	543	555	569	582	597	613	629	646	663
ESSS treatment	260	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserve Rate	45	50	50	50	50	50	50	50	50	50	50
Community Centre Rate	230	243	243	243	243	243	243	243	243	243	243
Stormwater Rate	65	75	85	95	100	115	120	125	130	130	130
L2 River (Class F)	18	20	21	22	23	25	26	28	29	31	33
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,771	2,952	3,066	3,153	3,241	3,340	3,434	3,533	3,635	3,738	3,847
									Cumulative increase		38.8%
Annual % change		6.5%	3.9%	2.8%	2.8%	3.1%	2.8%	2.9%	2.9%	2.8%	2.9%
Annual \$ change		\$ 181	\$ 114	\$ 87	\$ 88	\$ 99	\$ 94	\$ 99	\$ 102	\$ 103	\$ 108

Example: A rural property in Malvern Ward (Tawera)

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	2,505,000	2,505,000	2,505,000	2,505,000	2,505,000	2,505,000	2,505,000	2,505,000	2,505,000	2,505,000	2,505,000
General Rates	2,033	2,128	2,255	2,391	2,534	2,686	2,847	3,018	3,199	3,391	3,595
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Waterrace Rate - minimum	112	121	130	141	157	175	195	217	242	270	301
Waterrace Rate - per ha (150 h.a.)	2,400	2,933	3,164	3,414	3,807	4,245	4,733	5,277	5,884	6,560	7,315
Community Centre Rate	80	87	94	102	111	121	131	143	155	168	183
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	5,850	6,539	6,935	7,362	7,946	8,588	9,293	10,069	10,921	11,861	12,895
									Cumulative increase		120.4%
Annual % change		11.8%	6.1%	6.2%	7.9%	8.1%	8.2%	8.3%	8.5%	8.6%	8.7%
Annual \$ change		\$ 688	\$ 397	\$ 427	\$ 584	\$ 642	\$ 704	\$ 776	\$ 852	\$ 940	\$ 1,034

Example: A residential property in Prebbleton

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	540,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000	540,000
General Rates	438	459	486	515	546	579	614	651	690	731	775
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	300	350	360	371	382	394	406	418	430	443	457
Sewerage Rate	275	500	543	555	569	582	597	613	629	646	663
ESSS treatment Rate	260	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserve Rate	70	72	74	77	79	82	84	87	89	92	95
Community Centre Rate	23	23	24	24	25	26	27	27	28	29	30
Stormwater Rate	43	43	43	43	43	43	43	43	43	43	43
Urban Waterrace Rate	10	11	12	13	14	16	17	19	22	24	27
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,613	2,696	2,802	2,881	2,964	3,052	3,143	3,240	3,339	3,445	3,557
									Cumulative increase		36.1%
Annual % change		3.2%	3.9%	2.8%	2.9%	3.0%	3.0%	3.1%	3.1%	3.2%	3.2%
Annual \$ change		\$ 83	\$ 106	\$ 79	\$ 84	\$ 88	\$ 91	\$ 97	\$ 100	\$ 106	\$ 111

Example: A residential property in Rakaia Huts

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
General Rates	195	204	216	229	243	257	273	289	307	325	344
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	365	350	360	371	382	394	406	418	430	443	457
Swimming Pool Rate	31	31	31	31	31	31	31	31	31	31	31
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Stormwater Rate	40	40	40	40	40	40	40	40	40	40	40
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
80 Litre Wheelie Bin	117	119	121	123	124	126	128	130	132	134	136
	1,267	1,299	1,336	1,375	1,416	1,459	1,504	1,551	1,601	1,652	1,706
									Cumulative increase		34.7%
Annual % change		2.5%	2.8%	2.9%	3.0%	3.0%	3.1%	3.1%	3.2%	3.2%	3.3%
Annual \$ change		\$ 32	\$ 37	\$ 39	\$ 41	\$ 42	\$ 45	\$ 47	\$ 50	\$ 51	\$ 54

Example: A residential property in Rolleston

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000
General Rates	446	467	495	525	556	590	625	663	702	745	789
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	200	200	207	214	220	227	233	240	248	255	263
Sewerage Rate	240	500	543	555	569	582	597	613	629	646	663
ESSS treatment Rate	260	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	124	124	124	124	124	124	124	124	124	124	124
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserves Rate	75	137	139	141	143	146	148	150	153	155	158
Community Centre Rate	85	88	90	93	96	99	102	105	109	112	115
Rolleston Sports Facility Rate	-	-	-	-	-	100	115	132	151	174	199
Community Board Rate	18	18	18	18	18	18	18	18	18	18	18
Stormwater Rate	40	40	40	40	40	40	40	40	40	40	40
Urban Waterrace Rate	14	13	14	15	16	17	18	19	21	22	24
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,609	2,738	2,843	2,920	3,001	3,186	3,288	3,399	3,516	3,641	3,773
									Cumulative increase		44.6%
Annual % change		5.0%	3.8%	2.7%	2.7%	6.2%	3.2%	3.4%	3.4%	3.6%	3.6%
Annual \$ change		\$ 130	\$ 105	\$ 78	\$ 80	\$ 186	\$ 102	\$ 111	\$ 117	\$ 125	\$ 132

Example: A commercial property in Rolleston

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	13,150,000	13,150,000	13,150,000	13,150,000	13,150,000	13,150,000	13,150,000	13,150,000	13,150,000	13,150,000	13,150,000
General Rates	10,671	11,169	11,840	12,550	13,303	14,101	14,947	15,844	16,795	17,802	18,871
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Library Rate	170	180	180	180	180	180	180	180	180	180	180
Sewerage Rate	1,250	1,250	1,357	1,388	1,423	1,456	1,493	1,533	1,572	1,614	1,658
Water Supply Rate	200	200	207	214	220	227	233	240	248	255	263
Stormwater	40	40	40	40	40	40	40	40	40	40	40
Urban Waterrace Rate	14	13	14	15	16	17	18	19	21	22	24
Community Board Rate	18	18	18	18	18	18	18	18	18	18	18
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	122	124	126	128	130	132	134	136	138	140	142
	12,766	13,299	14,099	14,862	15,672	16,527	17,434	18,397	19,414	20,492	21,635
									Cumulative increase		69.5%
Annual % change		4.2%	6.0%	5.4%	5.4%	5.5%	5.5%	5.5%	5.5%	5.6%	5.6%
Annual \$ change		\$ 533	\$ 800	\$ 763	\$ 810	\$ 855	\$ 907	\$ 963	\$ 1,018	\$ 1,078	\$ 1,143

Example: A rural property in Selwyn Central (West Melton)

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	4,875,000	4,875,000	4,875,000	4,875,000	4,875,000	4,875,000	4,875,000	4,875,000	4,875,000	4,875,000	4,875,000
General Rates	3,956	4,141	4,389	4,653	4,932	5,228	5,541	5,874	6,226	6,600	6,996
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Watterace Rate - minimum	152	163	174	187	200	214	229	246	263	282	302
Watterace Rate - per ha (221 h.a.)	2,649	2,837	3,038	3,254	3,485	3,733	3,998	4,281	4,585	4,911	5,260
Recreational Reserve Rate	60	62	63	65	67	69	71	73	75	77	79
Community Centre Rate	35	42	51	61	73	88	106	128	154	185	222
Community Board Rate	18	18	18	18	18	18	18	18	18	18	18
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	8,063	8,501	8,994	9,520	10,081	10,680	11,318	12,002	12,730	13,510	14,343
									Cumulative increase	77.9%	
Annual % change		5.4%	5.8%	5.9%	5.9%	5.9%	6.0%	6.0%	6.1%	6.1%	6.2%
Annual \$ change		\$ 438	\$ 493	\$ 527	\$ 561	\$ 599	\$ 638	\$ 683	\$ 729	\$ 780	\$ 833

Example: A property in Upper Selwyn Huts											
	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000
General Rates	54	56	59	63	67	71	75	80	84	89	95
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Land Drainage L2 River (Class F)	2	2	2	3	3	3	3	3	3	4	4
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
	601	639	653	670	687	705	724	745	766	789	813
									Cumulative increase		35.4%
Annual % change		6.3%	2.3%	2.5%	2.6%	2.6%	2.7%	2.9%	2.8%	3.0%	3.1%
Annual \$ change		\$ 38	\$ 15	\$ 17	\$ 17	\$ 18	\$ 19	\$ 21	\$ 21	\$ 23	\$ 25

Example: A residential property in Sheffield

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	287,000	287,000	287,000	287,000	287,000	287,000	287,000	287,000	287,000	287,000	287,000
General Rates	233	244	258	274	290	308	326	346	367	389	412
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	425	350	360	371	382	394	406	418	430	443	457
Urban Water Race Charge	10	11	12	13	14	16	17	19	22	24	27
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	23	23	23	23	23	24	24	24	24	25	25
Community Centre Rate	45	47	50	52	55	58	61	64	68	71	75
Recreational Reserve Rate	55	59	63	67	72	77	83	88	95	101	108
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,008	1,996	2,050	2,106	2,166	2,230	2,296	2,365	2,439	2,517	2,597
									Cumulative increase		29.3%
Annual % change		(0.6%)	2.7%	2.7%	2.8%	3.0%	3.0%	3.0%	3.1%	3.2%	3.2%
Annual \$ change		\$ (12)	\$ 54	\$ 56	\$ 60	\$ 64	\$ 66	\$ 68	\$ 74	\$ 78	\$ 80

Example: A residential property in Southbridge

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
General Rates	243	255	270	286	303	322	341	361	383	406	431
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	360	350	360	371	382	394	406	418	430	443	457
Sewerage Rate	425	500	543	555	569	582	597	613	629	646	663
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Community Centre Rate	70	71	71	72	73	74	74	75	76	77	77
Recreation Reserve Rate	45	46	46	47	48	49	50	50	51	52	53
Stormwater Rate	60	60	60	60	60	60	60	60	60	60	60
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,397	2,520	2,610	2,674	2,741	2,811	2,883	2,958	3,038	3,121	3,208
									Cumulative increase		33.8%
Annual % change		5.2%	3.6%	2.4%	2.5%	2.6%	2.6%	2.6%	2.7%	2.7%	2.8%
Annual \$ change		\$ 124	\$ 90	\$ 64	\$ 67	\$ 70	\$ 72	\$ 76	\$ 79	\$ 83	\$ 86

Example: A residential property in Springfield

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
General Rates	195	204	216	229	243	257	273	289	307	325	344
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	510	350	360	371	382	394	406	418	430	443	457
Urban Water Race Charge	10	11	12	13	14	16	17	19	22	24	27
Stormwater Rate	25	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	31	31	31	31	31	31	31	31	31	31	31
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Community Centre Rate	80	87	94	102	111	121	131	143	155	168	183
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
80 Litre Wheelie Bin	117	119	121	123	124	126	128	130	132	134	136
	1,723	1,596	1,644	1,695	1,750	1,807	1,867	1,932	1,999	2,072	2,147
									Cumulative increase		24.6%
Annual % change		(7.4%)	3.0%	3.1%	3.2%	3.3%	3.4%	3.4%	3.5%	3.6%	3.6%
Annual \$ change		\$ (127)	\$ 48	\$ 51	\$ 55	\$ 57	\$ 61	\$ 64	\$ 68	\$ 72	\$ 75

Example: A residential property in Springston

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	385,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000	385,000
General Rates	312	327	347	367	389	413	438	464	492	521	552
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	300	350	360	371	382	394	406	418	430	443	457
Sewerage Rate	170	500	543	555	569	582	597	613	629	646	663
ESSS treatment Rate	260	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserve Rate	40	43	47	50	54	59	63	69	74	80	86
Community Centre Rate	20	21	22	23	24	25	27	28	29	31	32
Stormwater Rate	45	45	45	45	45	45	45	45	45	45	45
L2 River (Class C)	38	40	42	45	47	50	53	56	60	63	67
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,378	2,564	2,667	2,739	2,817	2,898	2,984	3,075	3,168	3,267	3,369
									Cumulative increase		41.6%
Annual % change		7.8%	4.0%	2.7%	2.8%	2.9%	3.0%	3.0%	3.0%	3.1%	3.1%
Annual \$ change		\$ 186	\$ 103	\$ 72	\$ 78	\$ 82	\$ 86	\$ 91	\$ 93	\$ 99	\$ 102

Example: A rural property in Springs Ward

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
General Rates	1,136	1,189	1,260	1,336	1,416	1,501	1,591	1,687	1,788	1,895	2,009
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserve Rate	65	76	88	103	120	139	163	189	221	257	299
Community Centre Rate	75	82	90	99	108	119	130	143	157	172	188
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,469	2,585	2,698	2,820	2,950	3,089	3,239	3,400	3,575	3,761	3,963
									Cumulative increase		60.5%
Annual % change		4.7%	4.4%	4.5%	4.6%	4.7%	4.9%	5.0%	5.1%	5.2%	5.4%
Annual \$ change		\$ 116	\$ 113	\$ 122	\$ 129	\$ 139	\$ 150	\$ 161	\$ 174	\$ 186	\$ 202

Example: A residential property in Tai Tapu

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000	560,000
General Rates	454	476	504	534	567	601	637	675	715	758	804
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	400	350	360	371	382	394	406	418	430	443	457
Sewerage Rate	650	500	543	555	569	582	597	613	629	646	663
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserve Rate (Rhodes Park)	65	76	88	103	120	139	163	189	221	257	299
Community Centre Rate	75	82	90	99	108	119	130	143	157	172	188
Stormwater Rate	150	150	150	150	150	150	150	150	200	225	250
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,988	2,872	2,995	3,095	3,202	3,315	3,438	3,569	3,761	3,938	4,128
									Cumulative increase		38.2%
Annual % change		(3.9%)	4.3%	3.3%	3.5%	3.5%	3.7%	3.8%	5.4%	4.7%	4.8%
Annual \$ change		\$ (115)	\$ 123	\$ 100	\$ 107	\$ 113	\$ 123	\$ 132	\$ 191	\$ 177	\$ 189

Example: A residential property in West Melton

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000
General Rates	503	527	558	592	627	665	705	747	792	839	890
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Water Supply Rate	450	350	360	371	382	394	406	418	430	443	457
Sewerage Rate	200	500	543	555	569	582	597	613	629	646	663
ESSS treatment Rate	260	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	87	87	87	87	87	87	87	87	87	87	87
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	8	8	8	8	8	8	8	8	8	8	8
Recreation Reserves Rate	60	62	63	65	67	69	71	73	75	77	79
Community Centre Rate	35	42	51	61	73	88	106	128	154	185	222
Community Board Rate	18	18	18	18	18	18	18	18	18	18	18
Stormwater Rate	53	53	53	65	65	65	65	65	65	65	65
Urban Waterrace Rate	14	15	16	17	18	20	21	23	24	26	28
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
Organic Wheelie Bin	204	207	210	213	216	220	223	226	230	233	237
240 Litre Wheelie Bin	383	389	395	401	407	413	419	425	432	438	445
	2,786	2,805	2,922	3,027	3,126	3,231	3,344	3,466	3,596	3,736	3,888
									Cumulative increase		39.6%
Annual % change		0.7%	4.2%	3.6%	3.3%	3.4%	3.5%	3.6%	3.8%	3.9%	4.1%
Annual \$ change		\$ 19	\$ 117	\$ 105	\$ 98	\$ 105	\$ 113	\$ 122	\$ 130	\$ 140	\$ 152

Example: A residential property in Whitecliffs

	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Capital valuation	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
General Rates	195	204	216	229	243	257	273	289	307	325	344
UAGC	172	190	201	213	226	240	254	269	285	302	321
Transportation Rate	60	60	60	60	60	60	60	60	60	60	60
Canterbury Museum Levy	25	31	31	31	31	31	31	31	31	31	31
Malvern Hills Rural Water Rate	334	334	334	334	334	334	334	334	334	334	334
Malvern Hills Rural Water Quality Rate	71	63	65	66	68	71	73	74	76	79	80
Swimming Pool Rate	31	31	31	31	31	31	31	31	31	31	31
Library Rate	170	180	180	180	180	180	180	180	180	180	180
McHughs Plantation Reserve Rate	23	23	23	23	23	24	24	24	24	25	25
Recreation Reserve Rate	35	39	44	49	54	60	67	75	84	93	104
Community Centre Rate	31	36	42	49	57	67	78	92	107	126	147
Community Board Rate	32	32	32	32	32	32	32	32	32	34	34
Stormwater Rate	40	45	45	45	45	45	45	45	45	45	45
Refuse Charges											
Collection Rate	24	25	25	25	26	26	26	27	27	28	28
Recycling Charge	61	62	63	64	65	66	67	68	69	70	71
240 Litre Wheelie Bin	117	119	119	119	119	119	119	119	119	119	119
	1,420	1,474	1,511	1,551	1,594	1,643	1,694	1,750	1,811	1,882	1,954
									Cumulative increase		37.7%
Annual % change		3.8%	2.5%	2.6%	2.8%	3.1%	3.1%	3.3%	3.5%	3.9%	3.8%
Annual \$ change		\$ 54	\$ 37	\$ 40	\$ 43	\$ 49	\$ 51	\$ 56	\$ 61	\$ 71	\$ 72



Schedule of chargeable costs for Environmental Services

The planning charges listed below are required to be adopted by special order or special consultative procedure. The annual plan is such a procedure. Accordingly, the Council reviewed its charges and included them in the draft Annual Plan for public consultation.

1. All fees are fixed fees, unless stated as deposits and charged at time and cost (T/C).
2. All fees are inclusive of GST (unless otherwise stated).
3. The Resource Management Act 1991 is referred to as the RMA.
4. The District Plan is referred to as the DP.
5. If any charge for an application is not paid by the due date, then Selwyn District Council reserves the right under Section 36(7) of the Resource Management Act to stop processing the application. This may include the cancellation of a hearing or the issuing of a decision. Should a hearing be cancelled or postponed due to the non-payment of a charge, the applicant will be charged for any costs that may arise from that cancellation or postponement.

Planning	
Preparing or signing Certificates, Authorities and other documents which do not require a resolution of Council (and not listed elsewhere) including:	
· Signing/sealing survey plans – Section 223/224 RMA	\$260 minimum fee at Section 224 stage (for Section 223 and Section 224)
· Subdivision Compliance Certificate – Section 226 RMA	\$410
· Preparation of Consent Notices	\$130
· Removal of bonds or caveats	\$130
· Encumbrance Administration	\$130
Preparing or signing certificates, authorities and other documents requiring a resolution of Council, (and not listed elsewhere) including:	\$260 per item
· Approval of easements and right of way Section 321 notices - Local Government Act	
· Revocation of easement	
· Cancellation building line restriction	
Land Information Memorandum	\$205

Overseas Investment Commission Certificate	\$255
General planning advice	Charged at Council's discretion.
Officer's time / site inspection	Time and cost.
Consultant's advice / legal advice	At cost.
Pre-lodgement meetings	First hour free - \$100 per hour thereafter.
Resource consents	
Resource consents and processes: · Non-complying siting of a building · Non-complying recession plane.	\$500 (T/C)
Fast Track ³ · Internal Setback Applications · Site Coverage – in townships with restricted discretionary status Temporary non-compliance with the residential density requirements in the rural zone (in the circumstance where a dwelling is retained on the same site, for a defined timeframe, while the new dwelling is constructed).	\$400 fixed fee
Buildings or structures or signs for design, materials, colour and landscaping at Rocklands, Grasmere or Terrace Downs ⁴ , provided they comply with the relevant Development Plan.	\$1,000 Deposit (T/C)
Relocated buildings	\$765
Other non-notified resource consents ⁴ · Land Use · Subdivision (refer below).	Deposit (T/C) \$1,000
Notified resource consents ⁴ · Land Use · Subdivision (refer below)	Deposit (T/C) \$2,000
Note: If the cost of a hearing is likely to exceed \$10,000 as calculated by the Selwyn District Council in accordance with the information contained in the application, the number of submitters involved, and the likely length of the hearing, then the applicant shall pay 50% of the estimated hearing cost prior to the commencement of the hearing (in addition to the above deposits). A hearing shall not be held unless the 50% charge is paid.	

Limited Notified Resource Consents – Affected Parties Identified and Not All Approvals Obtained ⁴	
· Land use	Deposit (T/C) \$2,000 upfront; or Staged deposits: \$1,000 at lodgement plus \$1,000 if proceed to hearing
· Subdivision (refer below)	
Residential subdivision <i>(includes rural residential zones living 3 and subdivision in business zones)</i> Please note that these fees apply to non-notified and notified applications.	
1-10 lots	\$2,000 deposit incorporating: · \$500 fixed fee for engineering · \$1,500 minimum fee for planning
10-20 lots	\$3,000 deposit incorporating: · \$1,000 fixed fee for engineering · \$2,000 minimum fee for planning
20 plus lots	\$5,000 deposit incorporating: · \$2,000 fixed fee for engineering · \$3,000 minimum fee for planning
Rural Subdivisions Please note that these fees apply to non-notified and notified applications.	
1-5 lots	\$2,000 deposit incorporating: · \$500 fixed fee for engineering · \$1,500 minimum fee for planning
6 plus lots	\$3,000 deposit incorporating: · \$1,000 fixed fee for engineering · \$2,000 minimum fee for planning
· If the time spent by the planner exceeds the minimum fee, the additional fee will be on-charged to the applicant.	
· The above fees include all work undertaken up to and including issue of subdivision consent.	
· Post issue of subdivision consent engineering plan approval and inspections are then charged out on a time and cost basis at \$120 per hour.	
· Section 223 and S224 costs are additional to the above.	
Boundary adjustment	\$1,000 deposit plus time and cost

Certificate of Compliance – Section 139 RMA	\$560
Existing use Extension of Time – Section 10(2) RMA ⁴	\$1,000 deposit plus time and cost
Certificate of Existing Use – Section 139A RMA ⁴	\$1,000 deposit (T/C)
Change, Review or Cancellation of Consent Conditions – Section 127 or 128 RMA	
· Affected party approval; or · Non-affected parties	\$500 (T/C)
· Notified	\$2,000 deposit (T/C) notified as for resource consent
Extension of Time/Cancellation of Consent Section 125 or 126 RMA	
· Affected party approval or · Non-affected parties	\$500 (T/C)
Notified ⁴	\$2,000 deposit (T/C) as for notified resource consent
Designations	
Outline Plan Approval ⁵	\$360 fixed fee
Outline Plan Approval ^{4&6}	\$1,000 deposit (T/C)
Outline Plan Waiver ⁷	\$100
Or alternatively this may be waived at the time of building consent and charged against the building consent at time and cost.	
Notice of Requirement – Section 168 or 168A RMA ⁴	\$2,000 deposit (T/C)
Alteration – Section 181 RMA ⁴	\$2,000 deposit (T/C)
Minor change – Section 181(3) RMA ⁸	\$750 deposit (T/C)
Removal or partial removal – Section 182 RMA	\$255 minimum fee
Extension of Time – Section 184 & 184A RMA	\$255 minimum fee
Heritage orders	
Notice of Requirement – Section 189, 190 & 191 RMA ⁴	\$2,000 deposit (T/C)
Withdrawal of Requirement – Section 189(5) RMA ⁹	\$255

Plan change request	
Plan Change Request	\$10,000 deposit (T/C)
Monitoring	
Basic (desktop)	\$50
Standard (1 inspection)	\$120
Specialised (>1 inspection)	\$220
Time and Cost basis	\$145 per hour
These monitoring fees are included in the price of fixed fee consents and are invoiced separately for “time and cost” consents. Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.	
Landscape plan approval – general ⁹	\$30
Landscape plan approval – specific ¹⁰	\$75
Resource consents	
Access/vehicle crossing inspections	\$50 per lot
Setting up of a Bond including: · For payment of financial contributions · Conditions on resource consents	At cost
Hearing	2 Councillors
Hearing Commissioner’s charges	\$180 per hour per panel
Plus officers charged at rates set under ‘Officer’s Time’ where hearings advisors required.	
· 3 Councillors	\$260 per hour per panel
· 2 Councillors and External Commissioner acting as Chairperson	\$160 per hour per panel plus up to \$180 per hour for the Commissioner
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner	Maximum \$180 per hour
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner at the applicant’s	At cost

request.	
For any significant hearing lasting more than three days, the Council will recover the full cost of Hearing Commissioners charges regardless of whether the Council made the decision to appoint an External Commissioner.	
Officer time (per hour):	
· Planning Manager/Team Leader	\$155
· Other Planners	\$145
· Administration Staff	\$75
· Engineering – Road, Water and Wastewater, Reserves and Property acquisitions:	\$120
· Consultants	At cost
· Legal Advice	At cost
· Certificates of Compliance (Sale of Liquor)	\$115
· CD of Plans and Maps (Including postage)	\$15
· Hard copy of District Plan	At actual cost

1. If the processing of your Section 223 & Section 224 exceeds \$260 you will be charged at time and cost. Please discuss at time of application.
2. These fixed fees only apply when there are no affected parties or written approval has been obtained from all affected parties.
3. Fast Track will apply to applications for non-compliances for internal setbacks rules, temporary non-compliance with the residential density requirements in the rural zone and Site Coverage in townships with restricted discretionary status only and will require an application completed to the satisfaction of the Team Leader for resource consents including all neighbours’ consents that the Council deems be required.
4. If the actual cost of processing the resource consent is more than \$50 greater or less than the deposit amount, the Council will refund the additional fees paid, or invoice the outstanding amount.
5. Grade 1 outline plan = approval plans for accessory buildings or structures or relocation buildings within the site, provided that the bulk and location of the building complies with the District Plan rules for a permitted activity.
6. Grade 2 outline plan = all other outline plans.
7. Outline Plan waiver fee - waivers are for small inconsequential building works such as internal alterations to buildings etc.
8. If the processing of your Designation exceeds \$750, you will be charged at time and cost.
9. Landscape Plan – general = landscape plans where landscaping is required as a condition of consent, but no specific species or design requirements are specified in the District Plan.
10. Landscape Plan – specific = landscape plans where specific species or designs may or may not be used in accordance with the provisions of the District Plan.

Building	
· Planning Information Memorandum (PIM) only	\$200
· Solid Fuel Heater Application – Freestanding / sewer connection	\$350
· Solid Fuel Heater Application – Inbuilt	\$500
If the fee is exceeded by more than 30% the excess time and cost will be charged.	
Minor Works Application <i>Work with an estimated value of less than or up to \$5,000.</i>	\$550
To cover the likes of solar panel installations, demolition, carports, sheds, some farm buildings, some additions and alterations of a minor nature. Fee is based on historical data. Allows for one inspection, no further information requests during processing and no PIM. If the fee is exceeded by more than 30%, the excess time and cost will be charged.	
Small Works Application <i>Work with an estimated value between \$5,000 and \$15,000.</i>	\$680
Covers the likes of farm buildings, additions and alterations, garages, decks, swimming pools etc. Fee is based on historical data and two inspections, no further information requests during processing and no PIM. If the fee is exceeded by more than 30%, the excess time and cost will be charged.	
· Building consent for deposit for work with an estimated value over \$15,000	\$1,000
· Building Administration Staff	\$75 (per hour)
· Planner	\$145 (per hour)
· Building Officials	\$140 (per hour)
· Re-inspection	\$140
· Producer Statement Assessment	\$15
· Code Compliance Certificate Fee	Charges on an actual time and cost basis
· Marquee and General Exemptions	\$150 minimum charge and any balance at time and cost
· Engineering Fee	\$50
Other (for example): · Consultants · Peer Review · Fire Reports	On-charged at cost

· Acoustic Reports · Certificate of Title Order	
Compliance Schedules/Statement of Fitness Issue <i>(including amendments and administration and on-site auditing)</i>	On-charged at time and cost
Section 73 Building Act – Entry on Certificate of Title <i>for land subject to flooding etc.</i> Section 77 Building Act – Building on two or more allotments <i>relates to requirement to hold titles together</i>	Charged at actual cost relating to building consents
Research to provide information relating to building records e.g. Photocopying, postage etc.	Time and cost
All chargeable work under the Building Act for carrying out Council's responsibility is charged at actual cost i.e. notices to fix, dangerous and unsanitary buildings.	Time and cost
Certificate of Public Use	\$500 deposit and billed at hourly rate of staff
Certificate of Acceptance	\$1,000 flat fee for receiving a Certificate of Acceptance application <i>(and on top of the \$1,000 processing of the Certificate of Acceptance is invoiced in the same way as for a building consent application, i.e. levies, inspections, administration, etc.)</i> .
Swimming Pools Inspections <i>(fencing of swimming pools monitored bi-annually).</i>	\$140 fixed fee (based on 1 hour minimum to conduct inspection and update records).
Infringement Notices	Maximum fee set by regulation depending on degree of offence.

Alcohol Licensing					
The following fees are established by Regulations 4 – 13 of the Sale and Supply of Alcohol Act 2012 and are reported for information only.					
	Application fee range by risk weighting for each premise				
	Very low	Low	Medium	High	Very high
On licence / renewal	\$368.00	\$609.50	\$816.50	\$1,023.50	\$1,207.50
Annual fee [^]	\$161.00	\$391.00	\$632.50	\$1,035.00	\$1,437.50
Off licence / renewal	\$368.00	\$609.50	\$816.50	\$1,023.50	\$1,207.50
Annual fee [^]	\$161.00	\$391.00	\$632.50	\$1,035.00	\$1,437.50
Club licence / renewal	\$368.00	\$609.50	\$816.50	\$1,023.50	\$1,207.50
Annual fee [^]	\$161.00	\$391.00	\$632.50	\$1,035.00	\$1,437.50

Temporary authority	\$296.70
Temporary licence	\$296.70
Manager / renewals	\$316.25
Special licence – small event	\$63.25
Special licence – medium event	\$207.50
Special licence – large event	\$575.00

[^]Late payments of annual fees will incur a 20% penalty.

Regulatory Health	
<i>Fees and charges based on:</i>	
Hourly rate: \$120	
Mileage: \$0.77 per/km	
Registered food premises – excluding offensive trades (this covers the cost of one inspection, with additional inspections being at cost).	
High risk	\$325

Medium risk	\$280
Low risk	\$225
Change of ownership / inspection	\$265
New registration (includes site visit / inspection)	\$325
Revisits due to poor performance	\$120 per hour (plus mileage)
Investigations (if justified)	\$120 per hour (plus mileage)
Late payment fee on food premises	10% if paid after 1 July (annually)
Mobile Food Traders and Hawkers	\$135
Shows and events (new and 12 month licence)	\$325
Food control plan (FCP) registration and audit:	
· FCP registration and audit / verification (covers first annual audit)	\$325
· FCP audit close out / additional audit	\$120
· New FCP mentoring	\$120
Other registered premises / licenses:	
· Funeral directors	\$160
· Hairdressers	\$165
· Camping grounds	\$180
· Offensive trades	\$180
· Revisits due to poor performance	\$120 per hour (plus mileage)
· Investigations (if justified)	\$120 per hour (plus mileage)
Amusement devices (set by statute):	
· First device	\$11.20
· Subsequent devices (each thereafter)	\$2.30
Hazardous Substances	
<i>Monitoring and enforcement required pursuant to section 97 of the Hazardous Substances and New Organisms Act 1996.</i>	
Inspections	\$95 (per hour)
Mileage	\$0.77 (per km)

Dog Registration Fees		
The following dog registration fees apply for the 2015/16 year (all fees GST inclusive).	1st dog 2nd and subsequent dogs	\$35 \$25
Fee for payment after 31 July 2015	\$50 for the first dog and \$35 for every subsequent dog.	
Fees for part of the registration year are as follows:		
<i>(All dogs aged 3 months and over must be registered with the exception of certified disability dogs)</i>		
Month that dog turns 3 months of age	Only 1 dog owned	For each other dog owned
July	\$35.00	\$25.00
August	\$31.90	\$23.10
September	\$29.00	\$21.00
October	\$26.10	\$18.90
November	\$23.20	\$16.80
December	\$20.30	\$14.70
January	\$17.40	\$12.60
February	\$14.50	\$10.50
March	\$11.60	\$8.40
April	\$8.70	\$6.30
May	\$5.80	\$4.20
June	\$2.90	\$2.10
<i>(Fees will be waived for Certified Disability Dogs)</i>		

Dogs 14 years and older which have been consecutively registered and compliant with all registration and bylaw requirements over the last 10 years will receive a registration fee rebate of \$25.00.

Tag, Collar, Seizure and Micro chipping Fees (inclusive of GST)		
Replacement Dog Tag	\$5	
Dog Collar (Small)	\$9	
Dog Collar (Medium)	\$10	
Dog Collar (Large)	\$11	
Seizure Fee	\$50	
Micro chipping of dogs where dog is not classified as dangerous or menacing and is not being registered for the first time after 1 July 2007. Dogs to be presented at Council Service Centres at prescribed time.	Free of Charge	
Micro chipping of Dogs where dog is being registered for the first time having attained the age of 3 months. (Dogs to be presented at Council Service Centres at prescribed time – applicable to dogs micro chipped by Council staff only). Note that farm working dogs are not legally required to be micro chipped.	Free of Charge	
Impounding Fees	\$70 for first impoundment \$96 for the second impoundment \$162 for the third impoundment	
Additional Charges	\$30 per day thereafter administration/sustenance fee.	

Licence Under Dog Control By-law	
Licence Application Fee	\$100

Stock Impounding		
The fees associated with the impounding of stock are:		
	Per Animal	
	Sheep	\$5
	Cattle	\$56
	Horse	\$56
	Goat	\$56
	Mule/Donkey	\$56
	Pig	\$56
	Other animals	Up to \$56

Feeding (day or part day):		
	Per Animal	
	Sheep or Goat	\$1 per head
	Other stock	\$2 per head
Driving and cartage costs	Actual costs	
Advertising costs	\$90	
Time	\$37 per hour	
Mileage	\$0.77 (per km)	
(A 50% discount is applied to numbers in excess of 100 sheep which are impounded at any one time from any individual or 10 head of any other stock).		

Pines Resource Recovery Park charges

	2014/15	2015/16
Residual waste (rubbish)	\$208.00 per tonne	\$208.00 per tonne
Garden and food waste	\$107.00 per tonne	\$107.00 per tonne
Clean fill	\$52.00 per tonne (restricted quantities)	\$52.00 per tonne (restricted quantities)
Tyres	Surcharge	Surcharge
Car tyres	\$3.00	\$3.00
4WD	\$5.00	\$5.00
Light truck	\$8.00	\$8.00
Heavy truck	\$15.00	\$15.00
Tractor	\$51.00	\$51.00

Recyclables – no charge for approved recyclable materials provided that they are sorted and placed in the correct containers.

Wheelie Bin Re-Issue charges

There is no wheelie bin delivery charge for new houses, new owners, or for households changing from a 240 litre rubbish wheelie bin to an 80 litre wheelie bin.

Households changing from an 80 litre to a 240 litre rubbish wheelie bin within two years of receiving their 80 litre wheelie bin will be charged \$65.00 (including GST) for bin delivery.

To discourage repeated seasonal issue and return of organic wheelie bins, no rates refund is given for organic bins returned during the financial year. In addition, households requesting and receiving a 240 litre organic wheelie bin within two years of having returned an organic bin will be charged \$65.00 (including GST) for bin delivery.

Refuse bag charge

There are rubbish bags available for purchase as an alternative to the Council issued wheelie bins. The charge for refuse bags are \$2.00 (including GST) per bag.

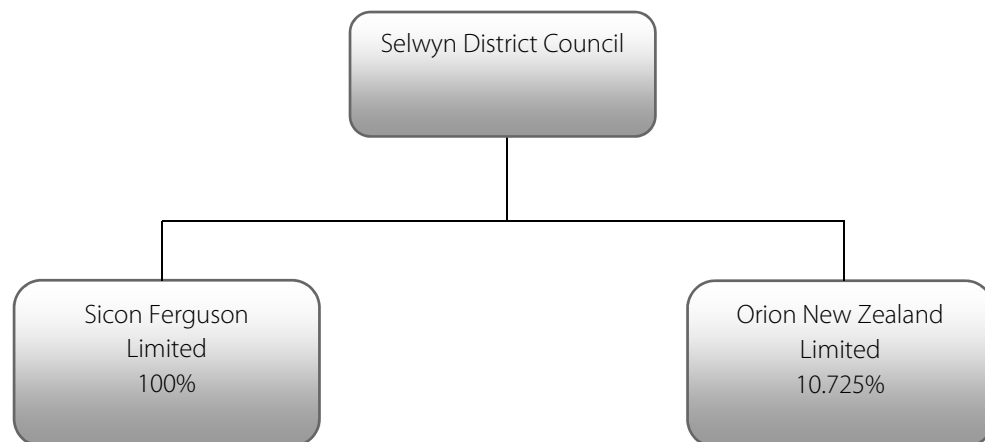
Burial fees & charges

	2014/15	2015/16
Plot purchase		
Single plot (single or double depth)	\$1,245.00	\$1,245.00
Side by side plots	\$2,490.00	\$2,490.00
Ash or child plot	\$496.50	\$496.50
Additional fees		
Out of District fee	\$496.50	\$496.50
Interments with less than eight working hours' notice	\$290.10	\$290.10
Breaking of concrete	\$145.50	\$145.50
Lowering device	\$102.00	\$102.00
Memorial permit		
New headstone	\$73.50	\$73.50
Additions / alterations	\$33.00	\$33.00
Interment fees		
Stillbirth	\$nil	\$nil
Up to one year	\$372.00	\$372.00
One year to nine years	\$621.00	\$621.00
Ten years and over		
Single depth	\$1,119.00	\$1,119.00
Double depth	\$1,284.00	\$1,284.00
Ashes	\$190.00	\$190.00

Disinterment		
Over 12 months	\$1,162.50	\$1,162.50
Within 12 months	\$1,659.00	\$1,659.00
Ashes	\$290.10	\$290.10
Reinterment		
Over 12 months	\$1,161.00	\$1,161.00
Within 12 months	\$1,659.00	\$1,659.00
Ashes	\$290.10	\$290.10



Council Controlled Organisations



Community Trusts Administered by the Council:

- Central Plants Water Trust
- Tramway Reserve Trust
- Selwyn District Charitable Trust

Sicon Ferguson Limited

Relationship to the Council

The Council exercises influence on the Board through appointment of Company Directors and through approval of its annual Statement of Intent.

Nature and scope of the company

Sicon Ferguson Limited is a supplier of asset management, maintenance and construction services. Consistent with its objective, the Company will pursue activities designed to ensure the efficient and prudent utilisation of its capital assets and human resources.

Ferguson Brothers Limited merged with the Company on the 31st March 2012.

Objective

To operate as a successful, profitable, growth focused contracting business and follow these key principles which are central to its business strategy:

- Commitment to quality
- Commitment to its shareholders
- Commitment to Selwyn district
- Commitment to its people
- Commitment to health and safety
- Commitment to the environment
- Commitment to future growth.

Key performance targets

The Company's performance targets for the year ending 30 June 2016 are set out below.

	Target
Return after tax to opening shareholder funds	8.5%
Return after tax on opening total assets	5.9%

To maintain ISO 9001:2008 Quality Standard Certification
 To maintain ACC WSMP Certification to Tertiary Level
 To maintain NZS 4801 Safety Management Systems Certification
 To maintain NZS 14001 Environmental Standard Certification

Orion New Zealand Limited

Relationship to the Council

Selwyn District Council has a 10.725% shareholding in Orion New Zealand Limited.

The shareholders exercise influence on the Company through the negotiation of the annual Statement of Intent and through the appointment of 1 Director to the Board of Orion.

Nature and scope of the company

Orion's activities are to:

- Construct and maintain a reliable and secure electricity distribution network in the Christchurch and Central Canterbury region.
- Provide efficient processes that support competition amongst electricity retailers and generators.
- Seek investment / acquisition opportunities in the infrastructure and energy sectors.
- Manage, grow and if appropriate, realise other subsidiary and associate company interests.

Objective

To operate as a successful business and provide shareholders with appropriate returns on their investments and pursue strategies that aim to ensure Orion's long-term success as a business.

Key performance targets

The Company's performance targets for the year ending 31 March 2016 are set out below.

Financial performance targets

	Target
Profit after tax	\$49m
Profit after tax / average shareholders' equity	\$6.9m
Fully imputed dividends	\$48m
Debt ratio	29
Equity ratio	71

Network reliability targets

	Target
--	--------

Reliability – Orion network interruptions only:
Duration of supply interruptions in minutes per year per connected customer (SAIDI)

- Urban	31
- Rural	475
- Overall	95

Number of supply interruptions per year per connected customer (SAIFI)

- Urban	0.8
- Rural	3.4
- Overall	1.2

Central Plains Water Trust

Relationship to the Council

Central Plains Water Trust is a Council Controlled Organisation (CCO), jointly controlled by the Selwyn District Council (50%) and the Christchurch City Council (50%). The Council exercises significant influence over the activities of the Trust through its ability to appoint the trustees.

Nature and scope of activities

Central Plains Water Trust is a trust for the benefit of present and future generations of Christchurch City and Selwyn District residents.

The Trust holds all necessary resource consents obtained by Central Plains Water Limited.

Objectives

The Council recognises a major regional economic benefit in managing the water resource in the Central Canterbury Plains, including significant employment creation. The Council also wishes to be involved to ensure its own infrastructure will not be adversely affected by any proposed scheme.

Key performance targets

The Trust's performance targets for the year ending 30 June 2016 are set out below.

- *Develop methods to effectively monitor the performance of CPWL in constructing, commissioning and operating the Scheme, and communicate the results to the public.*
- *To consult, and develop scheme recreational opportunities for the headrace canal and its margins and establish and support the Environmental Management Fund.*
- *To establish and support the Community Liaison Group in its ongoing functions.*
- *The Trustees' will prepare an annual budget by 30 June and will report the financial results.*

Tramway Reserve Trust

Relationship to the Council

Tramway Reserve Trust is a Council Controlled Organisation (CCO) of the Council.

Nature and scope of activities

Tramway Reserve, at the end of Tramway Reserve Road, will be subject to restoration and enhancement to be led by the Tramway Reserve Trust. The restoration project was agreed as mitigation for the past and on-going use of Tramway Reserve Drain for waste water management. The Trust was established as part of that agreement between Ngai Tahu and the Council as a condition of the upgraded Leeston (Ellesmere) Sewerage Treatment site.

Key performance targets

The Trust's performance targets for the year ending 30 June 2016 are set out below.

- *The Trust will continue work towards returning the Tramway Reserve waterway to its natural state and facilitating public access.*

Selwyn District Charitable Trust

Relationship to the Council

The Selwyn District Charitable Trust is a Council Controlled Organisation (CCO) of the Council.

Nature and scope of activities

The Trust receives funds in the form of charitable donations and makes them available for the restoration of the Tramway Reserves.

Key performance targets

The Trust's performance targets for the year ending 30 June 2016 are set out below.

- *The Trust aims to distribute all the funds it receives in the year of receipt.*
- *The Trust aims to achieve investment returns in line with those achieved by the Council.*



Significance and Engagement Policy

1 – Introduction

Engagement is a process of relationships and dialogue between decision-makers, partners, communities and stakeholders for the purpose of making better decisions, policies or programmes. Public input into significant decisions, policies or programmes undertaken by Selwyn District Council is essential to ensure they reflect the aspirations and priorities of communities, Ngāi Tahu and interested groups throughout the Canterbury region.

This Significance and Engagement Policy aims to enable a flexible but focused approach to engagement that:

- recognises the importance of involving Canterbury's diverse communities in the Council's work
- provides a range of options and methods for engagement with different groups and communities and for issues, decisions and proposals with different degrees of significance
- demonstrates our commitment to building and maintaining ongoing constructive relationships with Selwyn communities and developing greater understanding of community views and preferences.

Local Government Act requirements:

Selwyn District Council is required by the Local Government Act 2002 (the Act) to adopt a Significance and Engagement Policy,¹ which must set out:

- the Council's general approach to determining the significance of proposals and decisions in relation to issues, assets and other matters
- any criteria or procedures that are to be used by the Council in assessing the extent to which issues, proposals, assets, decisions or activities are significant or may have significant consequences
- how the Council will respond to community preferences about engagement on decisions relating to specific issues, assets or other matters, including the form of consultation that may be desirable
- how the Council will engage with communities on other matters.

Purpose of the Significance and Engagement Policy:

The Act specifies the purpose of the Significance and Engagement Policy as:

¹ This is a new requirement under section 76AA of the Act, introduced in July 2014 as one of a number of amendments to the legislation. The Council already has a Policy on Significance, a requirement under section 90 of the Act, which has now been replaced by the new section 76AA. The existing Policy on Significance has been integrated into this Significance and Engagement Policy.

- to enable the Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions and activities
- to provide clarity about how and when communities can expect to be engaged in decisions about different issues, assets or other matters
- to inform the Council from the beginning of a decision-making process about:
 - the extent of any public engagement that is expected before a particular decision is made
 - the form or type of engagement required.

The Significance and Engagement Policy must list the assets considered by the Council to be strategic assets.

Interpretation:

Section 5 of the Act provides the following definitions:

- **significance**, in relation to any issue, proposal, decision, or other matter that concerns or is before a local authority, means the degree of importance of the issue, proposal, decision, or matter, as assessed by the local authority, in terms of its likely impact on, and likely consequences for,—
 - (a) the district or region:
 - (b) any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter:
 - (c) the capacity of the local authority to perform its role, and the financial and other costs of doing so
- **significant**, in relation to any issue, proposal, decision, or other matter, means that the issue, proposal, decision, or other matter has a high degree of significance
- **strategic asset**, in relation to the assets held by a local authority, means an asset or group of assets that the local authority needs to retain if the local authority is to maintain the local authority's capacity to achieve or promote any outcome that the local authority determines to be important to the current or future well-being of the community.

2 – General approach to determining significance and making decisions

On every issue requiring a policy or strategy decision, other than the matters outlined below in Section 5 as requiring processes specified under other legislation and formal systems, the Council will consider the degree of significance of the issue and the corresponding level of engagement.

The significance of the issue and appropriate forms of engagement will be considered in the earliest possible stages of a proposal or process, before decision-making occurs. If necessary, significance and engagement will be reviewed as the proposal develops and as community views, preferences and values become better known.

In making any decision, the Council will comply with sections 76, 77, 78, 79, 80, 81 and 82 of the Act, regardless of the degree of significance of the decision or issue. These sections prescribe procedural steps to be followed as may be applicable, and ensure that the Council:

- is clear about why it is making the decision and the issues involved
- has considered and evaluated all reasonably practical options for achieving the objective for which the decision is being made
- has information about the community's views on the issues and the options, and in particular, has an understanding of the views and preferences of those likely to be affected by the decision or those who have a particular interest in the matter
- invests an appropriate amount of time, money and effort into researching and evaluating the issues and options, commensurate with the significance of the matter, including its importance to the community.

In making any decision, the Council will be satisfied that:

- it has sufficient information on the relevant issues and options
- it knows enough about and has given adequate consideration to the views and preferences of affected and interested parties.

The significance of the issue, proposal or decision will determine how much time, money and effort the Council will invest in exploring and evaluating options and obtaining the views of affected and interested parties.

In some instances, there may be particular requirements to learn about the implications of an issue or decision for Ngāi Tahu as mana whenua and kaitiaki of the district.

There may also be issues or decisions where there are diverse groups within the community with different concerns, interests, views and preferences, where multiple processes will be appropriate to distinguish and recognise the range of positions.

The commitment to invest in exploring options and obtaining the views of communities and affected and interested parties does not mean that the Council will have to fully consult with the public for every decision it makes, nor does it bind the Council to the views of communities and interested or affected parties.

As well as the views of communities and affected and interested parties, there are a wide range of information sources, considerations and perspectives that will inform the Council's decisions, including the requirements of Government policy, technical matters and the financial implications.

3 – Criteria and procedures for assessing significance

In considering the degree of significance of proposals and decisions in relation to issues, assets and other matters, the Council will be guided by the following:

Policy and outcomes:

- the potential effects on delivery of the Council's policy and strategies
- the degree to which the decision or proposal contributes to promoting and achieving particular community outcomes
- the magnitude of the overall benefits that will be achieved for the region, its communities and present and future interests
- the magnitude of the net costs of the proposal or decision to the Council and / or to affected communities or groups
- any impact on the Council's capacity to undertake its statutory responsibilities
- the extent to which the proposal or decision flows logically and consequentially from a decision already made or from a decision in the Long Term Plan or the Annual Plan
- any inconsistencies with any existing policy, plan or legislation

Communities:

- the level of community interest in the proposal, decision or issue
- the extent to which the proposal or decision impacts upon community members or groups, and the numbers of people or groups affected
- the extent to which the community's views on the matter are already known
- the timeframes for community engagement with the issues and information, including any concurrent engagement processes on other matters involving the same, similar or contiguous groups or communities
- any wider interest or concerns at national or international levels

Ngāi Tahu:

- the values and interests of Ngāi Tahu whānau, hapū and rūnanga, as mana whenua for the region
- where proposals or decisions relate to land or a body of water, the implications for the relationships of Ngāi Tahu and their culture and traditions with their ancestral land, water, sites, wāhi tapu, valued flora and fauna and other taonga

Contexts and implications:

- the variation between the effects of the options identified (including the 'do nothing' option where appropriate), or the extent to which they have different effects in terms of, amongst other things: their costs, their benefits, and the extent to which they impact on the community and affected or interested groups
- the extent to which the proposal or decision could have an adverse effect on environmental outcomes as set out in Council plans and policies, or could have unintended adverse effects on other community interests
- if the proposal or decision impacts (positively or adversely) upon a physical or community resource that is scarce, rare or unique and/or under threat
- if the proposal or decision would be irreversible
- if there are high levels of controversy around the proposal or decision
- the practical demands of efficient decision-making in situations of urgency
- the need to be cautious about decision-making in the face of uncertainty, lack of clarity or unresolved matters.

Procedures for assessing significance:

In determining the degree of significance of proposals and decisions in relation to issues, assets and other matters, and when applying the criteria listed above, the Council will integrate its commitment to constructive community engagement, the requirements of efficient decision-making, and the information requirements of sections 76, 77, 78, 80, 81 and 82 of the Act, across the different levels of significance from minimal to major.

The level of significance will reflect all of the above factors as a whole. Where the significance is unclear the Council will treat the issue as more rather than less significant.

The level of significance associated with a decision or proposal will help the decision maker determine the process it should take in relation to the decision. In determining the process the decision maker will take account of practical considerations, including the need to take an urgent decision or the potential loss of an opportunity.

The Council's general approach is that decisions and proposals with a high degree of significance will, wherever practical, be included in the Long Term Plan. Where this is not practical they will be included

in the Annual Budget produced in the years between Long Term Plans or where required by the Local Government Act 2002, in an amendment to the Long Term Plan.

Decisions with a high degree of significance will only be made outside these processes where there are compelling reasons for it not being practical for them to be included in the Long Term Plan, or Annual Budget. Where a decision or proposal with a high degree of significance cannot be included in the Long Term Plan or Annual Budget, the Council will consider the principles and requirements set out in Sections 76-82 of the Local Government Act 2002 in relation to decision making and consultation.

Administrative decisions made by officers under delegated authority that flow from the Council policy (e.g. the issuing of dog licences, decision on the notification of a resource consent) are of low significance in terms of this policy. The significance rests with the policy that guides these decisions and not with each decision made in administering the policy.

4 – Processes and methods for engagement

In determining the processes and methods appropriate for engaging with communities to consider proposals and decisions in relation to issues, assets and other matters covered under this Significance and Engagement Policy, the Council will be guided by the following:

- the degree of significance of the issue, decision, proposal, asset or other matters – as determined by the criteria set out in the preceding section of this Policy
- the objectives of the engagement – the feedback that is sought from communities and affected and interested parties
- the preferences, capacities, views and values of the community groups and individuals affected by and/or interested in the decision or proposal
- the diversity of preferences, capacities, views and values amongst the community groups and individuals affected by and/or interested in the decision or proposal
- The Council's existing relationships and interactions with community groups and individuals affected by and/or interested in the decision or proposal
- the benefits, limitations and costs of the range of possible processes and methods for engaging with the community groups and individuals affected by and/or interested in the decision or proposal
- timing issues, including any concurrent engagement processes on other matters involving the same, similar or contiguous groups or communities
- opportunities provided by innovative technologies for efficient yet effective engagement
- opportunities for relatively informal community-based meetings and discussions.

Differing levels and forms of engagement may be required during the varying phases of consideration and decision-making on an issue, and for different community groups or stakeholders. The Council

will review the appropriateness and effectiveness of the engagement strategy and methods as the process proceeds.

Council will follow an 'engagement spectrum' approach to determine the most appropriate processes and methods for engagement with affected and interested communities on particular decisions or issues. This approach is based on the International Association for Public Participation (IAP2) framework. The methods discussed below are not a definitive list, and are not prescriptive, but indicate the spectrum of engagement opportunities that may be useful for Council and our communities.



INFORM communities:

These methods are efficient and practical ways to raise awareness of a new or newly significant issue, to provide basic information about the issue, and to build community interest. Communities are kept up to date with developing issues and new proposals, and communications can be targeted to interested and affected groups. These methods are essentially a one-way process, and more likely to be useful in the earliest stages of proposals or processes.

Examples of informing engagement activities may include:

- distribution of pamphlets, factsheets, newsletters or other materials
- information provided on the Council's website and social media.

CONSULT and INVOLVE communities:

A range of tools and methods can be used to bring communities and particular interested and affected groups into the process to contribute their views, priorities and preferences. These methods allow Council and communities to research and explore the issues and background matters, and to consider the full range of implications of a proposal, policy or decision. Opportunities are provided for community input into options and decision-making.

For relatively straightforward issues or proposals, methods such as surveys or focus groups may be effective. For more complex issues or proposals, including legislative issues, more technical issues and policy and service reviews, a more comprehensive level of consultation and engagement may be appropriate.

Examples of consulting and involving engagement activities may include:

- surveys (phone, online, written)
- formal public meetings
- task groups, focus groups, working parties, local action groups.
- Special Consultative Procedure (under the Local Government Act 2002) or other submissions processes

The public consultation undertaken in the development of Long Term Plans, Annual Plans, Regional Policy Statements and other Plans helps to ensure robust policies and relevance to communities. These methods allow Council and communities to research and explore the issues and background matters, and to consider the full range of implications of a proposal, policy or decision.

COLLABORATE with communities and EMPOWER their involvement:

Collaborative approaches are increasingly recognised in a wide range of policy and decision-making contexts. Collaborative engagement is based in strong relationships and community networks. These methods may be particularly useful where the issue or proposal carries a high degree of significance, and where there is strong community interest, capacity and commitment. These methods allow for research into the issues and background, and exploration of a wide diversity of implications. A collaborative approach establishes legitimacy through representative community participation develops and affirms long-term relationships and understanding, and builds trust and community networks for future collaborative initiatives.

Examples of collaborating and empowering engagement activities may include:

- multi-stakeholder processes such as Citizen Juries or Panels
- multi-stakeholder groups such as the Canterbury Water Management Strategy Zone Committees
- task groups, local action groups, advisory groups
- Memoranda of Understanding
- co-management of places or resources of importance to communities and mana whenua
- interactive and participatory technologies such as websites.

5 – Engaging with communities on other matters

Local Government Act 2002:

The Act prescribes particular processes for Councils to follow to consult and engage with communities on particular matters.

Special Consultative Procedure:

The Act specifies that a Special Consultative Procedure (SCP), as defined under section 83, must be followed for community engagement on certain plans and processes including:

- Long Term Plans
- Annual Plans
- Bylaws of significant interest.

Long Term Plan:

Where the Council intends to commence a large-scale planning or other project, the commitment will be set out in advance in the Long Term Plan or Annual Plan. These matters may also have been foreshadowed in other policy or planning documents and the Council may have been made aware of the community's views and preferences through other processes.

Other provisions in the Act specify particular decisions or activities where community engagement is to be addressed through the larger public consultation processes for a Long Term Plan:

- a decision to transfer the ownership or control of a strategic asset to or from the Council or a decision to construct, replace or abandon a strategic asset
- a decision that will, directly or indirectly, significantly affect the Council's capacity, or the cost to the Council, in relation to any activity identified in the Long Term Plan
- a decision to alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, including a decision to commence or cease any such activity.

Other legislation:

Many of the decisions made by the Council at the Council level and under delegated authority will be made under legislation that prescribes the consultation and decision-making procedures that are required, including the procedures that must be used for public notification, considering submissions and making decisions. This legislation includes the Resource Management Act 1991 (RMA), the Biosecurity Act 1993, the Civil Defence Emergency Management Act 2002, or the Land Transport Act 1998.

Even if a decision is clearly a significant one within the meaning of the Local Government Act 2002, where the procedures for decision-making are set out in other legislation, those procedures will be used instead of those contained in this Significance and Engagement Policy. Section 82(5) of the Act broadly allows the authorising legislation's procedures to apply. This Significance and Engagement

Policy will not be used in making decisions taken under the RMA and the Biosecurity Act 1993 on the following matters:

- resource consents or other permissions
- submissions on plans
- decisions required when following the procedures set out in Schedule 1 of the RMA
- references to the Environment Court
- decisions to proceed with enforcement procedures under various legislation including Council bylaws.

There are also numerous administrative and personnel decisions that are entirely internal to the Council. This Significance and Engagement Policy will not apply to these processes and decisions.

6 – Ngāi Tahu

The Act provides principles and requirements for local authorities that are intended to facilitate participation by Māori in local authority decision-making processes (for example, sections 81 and 82(2)). This is to recognise and respect the Crown's responsibility to take appropriate account of the principles of the Treaty of Waitangi and to maintain and improve opportunities for Māori to contribute to local government decision-making processes.

While the Act sets out provisions relating to all Māori, it is recognized that within the Canterbury region, Ngāi Tahu are the tangata whenua. They have a special status in terms of the Council's resource management activities, and are not just another interest group.

Selwyn District Council has previously adopted a policy on Development of Maori Capacity to contribute to the Council's Decision Making Processes, to assist the Council in meeting its obligations under Section 81 of the Act. The policy is set out here:

Introduction

Section 81 of the Local Government Act 2002 requires all local authorities to establish and maintain processes to provide opportunities for Māori to contribute to the Council's decision-making processes.

Coverage

In Te Wai Pounamu (the South Island) one tribe, Ngāi Tahu occupies all but the most northern part of the island. The entire Selwyn district lies within the rohe (area) of Ngāi Tahu. Ngāi Tahu Whanui is Tangata Whenua within the rohe of Ngāi Tahu. Ngāi Tahu Whanui represented by Papatipu Runanga and Te Runanga o Ngāi Tahu, comprises people of Ngāi Tahu, Ngāti Mamoe and Whaitaha descent and holds customary tribal authority over an area that includes the entire Selwyn District.

Operational arrangements

The Council has entered into a service and funding agreement with Mahaanui Karataiao Ltd to assist the Council in meeting its obligations under Section 81 of the Local Government Act 2002. Mahaanui Karataiao Ltd is a runanga-owned entity and a consultancy which has been established specifically for the purpose of engaging with local government.

A broad range of services is offered under the agreement including advice/liaison and the facilitation of consultation on resource management issues, advice on policy and democratic processes and training for the Council and Runanga staff.

The Council will also continue to schedule regular meetings to engage with and share information with the Taumutu Runanga.

The Council is also a partner with Environment Canterbury and Ngāi Tahu in the 2012 co-governance agreement for Te Kete Ika a Rākaihautū, the catchment for Te Waihora/Lake Ellesmere. This establishes a shared stewardship commitment to sustainable management and the rejuvenation of the lake and catchment.

7 – Council strategic assets

Section 97 of the Local Government Act 2002 requires that certain decisions about strategic assets can only be taken if the decision is explicitly provided for by a statement of proposal in the Long Term Plan. This applies particularly to decisions to transfer the ownership or control of a strategic asset to or from the Council, or a decision to construct, replace or abandon a strategic asset.

Section 90 (2) of the Act requires the Council to identify and list the assets it considers to be strategic assets.

The assets that the Council considers to be strategic assets include:

- The Selwyn District transport network as a whole.
- The libraries in Darfield, Leeston, Lincoln, Rolleston and the mobile library service.
- The Rolleston headquarters building and the land on which the building is directly located.
- All water supplies including reservoirs, pump stations and reticulation.
- All sewage collection, treatment and disposal systems including the pipes, pump stations, treatment and disposal works.
- All land drainage and water race systems including the storm-water pipe network, the open river system, waterways, wetlands and retention basins.
- The Pines Resource Recovery Park.
- Reserve land including land held under the Reserves Act and land used for parks, gardens, sports fields, recreational areas and cemeteries.
- All Council swimming pools and built recreational facilities (e.g. halls, pavilions).

- Its equity in Orion Group Limited.

The strategic assets as defined above are the assets in total and not every single element of the assets. That is, the requirements of Section 97 are only triggered if the proposal relates to the assets as a whole, or a major sub-part of the asset.

Development of Māori capacity to contribute to the Council’s decision making processes

Introduction

Section 81 of the Local Government Act 2002 requires all local authorities to establish and maintain processes to provide opportunities for Māori to contribute to the Council’s decision-making processes.

Coverage

In Te Wai Pounamu (the South Island) one tribe, Ngai Tahu occupies all but the most northern part of the island. The entire Selwyn District lies within the rohe (area) of Ngai Tahu. Ngai Tahu Whanui is Tangata Whenua within the rohe of Ngai Tahu. Ngai Tahu Whanui represented by Papatipu Runanga and Te Runanga o Ngai Tahu, comprises people of Ngai Tahu, Ngati Mamoe and Whaitaha descent and holds customary tribal authority over an area that includes the entire Selwyn District.

Operational arrangements

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Mahaanui Karataiao Limited is a runanga-owned entity and a consultancy which has been established specifically for the purpose of engaging with local government.

A broad range of services is offered under the agreement including advice/liaison and the facilitation of consultation on resource management issues, advice on policy and democratic processes and training for the Council and Runanga staff.

The Council will also continue to schedule bi-monthly meetings to engage with and share information with the Taumutu Runanga.

Revenue and financing policy

Introduction

The Local Government Act 2002 (the Act) requires the adoption of policies which outline how operating and capital expenditure will be funded for each activity of Council. This is aimed at providing predictability and certainty about sources and levels of funding.

The revenue and financing policy explains who pays and why, and explains how Council activities are funded. It is not about what Council does, nor is it about what it costs.

Legal Requirements

In deciding the most appropriate funding source for each activity the Council must consider:

- The community outcomes to which the activity primarily contributes; (**why the service is provided**)
- The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; (**user/beneficiary pays principle**)
- The period in or over which those benefits are expected to occur; (**intergenerational equity principle**)
- The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; (**who creates the need**)
- The cost and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and
- The overall impact of the allocations on the current and future well-being of the community.

In practice, establishing the Council's specific revenue and financing policies involves balancing competing principles. For example, the principle of paying for benefits received may call for a higher degree of user pays for an activity, but this must be balanced in terms of the overall impact on the wellbeing of the community, including affordability.

Council's funding sources and how they are used

The general rate is used to fund operating and capital expenditure when it is not possible to identify the individual or group of individuals that benefit from the service. Funding activities by the general rate is also appropriate where a wider public good is attached to the provision of the service, it would be otherwise unfeasible to charge in another way or when the Council is unable to meet its user charge targets. The General rate accounts for approximately 40% of the total rates revenue.

The general rate is currently set at a rate of cents in the dollar of capital value, moderated by a uniform annual general charge (UAGC) set at a fixed amount per rating unit. There are no differentials applied to the general rate.

The Local Government (Rating) Act 2002 places some restrictions on the use of certain types of rating. The Local Government (Rating) Act 2002 limits total fixed charges (excluding water and wastewater charges) to 30% of total rates revenue. Fixed charges include the UAGC and targeted rates set at a fixed amount. The targeted rates set at a fixed amount exclude those to which a differential rate (based on where the land is situated) applies.

Targeted rates are used to fund operating and capital expenditure when Council considers that transparency is important, or where location or the service provided make the use of a targeted rate more appropriate and more fair and equitable.

Targeted rates account for approximately 60% of total rates revenue and are in place to fund specific activities such as:

- water, sewerage, water races, land drainage, stormwater
- recreation reserves, community centres, libraries, swimming pools
- refuse collection, recycling and disposal
- Canterbury Museum
- Community Boards

For more information on Council's targeted rates please refer to the Funding Impact Statement.

Lump sum contributions are a mechanism for enabling ratepayers to elect to pay for capital projects by lump sums instead of by targeted rates. The Council may fund capital projects in whole or part through lump sum contributions in accordance with its policy made under Part 4A of the Local Government (Rating) Act 2002. Lump sum contributions are not used for funding operational expenditure.

Fees and charges: The Council may impose fees and charges to recover either the full or part of the cost of a variety of services provided. In some cases it is also appropriate to recover the private benefit of capital expenditure (e.g. water connections, sewer connections, and sub divisional infrastructure).

Interest and dividends from investments: The interest earned from the investment of special funds is added to those special funds to help fund future expenditure (special funds may be invested externally and receive external interest or internally and receive internal interest). Dividends and other interest earnings are used to offset the general rate, requirement rather than being used to fund particular expenditure.

Borrowings: Borrowing is used to fund capital expenditure where other sources of funding are not available or not appropriate, in order to spread the incidence of the expenditure over both current

and future beneficiaries. Policies in relation to borrowing are presented in the Liability Management Policy.

Borrowing is not generally used to fund operating expenses however for example the Council may choose to borrow for an operating expense to give a grant to a community organisation that is building a community facility.

Loan servicing costs (both internal and external borrowing) are borne by the activity requiring the loan funding.

Proceeds from asset sales are the sums received when physical assets are sold. In general, proceeds from asset sales will be used for purchasing new assets or retiring debt as it has a neutral effect on Council's financial position (as it is the exchange of one asset for another asset). Net proceeds from the sale of assets developed for sale, or those held as surplus 'land bank' assets, are available to fund any activity of Council, subject to the legislative framework for the consideration of funding sources.

Development contributions: The Local Government Act (2002) provides for local authorities to recover, through development contributions, capital expenditure related to growth. Councils may require development contributions from developments where the effect, including the cumulative effect, of development is to require new or additional assets, or assets of increased capacity, and as a consequence, the Council incurs capital expenditure.

Financial contributions: The Resource Management Act 1991 provides for local authorities to impose a condition requiring a financial contribution on any resource consent for any purpose specified in the District Plan. The Council does not currently impose financial contributions.

Grants and subsidies: Grants and subsidies are primarily from central government and typically related to specific activities. Council seeks to maximize the use of grants and subsidy funding where it is available:

Reserves: Reserves are money received for a specific purposes or put aside for a specific purpose. Unless the reserve is a general reserve it can only be used for the purpose for which it was collected.

Funding of operational expenditure

Operational expenditure is expenditure that will be consumed or used within one year. The Council's policies and practices with regard to the funding of its operating expenses are set to ensure that the policies comply with applicable legislation and generally accepted accounting practice. Generally this means that all operational expenditure is funded in the year in which it incurred. Exceptions include funding of depreciation where it is not considered financially prudent to do so.

Depreciation is a measure of the consumption of the value of an asset. The annual depreciation charge represents the amount of the asset that is worn out each year. For example, if a road surface lasts approximately 10 years, the current ratepayers are assumed to use up one tenth of the value of the road each year and this amount forms part of the Council's operating expenses for the year. This is a non-cash expense as it is just an accounting entry and does not involve any payments. Council's general policy is to not fund depreciation but instead to fund renewals expenditure as follows:

- Transportation renewals are funded based on the annual renewals requirement
- Water and waste water renewals are funded based on the average cost of renewals over the coming 20 years
- Community facilities renewals are funded based on the annual requirement, but the cost may be spread over more than one year.

However, depreciation is funded for some activities including the Council Headquarters building, vehicles, Information Services, Civil Defence, Rural Fire and Solid Waste. In general terms Council will use a mix of revenue sources to meet operating expenses. The major sources being rates, grants and subsidies, and fees and charges.

(Note: depreciation is classified as operating expenditure and renewals expenditure is classified as capital expenditure.)

The 5 steps for funding operational expenditure

1. Any operating grants or subsidies for a particular activity are applied in reduction of the gross cost
2. Where it is practical to recover a portion of the net operating cost of an activity from a private user or exacerbator, fees and charges are set at levels designed to achieve this provided there are no legislative constraints on doing this and taking account of the impact of any fees and charges on the well-being of the community
3. Where a fee or charge is not practical, or does not recover the full cost of an activity, targeted rates may be set in accordance with Council's rating policies
4. And any residual requirement will be funded through the general rate
5. Any net income from investments, interest or petrol taxes is applied to reduce the general rate requirement.

In describing the proportion of funding for each activity the following definitions are used:-

High:	80 to 100%
Medium /high:	60 to 79%
Medium:	40 to 59%
Medium/low:	20 to 39%
Low:	0 to 19%

The percentages expressed for funding sources in this policy are the targets that the Council aims to achieve. In practice circumstances may mean that they are not achieved in any one year, particularly where the percentages are close to the thresholds set out above.

The following table summarises how the operational expenditure of each of Council's activity groups is financed:

(For more detail please refer to the appropriate activity section of this policy.)

Activity Group Summary (Operating)	General rate	Targeted rates	Fees & charges	Grants & subsidies
Environmental services	Medium/low	Low	Medium/high	Low
Transportation	Medium	Low	Low	Medium
Solid waste management	Low	Medium/high	Medium/low	Low
5 waters	Low	High	Low	Low
Community facilities	Medium/low	Medium/low	Medium/low	Low
Community services	High	Low	Low	Low
Democracy	Medium/high	Medium/low	Low	Low

Reserves may be used to fund operating expenditure where available, for example if built up from operating surpluses in previous years. Borrowing will not be used for operating expenditure other than in exceptional circumstances, such as the making of a capital grant.

Funding capital expenditure

Capital expenditure is expenditure that provides Council with an on-going benefit greater than one year.

Capital expenditure usually involves the construction of new assets or the replacement of existing assets. The cost can be high and is often funded over more than one year.

The Council's policies and practices with regard to the funding of its capital expenditure are set to ensure that it complies with applicable legislation and generally accepted accounting practice.

In general terms Council will use a mix of funding sources to meet capital expenditure, the major sources being rates, development contributions, reserves, and borrowing. Renewals expenditure which are a capital expense are funded from rates, reserves and subsidies.

The 4 steps for funding capital expenditure

1. The first sources of financing capital expenditure will always be third party sources that relieve the burden on ratepayers generally. These are not always available, but would include any government subsidies for water and wastewater schemes, subsidies from New Zealand Transport Agency, donations and where applicable development contributions.
2. The second source considered will be reserves, and in particular funds that may be held for works in specific activities.
3. The third source considered will be rates. In considering the use of rates Council will be mindful of the balance between the principles of community affordability and inter-generational equity.
4. The final source considered for the financing of capital expenditure will be borrowing. This reflects a prudent reluctance to increase indebtedness unless necessary. Although it is the last option considered, the Long Term Plan 2015/2025 provides for new borrowing to achieve an element of inter-generational equity in the financing of a range of major capital expenditure work.

In describing the proportion of funding for each activity the following definitions are used:-

High: 80 to 100%
Medium /high: 60 to 79%
Medium: 40 to 59%
Medium/low: 20 to 39%
Low: 0 to 19%

The following table summarises how each of Council's activity groups are financed. For more detail please refer to the appropriate activity section of this policy.

Activity Group Summary (Capital)	General rate	Targeted rates	Fees & charges	Grants & subsidies
Environmental services	Medium/low	Low	Medium/high	Low
Transportation	Medium	Low	Low	Medium
Solid waste management	Low	Medium/high	Medium/low	Low
Five waters	Low	Medium/low	Low	Low
Community facilities	Low	Medium/low	Low	Low
Community services	High	Low	Low	Low
Democracy	Medium/high	Medium/low	Low	Low

Borrowing may be used to fund capital expenditure. The repayment of borrowing will be met by the funding sources summarised above.

The proceeds of asset sales may be used to fund capital expenditure. Decisions on the use of the proceeds of assets sales will be made on a case by case basis within the statutory framework for the consideration of funding sources.

Reserves may be used where available, particularly where they represent development contributions collected in advance of the relevant capital expenditure, funds collected for capital purposes or reserves built up from operating surpluses in previous years.

Lump sums may also be used where ratepayers are offered the option of paying a lump sum rather than a targeted rate.

Related policies

Following are the Council policies that have relationships with the revenue and financing policy.

- **Financial strategy:** This strategy facilitates prudent financial management by Council by providing a guide for it to consider proposals for funding and expenditure and makes transparent the overall effects of these proposals on the Council's services, rates, debt and investments.
- **Liability management policy:** This policy outlines Council's policies in respect of the management of both borrowing and other liabilities.
- **Investment policy:** This policy outlines Council's policy in respect of investments.
- **Development contributions policy:** The Local Government Act (2002) permits Council to require developers to provide or make contributions for the provision of reserves, network infrastructure and community infrastructure and this policy outlines how they are implemented.
- **Rates remission and postponement policies:** These policies detail those circumstances under which Council will give consideration for the remission or postponement of rates on properties.

Review

The Revenue and Financing Policy is reviewed three-yearly as part of the Long Term Plan.

Activity by Activity Analysis

Environmental Services

The Environmental Services group of activities contributes to the wellbeing of the residents of the district by working to protect the community from a variety of risks and to enhance the quality of the built and natural environment in which we live. This includes ensuring that actions taken by people in the district are legal and in accordance with community expectations.

The environmental services group of activities comprises:

1. Building control
2. District Plan administration
3. Environmental health
4. Resource consent monitoring
5. Strategy and policy
6. Animal and dog control

Building Control

Building control receives and processes applications for building consents, undertakes the inspection of building works and issues the necessary certificates for building-related work.

Why is the Council involved?

The Council undertakes this function to ensure that buildings constructed in the district are fit for purpose and can be used by people without in any way endangering their health and/or safety.

Community outcomes

Building control contributes to the community outcome of:

- A safe place in which to live, work and play.

Distribution of benefits

Building control provides the majority of benefits to those applying for building consents, although there is some public benefit to maintain public safety. With a number of benefits specific to the users of this function Council applies user charges to recover this cost.

The public benefit component is funded by the general rate.

Period in which the benefits are expected to occur

The benefits of this activity range from immediate private benefit gained through the granting of consents and certificates, through to longer term benefits (e.g. from the construction of safe buildings).

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The need to undertake these activities is driven by statutory obligations and applicants who generate the need for consents and certificates to be processed, and the community who may have concerns about the effects of an activity on them or the environment.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Although the main benefits of this service are received by those that use the service, this activity also has a significant impact on the social, economic, cultural and environmental wellbeing of the community, through ensuring that buildings constructed in the district are fit for purpose. It is therefore appropriate to fund this activity through a mix of user charges on those that use the service and the general rate.

Funding source and proportion

Activity	Operating	Capital
Building Control	User charges: Medium/high	User charges: Medium/high
	General rate: Medium/low	General rate: Medium/low

District Plan Administration

This activity receives and processes resource consent applications, provides planning input into Project Information and Land Information Memoranda (PIMs and LIMs) and responds to requests for clarification or interpretation of district plan provisions. It also includes monitoring of the conditions placed upon resource consents for compliance and responds to activities which are being conducted without the appropriate consent.

Why is the Council involved?

To administer the district plan to meet the community's aspirations and expectations as to the nature of development in the district and how the built and natural environments are to be managed.

Community outcomes

The activity contributes particularly to the following community outcomes:

- A clean environment.
- A safe place to live, work and play.
- A rural district.

The district plan provides a framework for development within the district that assists in achieving the above outcomes.

Distribution of benefits

Council considers the beneficiaries of this activity to be the community, future generations, sector groups (e.g. farmers or businesses) and resource consent applicants. With benefits specific to the users of this activity Council applies user charges to recover these costs.

The general public receive a benefit by having rules and policies in place that manage the environment they live in. The general public benefit has increased as the numbers of design-related resource consents that are compulsory for development to occur raise the overall amenity of the townships residential and commercial areas. Council considers that the most appropriate method to recover the public benefit component is the general rate.

Period in which the benefits are expected to occur

The benefits of this activity are both immediate in terms of direct public response to district plan provisions through to long-term environmental benefits.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Statutory obligations and community expectations require good environmental policy, and good information to better understand the environment and the impacts we are having on it. Resource consent applicants generate the need for consents to be processed and monitored, and community groups may have concerns about the effects of an activity on them or the environment.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Although the main benefits of this service are received by those that use the service, this activity also has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through:

- Ensuring that the district's development is sustainable
- Resource information is available to developers and environmental agencies
- Processing resource consent applications and undertaking associated compliance

It is therefore appropriate to fund the activity through a mix of user charges on those that use the service and the general rate.

Funding source and proportion

Activity	Operating	Capital
District Plan Administration	User charges: Medium	User charges: Medium
	General rate: Medium	General rate: Medium
Land Information Memoranda	User charges: High	User charges: High

Environmental Health

This activity issues a range of licences including those relating to the sale and manufacture of food, hairdressers, amusement devices, mobile shops, hawkers and offensive trades. Complaints are also responded to and infectious and notifiable diseases investigated.

Why is the Council involved?

To improve, promote and protect public health in the district.

Community outcomes

The activity contributes particularly to the following community outcomes:

- A healthy community.
- A safe place to live, work and play.

Distribution of benefits

The majority of benefits are specific to the users of this activity, who with the appropriate health license are allowed to provide services to the public. With a number of private benefits specific to the users of this activity Council applies user charges to recover costs.

The wider public receives a benefit by having rules and policies in place that protect the public from poor health practices. Council considers that the most appropriate method to recover the public benefit component is the general rate.

Period in which the benefits are expected to occur

The benefits of this activity are both immediate and on-going in terms of protecting public health.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The need to undertake these activities is driven by statutory obligations and applicants who generate the need for licenses to be processed and the community who may have concerns about public health.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

Although particular benefits of this service are received by those that use the service, this activity has a very significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through the maintenance of the district's public health and safety. It is therefore appropriate to fund the activity through a mix of user charges on those that use the service and the general rate.

Funding source and proportion

Activity	Operating	Capital
Environmental Health	General rate: Medium/high	General rate: Medium/high
	User charges: Medium/low	User charges: Medium/low

Alcohol Licensing

This activity issues licences for the sale of alcohol.

Why is the Council Involved?

To establish a reasonable system of controls so that:

- The sale, supply and consumption of alcohol is undertaken safely and responsibly.
- The harm caused by excessive or inappropriate consumption of alcohol is minimised.

Community outcomes

The activity contributes particularly to the following community outcomes:

- A healthy community.
- A safe place to live, work and play.

Distribution of benefits

The majority of benefits are specific to the users of this activity, who apply for a license to sell alcohol. The wider public receives a benefit by having rules and policies in place that protect the public. Council considers that the most appropriate method to recognise the public benefit component is the general rate.

Period in which the benefits are expected to occur

The benefits of this activity are both immediate and on-going in terms of protecting public health and safety.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The need to undertake these activities is driven by statutory obligations and applicants who generate the need for licenses to be processed. The Council considers that most of the cost of providing this activity should be recovered from those whose activities contribute to the need to undertake the activity.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

The activity exists to protect the wellbeing of the community by regulating the sale of alcohol. As it is those that wish to sell alcohol that cause the need for the activity the Council considers it appropriate that most of the costs of the activity should be recovered from those that apply for licences and that there should be a small contribution from the general rate to recognise the broader community benefit of regulating the sale of alcohol.

Funding source and proportion

Activity	Operating	Capital
Alcohol licensing	User charges: High	User charges: High
	General rate: Low	General rate: Low

Strategy & Policy

The Council undertakes strategic land use and policy functions to maximize the benefits of growth for its communities and to address its negative impacts. Through working with communities and other stakeholders, different growth scenarios are identified, analysed and a preferred option chosen.

The Council is also required to monitor the effectiveness and efficiency of its district plan and this activity area prepares and promulgates plan changes where necessary.

Why is Council involved

To implement the Greater Christchurch Urban Development Strategy in the area of the district covered by the strategy and extends this strategic approach over the balance of the district through the “Selwyn 2031 strategy”. In addition the district plan needs to be kept up to date so it continues to serve the needs of the community.

Community outcomes

This activity contributes particularly to the following community outcomes:

- A clean environment.
- A rural district.
- A safe place in which to live, work and play.
- A prosperous community.

Distribution of benefits

The majority of this activity involves facilitating the strategic management of development, and growth which provides an overall general benefit to the district. Council considers that the most appropriate method to recover the public benefit component is the general rate.

The benefits of private plan changes and requests for Notices of Requirement are specific to the user of this function. When applicable, user charges are applied for cost recovery for these processes.

Period in which the benefits are expected to occur

Benefits of this function are ongoing.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The need for this activity is created by the communities desire to ensure that long term planning is in place.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through providing for appropriate land use and policy that maximises benefits to the community. It is therefore appropriate that most costs of this activity are funded from the general rate.

Funding source and proportion

Activity	Operating	Capital
Strategy & Policy	User charges: Low	User charges: Low
	General rate: High	General rate: High

Animal Control

This activity registers and keeps a record of all dogs (over 3 months of age) in the district, is responsible for administering and enforcing the Dog Control Act 1996 and the Council’s Dog Control Bylaw and handles all stock related complaints. Stock control involves dealing primarily with wandering stock in rural areas.

Why is Council involved?

To minimise any danger, distress or nuisance to the community generally from dogs and stock and to cater for the exercise and recreational needs of dogs and their owners.

Community outcomes

This activity contributes particularly to the following community outcome:

- A clean environment.
- A prosperous community.
- A rural district.

Distribution of benefits

Dog Control

Dog owners have a number of obligations under the Dog Control Act, the Council’s Dog By-law and Dog Control Policy. With the majority of costs incurred in ensuring these obligations are adhered to Council imposes user charges to recover these costs.

A small proportion of the costs of this activity provide the general public with a benefit by having rules and policies in place that protect them from dangerous dogs. The general rate funds this general benefit.

Animal Control

This function is responsible for removing wandering stock from roads which could cause a driving hazard. It is often difficult to identify the owner of the stock so that they can be charged for this service. Accordingly the majority of the benefit is a public good and is funded from the general rate.

Period in which the benefits are expected to occur

Benefits of this function are ongoing.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Animal control and dog control is principally related to the actions or inactions of the owners of dogs and stock.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through assisting with the health, safety and wellbeing of the community. Funding the dog and animal control activity mainly through user charges recognises that it is owners that cause the need for the activity and funding in this way will not have a negative impact on the wellbeing of the community.

Funding source and proportion

Activity	Operating	Capital
Dog Control	User charges: High	User charges: High
	General rate: Low	General rate: Low
	Reserves: May be used	Reserves: May be used
Animal Control	User charges: Low	User charges: Low
	General rate: High	General rate: High

Transportation

The Council provides an extensive local roading network that covers the length and breadth of the district. This local network, when combined with the State Highways, provides a diverse range of roading linkages that enable Selwyn residents, businesses and visitors to work and play in the district. Movement through the district will mainly take place either on a road, cycleway or path and these routes form an important part of how people experience the district. While geographically the large size of Selwyn means that the predominant form of travel is always likely to be by private motor vehicles, opportunities to enhance public transport and walking and cycling in Selwyn’s growing townships are being continually sought out to provide a wider range of transport choices for people.

Why is Council involved?

Without an appropriate, well maintained and connected transport network, the mobility of people, goods and services are put at risk which can adversely affect individuals, communities, and the district's prosperity.

Community outcomes

This activity contributes particularly to the following community outcome:

- An accessible district.
- A prosperous community.
- A clean environment.
- A safe place in which to live, work and play.

Distribution of benefits

Council considers the beneficiaries of this activity to be motorists, cyclists, pedestrians, public and commercial transport operators, passengers and developers. Businesses are able to move goods swiftly; individuals can travel to employment, recreation, health, education and other activities. Well designed and landscaped roads benefit the general community from a safety point of view as well as offering the enjoyment of pleasant surroundings.

a. Operating Costs

Council does not have an ability to charge users directly. It considers that the roading and transportation network is of benefit to all of the community and accordingly its costs net of subsidy from New Zealand Transport Agency (NZTA) are recovered as a public good through the general rate and a uniform targeted rate assessed on all rating units. The targeted rate will fund road repair expenditure that is over and above the level of such expenditure historically subsidised by NZTA. The Council considers that all ratepayers will benefit from its decision to fund road maintenance above the level historically subsidised by NZTA and should contribute the same amount through a uniform targeted rate.

b. Capital Costs

The Council considers that the transportation network is of benefit to all the community and hence a public good. Accordingly its net cost after NZTA subsidy is recovered through the general rate and a uniform targeted rate. The uniform targeted rate will fund road renewal expenditure that is over and above the level of such expenditure historically subsidised by NZTA. The Council considers that all rate payers benefit from its decision to fund road renewal expenditure above the level historically subsidised by the NZTA and should therefore all contribute the same amount through a uniform targeted rate. Borrowing may be used to spread the cost of capital expenditure to future ratepayers so that the amount paid in any one year is maintained at what the Council considers to be an affordable level. Reserves and the proceeds of the sale of land may also be used to fund this activity.

While most of the charges for transportation are attributable to the wider community as a whole there are some charges applied to land developers for roading and transport upgrades. These charges are as a result of new houses in subdivisions and commercial development which create increased traffic in the district and therefore land developers are assessed and charged a share of the upgrade costs. The Council applies Development Contributions to contribute to funding those costs – refer to the Development Contributions Policy.

Period in which the benefits are expected to occur

The transportation systems will provide long-term benefit to the community.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

All road and cycleway users create a need for this activity.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

The benefit of funding roading separately from other Council activities is that it constitutes a large component of the district's rates and it enables costs to be allocated in a transparent manner.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through providing an efficient transportation network. It is therefore appropriate to fund this activity from a mix of the general rate and a uniform targeted rate assessed on all rating units. The long term benefits of capital expenditure means it is also equitable to use borrowing, reserves and the proceeds of land sales.

Funding source and proportion

Activity	Operating	Capital
Transportation	General rate: Medium	General rate: Medium
	Targeted rate: Low	Targeted rate: Low
	NZ Transport Agency funding: Medium	NZ Transport Agency funding: Medium
	Other: Low	Borrowing: May be used Reserves and the proceeds of land sales: May be used

Solid waste management

The Council provides a variety of services related to the management of waste in the more populous parts of the district. Waste is mostly collected through rubbish, recycling and organic kerbside collection system. The remainder of the waste, recycling and organics is taken directly by residents to the Pines Resource Recovery Park. Residents pay for the service through a mix of targeted rates and user charges.

Why is the Council involved?

Given the health implications it is important to manage solid waste well. Damage to the environment and community can easily occur if waste is allowed to accumulate and is left to rot or become a source of disease. There is also a danger that pollution of groundwater could occur, with the potential to affect drinking water supplies where wells are shallow.

Council is in the best position to serve the needs of the community, provide a sustainable service and keep costs down.

Community outcomes

This activity contributes particularly to the following community outcome:

- A clean environment.
- A healthy community.

Distribution of benefits

The benefits of this activity apply indirectly to the whole community and directly to those who generate the waste. Those people and entities generating waste should be responsible for funding expenditure relating to collection and disposal services.

a. Operating costs

Council considers the benefits of this activity relate directly to the users. Accordingly the operating costs are recovered by targeted rates and user charges levied on those who use the service.

b. Capital Costs

Council considers the benefits of this activity relate directly to the users. Accordingly the capital costs are recovered by targeted rates and user charges levied on those who use the service. Borrowing may be used to fund capital projects with the financing cost recovered through targeted rates and user charges.

Period in which the benefits are expected to occur

Benefits of this function are ongoing.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The generator of waste creates the need for collection and disposal services.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through enabling reuse of resources, reducing environmental impacts and reducing public health risks. As users benefit from the activity and cause the need for the activity, it is appropriate to recover the cost of the activity through a mix of targeted rates and user charges.

Funding source and proportion

Activity	Operating	Capital
Refuse collection	Targeted rates: High	Targeted rates: High
	Reserves: May be used	Reserves: May be used
Refuse recycling	Targeted rates: High	Targeted rates: High

	Reserves: May be used	Reserves: May be used
Refuse disposal (through resource recovery centre)	User charges: High	User charges: High
	Reserves: May be used	Borrowing: May be used
		Reserves: May be used

Five Waters

The availability of water and the safe disposal of wastewater are fundamental to the health and welfare of the Selwyn community. Council manages this through the five waters group of activities group.

The five waters group of activities activity comprises:

1. Community water supplies
2. Land drainage
3. Urban stormwater
4. Water races
5. Community wastewater schemes

The five waters activities provide safe, clean water for households, remove sewage and flood water in a way that protects the health of the population and natural environment. It also provides water for livestock and drains certain land so that it is usable. These services are provided through a number of water based schemes within the district. Water services are interlinked, if not directly, then via natural pathways. This reflects the unique geographical 'mountains to sea' layout of Selwyn District. There is a strong connection between these services so the Council's approach is to manage the 5 Waters activities in a coordinated way.

Water (community water supplies and water races)

These services are provided through separately rated water based schemes within the district.

Why is the Council involved?

The Council is in the best position to respond to the expectations of the communities it serves and to translate these needs into levels of service, which have funding options accompanying them, for public scrutiny and comment. The 5 Waters assets are listed as 'Strategic' in the current LTP for the very reason that failure of these services has a devastating and far-reaching effect on the district.

The Council is well positioned to take a major leadership role in planning and managing the assets and networks that deliver these essential services.

Community outcomes

This activity contributes to the following community outcomes:

- A clean environment
- A rural district
- A healthy community
- A safe place to live, work and play
- A prosperous community

Distribution of benefits

1. Community water supplies

Council considers the beneficiaries of these activities to be the households and commercial operators connected to the supply and the general public.

a. Operating costs

Council recovers operational costs by water meter charges, targeted rates assessed on those who use the service or user charges as appropriate.

b. Capital costs

Capital costs are funded from targeted rates by way of cash reserves accumulated over time and contributions from subdividers. The Council may also use internal loans where an appropriate return on funds can be generated. Internal loans are repaid from targeted rates, user charges and development contributions. External loans may also be raised and repaid in the same manner as internal loans.

Contributions from subdividers are charges applied to land developers for water supply upgrades. New houses in subdivisions create increased demand for these services in the district and therefore land developers are assessed and charged for the growth component of the upgrade costs. The

Council applies Development Contributions to contribute to funding those costs – refer to the Development Contributions Policy.

2. Water race systems

The benefits of this activity largely accrue directly to the users, and there is also a broader benefit to some local communities through the amenity value of the water races.

a. Operating costs

Council recovers operational costs by irrigation charges, targeted rates assessed on those who use the service, and a public good rate in some areas.

b. Capital Costs

Capital costs are funded from irrigation charges and targeted rates. The Council may also consider using general reserves (internal loans) where an appropriate return on funds can be generated. Internal loans are repaid from targeted rates, irrigation charges. External loans may also be raised and repaid in the same manner as internal loans.

Period in which the benefits are expected to occur

The benefits of this function are ongoing.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The people requiring the water are creating the need for the Council to undertake work relating to the availability of water.

Developers add to the demands placed on schemes, which require the Council to undertake new capital works related to growth.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

The benefit of funding water supplies separately from other Council activities is that only those currently or planning to benefit will contribute.

Council applies targeted rates and user charges for accountability and transparency.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through the provision of public drinking water, provision of urban fire and enabling the economic development of communities. As the main beneficiaries of the activity

are users of the various systems the Council considers it appropriate to fund the activities from a mix of targeted rates, user charges and development contributions. The activities of the Selwyn-Waihora Water Zone Committee are to develop water management recommendations for the benefit of the region and are appropriately funded from the general rate.

Funding source and proportion

Activity	Operating	Capital
Community water supplies	User charges: Low	User charges: Low
	Targeted rates: High	Targeted rates: Medium/low
	Reserves: May be used	Development contributions: Medium/high
		Borrowing: May be used
Water races		Reserves: May be used
	User charges: Low	User charges: Low
	Targeted rate: High	Targeted rate: High
	General rate: Low	Reserves: May be used
	Reserves: May be used	

Wastewater (community wastewater schemes, stormwater and land drainage)

The safe disposal of wastewater are fundamental to the health and welfare of the Selwyn community. The 5 Waters activities provide safe, clean water for households, remove sewage and flood water in a way that protects the health of the population and natural environment, provides water for livestock and drains certain land so that it is usable. The wastewater activity includes community waste water schemes, stormwater and land drainage.

Why is the Council involved?

The Council is in the best position to respond to the expectations of the communities it serves and to translate these needs into levels of service for public scrutiny and comment. The 5 Waters assets are listed as ‘Strategic’ in the current LTP for the very reason that failure of these services has a devastating and far-reaching effect on the district.

The Council is well positioned to take a major leadership role in planning and managing the assets and networks that deliver these essential services.

Community outcomes

This activity contributes particularly to the following community outcomes:

- A clean environment.
- A rural district.
- A healthy community.
- A safe place to live, work and play.
- A prosperous community.

Distribution of benefits

Council considers the beneficiaries of these activities to be those connected to the community wastewater schemes, or serviced by land drainage and stormwater systems.

a. Operating costs

The benefits of this function relate directly to the users. Accordingly the costs are recovered by targeted rates.

b. Capital costs

Capital costs are funded from targeted rates by way of cash reserves accumulated over time, contributions from subdividers and borrowing. The Council will consider investing general reserves (internal loans) where an appropriate return on funds can be generated. These internal loans are repaid from targeted rates and development contributions. External loans may also be raised and repaid in the same manner as internal loans.

New houses in subdivisions and commercial development also create increased demand for on community wastewater schemes and stormwater system in the district and therefore land developers are assessed and charged for the growth component of the upgrade costs. The Council applies Development Contributions to contribute to funding those costs – refer to the Development Contributions Policy.

Period in which the benefits are expected to occur

The benefits of this function are ongoing.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

People who benefit from the wastewater activity are creating the need for the Council to undertake work to minimise the damage to the district's waterways and environment.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity. The benefit of funding wastewater systems separately from other Council activities is that only those currently or planning to be connected to schemes will contribute.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, through the safe disposal of wastewater. As the main beneficiaries of the activity are those connected to the various community wastewater schemes and serviced by the stormwater and land drainage systems, the Council considers it appropriate to fund the activities from targeted rates plus development contributions. There is some broader community benefit from certain land drainage projects and a portion of this cost is appropriately funded from the general rate.

Funding source and proportion

Activity	Operating	Capital
Community wastewater schemes	Targeted rates: High	Targeted rates: Low
	Reserves: May be used	Development contributions: High
		Borrowing May be used
		Reserves and proceeds of land sales: May be used
Stormwater	Targeted rates: High	Targeted rates: High
	Reserves: May be used	Development contributions: Low
		Borrowing: May be used
		Reserves: May be used
Land drainage	Targeted rates: High	Targeted rates: High
	General rate: Low	Reserves: May be used
	Reserves: May be used	

Community Facilities

The role of community facilities is to provide and promote a wide variety of services and facilities which make Selwyn District a great place in which to live, work and play. These services and facilities focus on what people have told Council is important and valued by them.

The community facilities group of activities comprises:

- 1. Library services
- 2. Reserves
- 3. Halls and community centres
- 4. Swimming pools
- 5. Public toilets
- 6. Cemeteries

Library Services

District Libraries provide quality services to the community that promote lifelong learning and creative use of leisure. Libraries provide access to information in a variety of formats including books, electronic databases and other media.

Libraries are key facilities to enable people to find out information, have access to reading and educational material, and keep up with news and events in the district.

Why is Council involved?

Libraries strengthen local communities in a number of ways, including providing places and spaces for people to meet and interact. Libraries are an important part of the social fabric for many communities, providing a focal point and contributing to attaining a sustainable community with a sense of identity and belonging.

Community outcomes

This activity contributes particularly to the following community outcomes:

- A community that values its culture and heritage.
- A healthy community.
- An educated community.

Distribution of benefits

Council considers the beneficiaries of this activity to be library users, visitors and also recognises that there is a broader community benefit from free access to information.

The Local Government Act 2002 prohibits the charging of a membership fee for library use. Accordingly the Council sets a uniform targeted library rate and user charges where appropriate to recover the costs of this service. Typically user charges are rental fees for some books and fines for overdue books.

There is a general benefit to all in the district from residents having access to a library system irrespective of their ability to pay.

Period in which the benefits are expected to occur

The existing facilities will be of long-term benefit to the community.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The Council undertakes the activity to ensure that the community has access to a broad range of informational opportunities.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, by providing individuals with recreational and educational opportunities. As this activity brings broad benefit to the community the Council considers it appropriate to fund the activity from a uniform targeted rate assessed on all rating units, plus user charges for some specific services.

Funding source and proportion

Activity	Operating	Capital
Libraries	User charges: Low	Targeted rates: High
	Targeted rates: High	Borrowing: may be used
	Reserves: May be used	Reserves and proceeds of land sales: May be used
		Grants: Will be used when available

Reserves

Council manages a range of parks, reserves, and open spaces for and on behalf of the community. Easily accessible parks and open spaces provide active recreation, play and social opportunities for both residents and visitors. Council's activities in this area aim to assist in the development of healthy, active, functioning individuals and communities.

Why is Council involved?

Community facilities strengthen local communities in a number of ways, including providing places and spaces for people to meet and interact. Reserves are an important part of the social fabric for many communities, providing a focal point and contributing to attaining a sustainable community with a sense of identity and belonging.

Community outcomes

This activity contributes particularly to the following community outcomes:

- A rural district.
- A healthy community.
- A prosperous community.

Distribution of benefits

Council considers the beneficiaries of this activity to be residents, visitors and sports groups. The Council also recognises that there is a broader public good arising from this activity through to amenity benefit of open spaces.

1. Specific Area Reserves

a. Operating costs

There are a number of recreation reserves provided across the district. The annual costs of operating these reserves are funded by setting a targeted rate at a level that funds the maintenance of the reserves as deemed appropriate by that community. User charges are charged as appropriate. The public good element of the activity is recognised by funding Council support services to this activity from the general rate. (Support services are the services provided by the Council centrally, including asset management and financial management.)

b. Capital costs

Capital costs are paid for by setting a targeted rate, use of general reserves and through the charging of Development Contributions. Development Contributions are appropriate due to new houses in subdivisions creating increased demand for these services - refer to Council's Development Contribution Policy.

2. District Reserves

a. Operating costs & capital costs

The benefits of this function apply to all district residents. Because of the general public good, the costs are funded by the general rate or general reserves. Development Contributions are appropriate due to new houses in subdivisions creating increased demand for these services - refer to Council's Development Contribution Policy.

Period in which the benefits are expected to occur

The reserves provide ongoing benefit to the community.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Demand by residents and visitors to enjoy access to a wide range of reserves drives the need for this activity.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, in terms of promoting recreation opportunities and activities, and providing social spaces, cultural enrichment and opportunities for residents to be involved in community life. It also provides environmental enhancement while adding distinctive open spaces and infrastructure. As this activity brings benefit to local communities and the broader district the Council considers it appropriate to fund this activity from the general rate, plus some user charges and development contributions.

Funding source and proportion

Activity	Operating	Capital
Recreation reserves	Targeted rates: High	Targeted rates: Low
	User charges: Low	Development contributions: High
	Reserves: May be used	Borrowing: May be used
		Grants: Will be used when available
District reserves	General rate: High Reserves: May be used	Reserves: May be used
		General rate: Low
		Development contributions: High
		Borrowing: May be used
Support services for specific area reserves and district reserves	General rate: High	Grants: Will be used when available
		Reserves: May be used
		General rate: High

Halls & Community centres

Halls and community centres provide social venues to enable people to meet and keep up with news and events in the district.

Why is Council involved?

Halls and community centres strengthen local communities in a number of ways, including providing places and spaces for people to meet and interact. Halls and community centres are an important part of the social fabric for many communities, providing a focal point and contributing to attaining a sustainable community with a sense of identity and belonging.

Community outcomes

This activity contributes to the following community outcomes:

- A rural district.
- A healthy community.

Distribution of benefits

Council considers the beneficiaries of this activity to be residents, visitors and community groups.

a. Operating costs

There are a number of hall and community centres provided across the district. The annual costs of operating these halls and community centres is funded by setting a targeted rate at a level that funds the maintenance of the halls and community centres as deemed appropriate by that community. User charges are charged as appropriate. The public good element of the activity is recognised by funding Council support services to this activity from the general rate. (Support services are the services provided by the Council centrally, including asset management and financial management.)

b. Capital costs

Capital costs are paid for by setting a targeted rate, use of general reserves and through the charging of Development Contributions. Development Contributions may be appropriate due to new houses in subdivisions creating increased demand for these services where they are associated with the use of a reserve - refer to Council's Development Contribution Policy.

Period in which the benefits are expected to occur

Halls and community centres will be of long-term benefit to the community.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

Council undertakes the activity to allow residents and visitors to enjoy access to a wide range of reserves, cultural and social activities.

The costs and benefits of funding the activity distinctly from other activities

The benefit of funding community buildings distinctly is that it enables local communities to be involved in decisions about their local facilities.

Council has the appropriate systems in place to separately identify the charges and costs of this activity. For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, in terms of promoting recreation opportunities and activities, and providing social spaces, cultural enrichment and opportunities for residents to be involved in community life. It also provides environmental enhancement while adding distinctive open spaces and infrastructure. As this activity brings benefit to local communities and the broader district the Council considers it appropriate to fund this activity from a mix of targeted rates and the general rate, plus some user charges and development contributions.

Funding source and proportion

Activity	Operating	Capital
Halls & community centres	Targeted rates: High	Targeted rates: Low
	User charges: Low	Development contributions: High
	Reserves: May be used	Borrowing: May be used
		Grants: Will be used when available
		Reserves: May be used
Support services for halls & community centres	General rate: High	General rate: High

Swimming pools

The network of community swimming pools and an indoor swimming complex, provide recreation, health and social opportunities for residents and visitors as well as life skills such as learning to swim.

The district pool operates all year round and is a covered facility. It includes a pool which allows for the serious swimmer to exercise for either fitness or health reasons and also include a pool for family activities.

Community swimming pools are generally only open during the summer season and are in most situations not covered by a building.

Why is Council Involved?

Swimming pools strengthen local communities in a number of ways, including providing places and spaces for people to meet and interact and develop a sense of common purpose and are an important part of the social fabric for many communities. They also promote community safety through the provision of learn to swim programmes.

Community outcomes

This activity contributes to the following community outcome:

- A healthy community
- A safe place to live, work and play

Distribution of benefits

The benefits of this activity are to those that use the facilities but are available to all residents and visitors, with the local community closest to swimming facilities benefitting the most. There is also a broader public good from the provision of learn to swim programmes.

a. Operating costs

Council has determined that approximately 50% of the annual operating costs of the community swimming pools are funded from the general rate reflecting the broad community benefit gained from the provision of a number of swimming facilities across the district. The remaining approximately 50% is funded via admission fees charged to users of the pool and the swimming pools targeted rate. The operating cost of the district swimming pools (the Selwyn Aquatic Centre) is funded from a mix of user charges and the swimming pools targeted rate. The targeted rate varies between three geographical areas based on the availability of swimming pool facilities.

The swimming pools targeted rate also funds annual operating grants that the Council may make to school pools.

The broader public good associated with the provision of swimming pools is also recognised by funding the cost of support services to this activity through the general rate. (Support services are the services provided by the Council centrally, including asset management and financial management.)

b. Capital costs

Council funds all the capital requirements from a district-wide swimming pools targeted rate. The targeted rate varies between three geographical areas based on the availability of swimming pool facilities. Capital costs may also be funded by grants.

Period in which the benefits are expected to occur

The facilities will be of long-term benefit to the community.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The desire of residents and visitors to enjoy access to swimming pools creates the need for this activity.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, in terms of recreation opportunities and activities. As the activity benefits the community as a whole, as well as users of the facilities, the Council has determined that the activity should be funded from a mix of targeted user charge and the general rate. The targeted rate varies across the district depending on proximity to the swimming pools.

Funding source and proportion

Activity	Operating	Capital
Community swimming pools, including grants to school pools	User charges: Low	Targeted rate: High
	Targeted rate: Medium/low	Grants: Will be used when available
	General rate: Medium	Reserves: May be used
	Reserves: May be used	
District swimming pools	User charges: Medium	User charges: Medium
	Targeted rate: Medium	Targeted rate: Medium
	Reserves: May be used	Borrowing: May be used
		Grants: Will be used when available
		Reserves: May be used
Support services for community and district swimming pools	General rate: High	General rate: High

Public toilets

Public toilets are necessary services for visitors and residents alike, when they visit towns or enjoy facilities away from their homes.

Why is Council Involved?

The Council provides public toilets to meet public health responsibilities, service township business precincts and tourist routes and therefore supports the district's economic interests.

Community outcomes

This activity contributes to the following community outcomes:

- A prosperous community.
- A clean environment.
- A healthy community.

Distribution of benefits

The benefits of this function apply to all district residents but also to the travelling public. Because of the general public good, the costs are funded by the general rate. It is not practical to charge users for this function at many public toilet locations.

Period in which the benefits are expected to occur

The facilities will be of long-term benefit to the community.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The demand by residents and visitors for this service creates the need to undertake this activity.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, by providing for adequate public convenience within the wider community. All benefit from the provision of accessible, safe and sanitary conveniences and as a result the Council has determined that this activity will be funded predominantly by the general rate.

Funding source and proportion

Activity	Operating	Capital
Public toilets	General rate: High	General rate: High
	Donations: Low	Donations: Low

Cemeteries

A network of cemeteries is provided to meet the district's burial and remembrance needs.

Why is Council involved?

Provision of cemeteries is necessary to meet the burial and remembrance needs of residents and has an important role in preserving the district's social history.

Community outcomes

This activity contributes particularly to the following community outcome:

- A healthy community.

Distribution of benefits

Users benefit from this activity by having access to a plot indefinitely. Accordingly approximately 50% of the costs are funded from plot fees and internment charges. The balance of the costs is funded from the general rate reflecting the amenity benefit that a cemetery provides from the provision of open space.

Period in which the benefits are expected to occur

Cemeteries will be of long-term benefit to the community.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The entire community creates the need for cemeteries and related services including families & genealogists researching cemetery records.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, by providing for adequate cemeteries. The Council has determined that the activity should be funded from a mix of user charges and the general rate to reflect the benefit to both individual members of the community and the community as a whole.

Funding source and proportion

Activity	Operating	Capital
Cemeteries	User charges: Medium	User charges: Medium
	General rate: Medium	General rate: Medium

Community Services

The role of community services is to provide and promote a wide variety of services and facilities which make Selwyn District a great place in which to live, work and play. These services and facilities focus on what people have told us is important to, and valued by them.

The community services group of activities comprises:

1. Community development
2. Economic development
3. Rural fire
4. Civil defence

Community Development

The Council's community development unit exists to provide the community with information and assistance that will allow them to improve their lifestyle by gaining access to government and social services.

Why is Council involved?

Council is involved in this activity to further develop the social aspects of living within the Selwyn District

Community outcomes

This activity contributes particularly to the following community outcomes:

- A prosperous community.
- A community that values its culture and heritage.
- An educated community.
- A safe place to live, work and play.

Distribution of benefits

All residents in the district benefit from a community that is well informed about its social opportunities. Accordingly, this activity is considered a public benefit and is funded from the general rate or general funds.

When available the Council will seek external funding for community development.

Period in which the benefits are expected to occur

Benefits of this activity are ongoing.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The demand for the benefits to the district from this activity in itself creates the need.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, in terms of promoting cultural enrichment and opportunities for residents to be involved in community life and it is therefore appropriate to fund this activity from the general rate.

Funding source and proportion

Activity	Operating	Capital
Community development	General rate: High	General rate: High
	Grants: Low	Grants: Low
	Grants: Will be used when available	Grants: Will be used when available

Economic development

The Council’s economic development unit aims to assist businesses by providing information that will allow both parties to make decisions so that businesses in the district can be successful.

Why is Council involved?

A robust local economy is an important element of people’s quality of life. A strong economy provides income and jobs, which influences people’s ability to participate in, and contribute to, the community’s wellbeing.

Community outcomes

This activity contributes particularly to the following community outcomes:

- A prosperous community.

Distribution of benefits

The Council’s economic development unit aims to assist businesses and the Council by providing information that will allow both parties to make decisions so that businesses in the district can be successful. All residents in the district benefit from successful businesses. Accordingly this is a public benefit and is funded from the general rate.

When available the Council will seek external funding for economic development.

Period in which the benefits are expected to occur

The benefits arising from economic development activities may occur beyond the period in which the expenditure occurs.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

For Selwyn to develop and maintain a strong economy there is an ongoing need for economic development

The costs and benefits of funding the activity distinctly from other activities

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, by facilitating district wide business opportunities. Although this activity benefits business, charging business for Council economic development activity is not practicable and would act as a disincentive and therefore it is appropriate to fund this activity from the general rate in recognition of the community benefit arising from economic growth.

Funding source and proportion

Activity	Operating	Capital
Economic development	General rate: High	General rate: High
	Grants: Low	Grants: Low
	General reserves: Low	General reserves: Low
	Grants: Will be used when available	Grants: Will be used when available

Rural fire

Rural fire services help ensure people and properties are safe in an emergency.

Why is Council involved?

Council is involved in rural fires due to the requirement of the Forest & Rural Fires Act 1977 and in the interests of public safety.

Community outcomes

This activity contributes particularly to the following community outcome:

- A safe place to live, work and play.

Distribution of benefits

The benefits of this function apply to all district residents. Because of the general public good, the costs are funded by the general rate. However where a land owner/fire starter has been negligent in lighting a fire that the Council has had to extinguish, the Council will charge the costs it has incurred.

Period in which the benefits are expected to occur

Benefits of this function are ongoing.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The need for this activity is created by a community's desire for an action plan in the event of a fire in the rural district.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, by providing for adequate firefighting capacity.

Funding source and proportion

Activity	Operating	Capital
Rural fire	General rate: High	General rate: High
	User charges: Low	User charges: Low
	National rural firefighting fund: Low	National rural firefighting fund: Low

Civil Defence

Civil defence help ensure people and properties are safe in an emergency.

Why is Council involved?

Council undertakes civil defence responsibilities as required by the Civil Defence Emergency Management Act 2002.

Community outcomes

This activity contributes particularly to the following community outcome:

- We are safe at home and in the community.

Distribution of benefits

Civil Defence activities are considered to provide public benefits received by the community as a whole; so the costs are recovered from the general rate.

Period in which the benefits are expected to occur

This activity will provide ongoing benefit to the Community by assisting the development of a safe community.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The need for this activity is created by statutory requirements and the community's desire for an action plan in the event of a natural disaster.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community by undertaking operations that help protect the community and the environment by maintaining readiness to respond to adverse events. As the community as a whole benefits from this activity it is appropriate to fund the activity from the general rate.

Funding source and proportion

Activity	Operating	Capital
Civil Defence	General rate: High	General rate: High

Democracy

Governance & Community Boards

This activity group covers the costs associated with the Council's democratic process. This includes Councillor and Community Board members' remuneration and the cost of providing them with professional advice and support, as well as the cost of organising elections every three years. It also covers certain grants made by the Council and a levy imposed by statute for the benefit of the Canterbury Museum.

Why is Council Involved?

The Council, as a creation of statute and elected by its residents, needs to have a structure which allows the communities' requirements to be identified and provided for by those individuals who are elected to office.

Community outcomes

For many of the community outcomes, the Council has an advocacy role with government departments and other organisations.

The Council will ensure that it takes every practical opportunity to undertake this role to achieve the community outcomes whether it is through formal meetings, submissions or informal gatherings at elected member or staff level to the appropriate organisations.

Distribution of benefits

The Governance process provides a benefit to the community as a whole. The democratic process and decisions affect individuals and properties within the community; hence 100% of the cost is recovered by way of the general rate.

Community Boards benefit primarily the people living within the areas covered by these boards. In line with Council's policy of charging by targeted rate those that directly benefit from a service, Community Boards are funded by a targeted rate.

Period in which the benefits are expected to occur

The benefits will occur in the year in which expenditure is made to ensure the people of the district are adequately represented, informed and consulted.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity

The need for this activity is driven by statutory requirements that allow the entire community to be involved in Council decisions.

The costs and benefits of funding the activity distinctly from other activities

Council has the appropriate systems in place to separately identify the charges and costs of this activity.

For transparency and accountability the costs associated with this activity have been separated from other Council activities.

Impact on the current/future social, economic, environmental and cultural wellbeing of the community

This activity group has a significant positive impact on the social, economic, cultural and environmental wellbeing of the community, in terms of providing effective decision-making and leadership for the community, and through effective public information and providing opportunities for public input into Council decision-making processes. It is appropriate to fund the Mayor and Council from the general rate in recognition of the broad community benefit arising from this activity. As only two of the Council's four wards have Community Boards, it is appropriate that this activity is funded from targeted rates set for those two wards.

Funding source and proportion

Activity	Operating	Capital
Mayor, District Council	General rate: High	General rate: High
Community Boards	Targeted rates: High	Targeted rates: High
	Reserves: May be used	Reserves: May be used

Development contributions policy

1. Introduction

Please note:

The Council will adjust all development contributions annually by the Producer Price Index Outputs for Construction (PPI) as at 31 December based on the Statistics New Zealand information released in the following January as set out in paragraph 3.12 below. PPI information can be found by visiting the Statistics New Zealand website, www.stats.govt.nz.

The Selwyn District (the District) has experienced strong population growth since the early 1990s. In June 2014, the Council adopted population projections based on the Selwyn Growth Study which projects the growth in our District until 2045. These population projections are used as the basis for establishing the likely future population of the District and can be found on our website under the Long Term Plan (LTP).

In order to ensure that the projected population growth does not adversely affect existing and new residents of the District, the Council will need to undertake a number of infrastructural developments. Territorial authorities may require contributions to the cost of infrastructural developments under the Local Government Act 2002 (the Act) in the form of development contributions and the Resource Management Act 1991 in the form of financial contributions. A territorial authority cannot require development contributions under the Act for the same purpose for which it has required financial contributions under the Resource Management Act.

The Council has decided that development contributions are an appropriate tool to fund some of the capital expenditure incurred in providing new or additional assets or assets of increased capacity required to provide appropriately for reserves and network infrastructure in the District.

1.1. Legislative requirements and powers

Section 102(2)(d) of the Act requires the Council to have a policy on development contributions or financial contributions as a part of its Funding and Financial Policies. Part 8, Subpart 5 of the Act gives territorial authorities the power to require development contributions. Development contributions provide the Council with a method to obtain funding to provide infrastructure, which is needed to support growth that occurs within its District.

1.1.1. Purpose of Development Contributions

The purpose of development contributions is to enable territorial authorities to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term. Council in preparing this policy has complied with the purpose of the Act.

1.1.2. Principles of Development Contributions

Council has adhered to the principles in section 197AB of the Act when preparing this development contributions policy

1.2. When is a development contribution required?

Except as provided in paragraph 1.3, a development contribution may be required in relation to a development when:

- the effect of that development requires the Council to construct new or additional assets or assets of increased capacity for any network infrastructure, reserves or community infrastructure; and
- as a consequence, the Council incurs capital expenditure to provide appropriately for network infrastructure, reserves and community infrastructure.

The effect of development in terms of the impact on assets includes the cumulative effect that a development may have in combination with another development. A Development Contributions Policy also enables the Council to require a development contribution that is used to pay, in full or in part, for capital expenditure already incurred by the Council in anticipation of development.

1.3. Limitations to the application of development contributions

The Council will not require a development contribution for network infrastructure, reserves or community infrastructure in the following cases:

- where it has, under section 108(2)(a) of the Resource Management Act, imposed a condition on a resource consent requiring that a financial contribution be made in relation to the same development for the same purpose; or
- where the developer will fund or otherwise provide for the same reserve, network infrastructure, or community facilities; or
- where it has received or will receive funding from a third party for the same purpose.

2. Overview of calculation methodology

Development contributions are calculated in accordance with the methodology outlined below. A full disclosure of the methodology is available from Council for public inspection at:

- Selwyn District Council Headquarters. 2 Norman Kirk Drive Rolleston.

The current Development Contributions model applies to Water, Sewerage, Stormwater, Roding and Reserves and the Rolleston Lowes Road ODP.

2.1. Calculation approach

The calculation approach is to:

- identify the total cost of capital expenditure identified in the LTP, or identified under clause 1(2) of Schedule 13 of the Act that the local authority expects to incur to meet the increased demand for community facilities resulting from growth (CAPEX);
- multiply the CAPEX by the proportion of the CAPEX that the Council has determined (after conducting its section 101(3) consideration) should be funded by development contributions within the analysis period (DC FUNDED CAPEX); and

- divide the DC Funded CAPEX by the number of new household unit equivalents (HUEs) (as the selected unit of demand – see discussion in paragraph 3.11 below) which the Council has projected the CAPEX will fund within the analysis period (Analysis Period).

This can be represented by the following formula.

$$\text{Development contribution (per HUE)} = \frac{\text{DC FUNDED CAPEX}}{\text{Sum of Projected New HUEs in Analysis Period}}$$

While capital expenditure will predominantly be for work within the 10 years of the LTP, some expenditure outside the 10 years as well as previously incurred expenditure may also be included. Where expenditure is included outside the LTP period this will be separately disclosed within this policy.

2.2. Significant Assumptions

An appropriate financial model has been developed to calculate CAPEX and this model includes the following significant assumptions:

- The cost of interest incurred as a financing cost until development contributions are received to fund Council investment in infrastructure to meet the increased demand for community facilities resulting from growth is included as part of the total cost of capital expenditure for the purposes of calculating CAPEX. The interest rate used for the 2015-2025 LTP is assumed to be 6%.
- The Council has adopted population projections which projects the growth in the District until 2045. These population projections are used as the basis for establishing the likely future population of the District and the number of projected new household unit equivalents for the purposes of the financial model. Information on the projections can be found on the Council's website www.selwyn.govt.nz

2.3. Capital expenditure the Council expects to incur to meet increased demand for community facilities resulting from growth and schedule of development contributions

Table 1 below:

- summarises the total cost of capital expenditure identified in the LTP, or identified under clause 1(2) of Schedule 13 of the Act that the Council expects to incur to meet the increased demand for community facilities resulting from growth;
- states the proportion of that total cost of capital expenditure the Council has determined (after considering the section 101(3) factors as set out in paragraph 2.4 below) will be funded by:
- development contributions; and
- other sources.

None of the cost of the capital expenditure identified in the table will be funded by financial contributions and the proportion funded from this source is therefore zero.

The development contribution amounts are exclusive of GST and GST will need to be added to amount specified in Table 1. Where the Table 1 refers to 'various' under the % of total cost funded from Development Contributions, more information is provided in Appendix 1.

Table 1 Summary of capital expenditure and schedule of development contributions

	Expenditure incurred pre 2015 \$	Expenditure planned 2015- 2025 \$	Expenditure post 2025 \$	Total Cost \$	% of total cost funded from Development Contribution %	% funded from other sources %	Development Contribution per HUE (plus GST) \$
Water							
Prebbleton	-	6,163,892	-	6,163,892	100%	0%	\$ 3,325
Rolleston	-	11,653,471	-	11,653,471	100%	0%	\$ 3,302
Southbridge	-	664,919	-	664,919	100%	0%	\$ 8,540
Lincoln	-	6,596,218	-	6,596,218	100%	0%	\$ 2,611
Darfield	1,027,620	1,256,244	-	2,283,864	100%	0%	\$ 6,781
Wastewater							
Tai Tapu Township	1,861,429	-	-	1,861,429	49%	51%	\$ 10,572
Tai Tapu Rising main	101,222	-	-	101,222	46%	54%	\$ 7,203
Tai Tapu Lincoln Road	30,993	-	-	30,993	46%	54%	\$ 7,647
Eastern Selwyn Sewerage Scheme	70,610,114	49,029,728	28,895,947	148,535,789	94%	6%	\$ 9,194
Stormwater							
Lincoln	4,132,088	2,250,508	-	6,382,596	100%	0%	\$ 5,320
Roading							
Eastern Selwyn Development Area	-	91,013,556	36,638,175	127,651,732	various	various	\$ 2,098
Rest of District (costs included in line above)	-	-	-	-	various	various	\$ 135
Lowes Road ODP Area: North High	1,998,616	975,180	-	2,973,796	90%	10%	\$ 21,595
Lowes Road ODP Area: North Medium	560,196	270,939	-	831,135	90%	10%	\$ 15,153
Lowes Road ODP Area: North Low	129,529	51,272	-	180,801	90%	10%	\$ 4,909
Lowes Road ODP Area: Fairhurst High	202,650	319,586	-	522,236	90%	10%	\$ 20,909
Lowes Road ODP Area: Fairhurst Low	34,090	194,456	-	228,546	90%	10%	\$ 7,919
Lowes Road ODP Area: Jozecom High	8,330	140,377	-	148,707	90%	10%	\$ 19,430
Lowes Road ODP Area: Jozecom Low	38,621	290,148	-	328,769	90%	10%	\$ 9,610
Reserves							
Ellesmere Ward	-	5,280,605	-	5,280,605	various	various	\$ 5,188
Selwyn Central	-	63,708,990	-	63,708,990	various	various	\$ 12,534
Malvern	-	3,985,966	-	3,985,966	various	various	\$ 4,097
Springs	-	38,094,029	-	38,094,029	various	various	\$ 12,057

2.4. Section 101(3) consideration

How the Council determines the appropriate funding sources to meet the expected total capital cost of capital expenditure identified in paragraph 2.3.

Section 101(3) of the Act requires that the following be considered:

The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of:

- a. in relation to each activity to be funded:
 - i. the community outcomes to which the activity primarily contributes;
 - ii. the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals;
 - iii. the period in or over which benefits are expected to occur;
 - iv. the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
 - v. the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and
- b. The overall impact of any allocation of liability for revenue needs on the community.

The Council has followed the four steps outlined below in making the above assessment.

Step 1 - Considering community outcomes (section 101(3)(a)(i))

Community outcomes are as identified in the Introduction section to the LTP. For the purposes of this policy, activities have been grouped into:

- reserves;
- water supply, sewage and stormwater;
- roading; and
- Rolleston- Lowes Road ODP Area

This policy has been established to support these activities and help deliver the community outcomes to which each group of activities contributes as shown below:

Table 2: contributions to community outcomes

Community outcome	Reserves	Stormwater, water and sewage	Roading	Rolleston Lowes Road ODP Area
A clean environment		√	√	√
A rural district	√			
A healthy community	√	√	√	√
A safe place in which to live, work and play	√	√	√	√
An educated community				
A prosperous community				
An accessible district			√	
A community which values its culture and heritage				

Step 2 – Benefits and Causation

The questions the Council considers under section 101(3)(a) of the Act include:

- who benefits from the community facilities (section 101(3)(a)(ii));
- the period over what those benefits occur (section 101(3)(a)(iii)); and
- who creates the need for the community facilities (section 101(3)(a)(iv)).

Within the framework of the Council's activities, and how the activities contribute to community outcomes, the Council develops a programme of infrastructural capital works and reserves purchases.

For each of the individual capital projects included in the programme, the Council assesses who created the need for that project, who will benefit from the asset that it creates and how long that benefit will last.

The Council has:

- estimated the extent of growth within the District ,translated this estimated growth into an expected number of developments; and
- identified the capital expenditure necessary to meet the needs of the growth community,

and these matters are summarized in Table 1.

Where the existing capacity of community facilities is insufficient to provide the levels of service to new residential and non-residential users specified by the Council in the LTP, those new users (the growth community) create the need for new community facilities which requires the Council to incur capital expenditure.

The Council also recognizes that there may be capital expenditure necessary to increase the level of service for all, due to:

- ratepayers who want increased levels of service;
- obligations on the Council to raise the levels of service to meet resource consent or statutory obligations and conditions; and
- visitors to the District using the facilities.

The allocation of the benefits and the costs take these other factors into account.

For each of the individual projects that require capital expenditure to cater for growth, the Council makes a judgment about whether the asset being created will benefit the existing community or the growth community, or both of those groups. In making this judgment, the Council will consider a number of factors, including:

- the existing levels of comparable service derived from existing community facilities;
- the ongoing costs (such as operating costs, depreciation and any other relevant costs) of receiving the service from existing community facilities and the community facilities to be constructed as part of a relevant project – ongoing costs are not capital expenditure and might be considered in the nature of a “negative benefit”;
- the extent to which the relevant project will provide:
 - i. an increased level of service; or
 - ii. a new service.

For each individual project that requires capital expenditure, the Council determines the length of time over which the asset created by that expenditure will provide a benefit to the community.

Step 3 – Costs and benefits of funding the activity distinctly from other activities

On an activity by activity basis, the Council considers the costs and benefits of funding each activity distinctly from other activities. The benefits of additional community infrastructure capacity generally accrue to the improved or new properties generating demand for that capacity. Council considers that the use of development contributions to fund the cost of growth in community facilities, in proportion to the benefit received by the growth community, provides the benefits of greater transparency, greater accountability and intergenerational equity. These benefits exceed the cost of using development contributions as a separate and distinct funding source.

Step 4 – Overall impact on well-being of community

Finally, the Council considers how funding each activity will impact on the wellbeing of the community. In general, the Council believes that the majority of the cost of assets being created or enhanced for the growth community should be paid for by the growth community through development contributions. Failing to fund growth in this manner would impose an unfair burden on the economic wellbeing of the existing ratepayer community.

Further section 101(3) analysis for each of the following types of community facilities is set out below as follows:

Community Infrastructure	Paragraph
Water and Sewerage	4.1
Stormwater	5.1
Transportation – Roothing	6.1
Reserves	7.1
Rolleston Lowes Road ODP	8.1

2.5. Development contribution calculation

Having calculated the DC Funded CAPEX for each activity for which a development contribution is to be collected as set out in Table 1 above, it is then necessary to divide that sum by the number of HUEs which the Council has projected for the life of the asset or assets which the CAPEX will fund to determine the development contribution payable in each case. This working and the resulting development contributions are set out in Table 1 above.

2.6. Trigger for requiring a development contribution

Under the Act, the Council may require payment of a development contribution upon the granting of:

- a resource consent;
- a building consent;
- an authorisation for a service connection; or
- a certificate of acceptance for building work in the District.

The stage at which the Council requires the payment of a development contribution in respect of any development will depend on the nature of the community facility involved. In making this determination, the matters which the Council may consider include:

- practicality of implementation;
- economies of scale in implementation costs;
- fairness; and
- best available knowledge for projections and allocating budgets.

2.7. Dominant underlying zone

The Council's development contributions are based on the predominant zoning being for residential use. The Council will assess the demand for new or additional assets or assets of increased capacity by development in an industrial and business zoned area this policy will refer to all such developments as "non-residential" by converting such demand into equivalent residential units of demand as set out in clause 3.11 below.

2.8. When a contribution may be taken

While development contributions will generally apply where new units of demand are created at the subdivision consent stage, the Council may apply contributions at the building consent, service connection or certificate of acceptance stage on residential and rural development where additional units of demand are created in the absence of subdivision. The Council's experience is that occasionally units of demand are created by an additional household unit on land already subdivided. In such cases, as a matter of equity, the Council will assess and seek the appropriate development contribution at the building consent stage. If additional units of demand are created in the absence of subdivision or outside of the building consent stage the Council will require a development contribution at service connection or certificate of acceptance stage.

2.9. Policy commencement date

Any resource consent, building consent or service connection application received on or after the date the 2015/2025 Selwyn LTP is adopted by the Council, will be subject to a development contributions charge under this policy. Consent applications received prior to the 2015/2025 Selwyn LTP being adopted will be subject to contributions payable under the policy that was in place at the time the application was received.

2.10. Units of demand

As discussed in more detail in paragraph 3.11 below, the Council has selected household unit equivalents (HUEs) as the appropriate unit of demand for new or additional assets or assets of increased capacity for the purposes of assessing the impact of growth. Table 4 sets out the conversion factor applied to assess non-residential types of development into HUEs for the purposes of calculating development contributions.

2.11. Capital expenditure previously incurred

Development contributions will also be required from development to meet the cost of capital expenditure already incurred in anticipation of development, where the Council has assessed it appropriate and reasonable to do so.

2.12. Best available knowledge

Development contributions are based on capital budgets from Council Activity Management Plans which are subsequently incorporated within Council's LTP as well as previously incurred capital expenditure. The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation.

2.13. Planning Horizon

Depending on the activity being funded a planning horizon of between 10 and 30 years is being used as a basis for forecasting growth and applying a development contribution. This is consistent with the Council's activity management planning horizons. The Council will amend the planning horizons where it has information that is appropriate to do so.

2.14. Capacity Life

Council in determining the development contribution payable has taken into account the capacity life of the assets being provided. This means in practice that where an asset will provide capacity for growth outside the 10 years of the LTP this additional capacity will be matched with the HUE's created outside the 10 year period. Conversely should the capacity life be less than the 10 years of the LTP the HUE's created will match this capacity life.

2.15. The Council's use of development contributions

The Council will use development contributions only on the activity for which they are collected. This will be undertaken on an aggregated project basis for each of the activities. Where the Council anticipates funding from a third party for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the total estimated growth component to be funded by development contributions. Similarly third party funding received for capital expenditure the Council has incurred in anticipation of development has also been excluded from figures.

2.16. Review

It is anticipated that this policy will be updated on a three yearly basis or at shorter intervals if the Council deems it necessary. Any review of policy will take account of:

- any changes to significant assumptions underlying this policy;
- any changes in the capital development works programme for growth;
- any changes in the pattern and distribution of development and growth in the District;
- any changes that reflect new or significant modelling of the networks;
- the regular reviews of Revenue and Financial Policies, and the LTP;
- any changes that the Council needs to implement from changes to its District Plan; and

- any other matters the Council considers relevant, including amendments to legislation and regulations.

3. Administration of development contributions

3.1. Remissions

A developer may request a remission of a development contribution required on a development. The Council will consider requests for remissions on a case-by-case basis.

Remission (in whole or in part) of development contributions may be allowed where:

- Features of the developer's development, on their own or cumulatively with those of other developments, substantially reduce the impact of the development on requirements for community facilities in the District.
- The development contributions applicable to a particular development are manifestly excessive in that the cost of the new or additional assets or assets of increased capacity required by the development is demonstrably less than the development contribution which would otherwise be required by this policy.

3.2. Refunds

In accordance with sections 209 and 210 of the Act the Council will refund development contributions or return land taken in lieu of development contributions if:

- the development does not proceed;
- a consent lapses or is surrendered; or
- the Council does not provide the reserve, network infrastructure or community infrastructure for which the development contribution was collected (in the case of reserves, within 10 years of that contribution being received).

Any refunds will be issued to the consent holder (which the Council considers to be the registered proprietor of the property or properties to which the relevant consent relates at the time the refund is made) or his or her personal representative less any costs already incurred by the Council in relation to the development or building and its discontinuance and will not be subject to any interest or inflationary adjustment.

3.3. Change in scale or intensity

Under section 200(4) of the Act the Council may require a further development contribution for the same purpose if the scale and/or intensity of the development increases since the original contribution.

3.4. Reconsideration and objections

The Act as amended in 2014 provides that anyone who is required to pay a development contribution may request a reconsideration by the Council. Within 10 working days of receiving a demand notice or invoice for the development contribution, an applicant may, in writing, request a reconsideration stating the grounds of any objection and the relief sought. Those grounds may be any one or more of the following:

- the development contribution was incorrectly calculated or assessed under the Council's development contributions policy; or
- the Council incorrectly applied its development contributions policy;
- the information used to assess the person's development against the development contributions policy, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

If the application is incomplete the Council will request the missing information. Applications will not be processed until the Council receives all required relevant information.

Applications for reconsideration will be considered by a panel of up to three staff, including the Corporate Services Manager who has delegated authority to make the decision.

A decision in writing shall be given to the person who made the request within 15 working days after the date on which Council receives all required information relating to a request.

A reconsideration cannot be requested if the applicant has already lodged an objection. If the applicant is not satisfied with the outcome of the reconsideration, they may lodge an objection as specified below.

Objection

An applicant may lodge an objection with the Council for review by an Independent Commissioner. An objection may be made on any of the grounds set out in section 199D of the Act.

Schedule 13A of the Act sets out the process if a person wishes to object to a development contribution levied. In summary, any objection must be lodged with the Council within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for reconsideration under section 3.4. Objectors must pay a deposit and are liable for all costs incurred in the objection process including staff and commissioner time, and other costs incurred by Council associated with any hearings.

3.5. Development agreements

The Act as amended in 2014 now provides in sections 207A to 207F for the Council and a developer to enter into specific arrangements for the provision of cash, land, or infrastructure instead of development contributions payable under the development contributions policy. This may be appropriate where a development requires a special level of service or is of a type or scale which is not readily assessed in terms of an equivalent household unit of demand.

In establishing that a development agreement is appropriate the applicant will be expected to provide supporting information and detailed calculations of their development's roading, water supply and waste water demands in terms of units of demand.

3.6. Payment

If payment of a development contribution is not received within 20 working days of the invoice for that development contribution being issued, the Council may exercise the powers outlined in section 208 of the Act.

Section 208 states that until a development contribution required in relation to a development, has been paid or made under section 198 of the Act, a territorial authority may:

- In case of a development contribution required under section 198(1)(a):
 - i. withhold a certificate under section 224(c) of the Resource Management Act;
 - ii. prevent the commencement of a resource consent under the Resource Management Act;
- in the case of a development contribution required under section 198(1)(b), withhold a code of compliance certificate under section 95 of the Building Act 2004;
- in the case of a development contribution required under section 198(4A), withhold a certificate of acceptance under section 99 of the Building Act 2004;
- in the case of development contribution required under section 198(1)(c), withhold a service connection to the development;
- in each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

If development contributions are not paid by the due date for payment (including any deferred due date agreed in accordance with paragraph 3.9 of this policy), and without limiting the Council's ability to exercise the powers in sections 208 and 252 of the Act, the Council may:

- re-assess and charge a new development contribution in accordance with the Council's development contribution policy currently in force;
- charge interest at a rate equal to the Council's borrowing rate as contained in the 2015-2025 LTP plus 3% per annum on the development contribution (as assessed according to the Council's development contributions policy at the due date for payment) from the due date until the date of payment; or

- initiate debt recovery proceedings for the unpaid development contributions and recover its reasonable costs of doing so.

3.7. Goods & Service Tax

Development contributions specified in the schedules are exclusive of Goods and Services Tax. GST will need to be added to the final calculation.

3.8. Calculating contributions over multiple development areas

In any situation where a proposed development lies partially in each of two or more development contribution areas, the development contribution for the development will be apportioned to the relevant development area.

3.9. Deferment of the payment of contributions

The Council will not normally permit deferred payment of development contributions required in connection with the issue of a land use consent, building consent or an authorisation for a service connection. These contributions will be paid at the time these consents or authorisations are uplifted from the Council.

The deferment of payment of development contributions for subdivisions is at the discretion of the Council. It will be a condition of any agreed deferral that the development contribution which would otherwise have been payable on the granting of the relevant subdivision consent will be assessed at the time at which it is actually paid. This reassessment will involve the development contribution being charged in accordance with the Council's current development contributions policy at the time payment is actually made.

Where the Council agrees to allow the deferment of the payment of a development contribution, the Council may require that either:

- an encumbrance be registered against the certificates of title for each allotment in the subdivision; or
- the developer provide a bank bond, securing the obligation to pay the development contribution; or
- a solicitor's undertaking be received agreeing to pay the development contribution on sale of the relevant property.

The Council may require that the encumbrance, bond or solicitor arrangement record the requirement for the contribution to be paid by a specified date regardless of whether the allotment in question has been sold by that date.

The Council may also require that:

- i. the subdivider pays the Council's legal costs for the preparation of an encumbrance and a release fee; and
- ii. the cash contribution be divided by the total number of allotments, with payment of the relevant development contribution commencing at the first sale

For a minor (e.g. one additional lot being created) development, the Council may accept a solicitor's undertaking to pay development contributions from the proceeds of sale of the allotment where an unconditional sale and purchase agreement for that allotment exists.

3.10. Interest on deferment

Where an encumbrance, bank bond or other undertaking is entered into, the Council will charge interest on any outstanding amount of the cash contribution not paid within two years of the subdivision consent. Interest will be charged on the development contribution that would have otherwise been payable on the issue of the subdivision consent (as assessed in accordance with the Council's development contributions policy at the time of the issue of the subdivision consent) at 9% per annum.

3.11. Unit of demand

As noted above, the unit of demand by which the Council assesses the Impact of growth is a HUE being a normal residential house averaging 2.8 persons producing 250 litres of wastewater per person per day. For resource consent (subdivision) applications where the Council has determined that the likely development will be residential or of a rural residential nature, it is assumed that every additional lot created will contain one HUE. For consents to establish multi-unit residential development each residential unit created will be assessed as containing HUE.

For the majority of development in the District, one residential allotment in a subdivision or one connection to the relevant network infrastructure will equate to, and be assessed as, one HUE.

However, some developments, being:

- rural subdivision - lots 4 ha or greater;
- residential unit on rural lots 4 ha or greater;
- retirement Village units; and
- non-residential development,

will require conversion to be assessed in HUE terms and the conversion factor will depend on the type of infrastructure for which demand is being assessed. A conversion table is set out in Table 3 below for these purposes.

The non-residential assessment of units of demand set out in Table 3 may be departed from in the following circumstances:

Self-assessment

- An applicant may apply for a self-assessment of the number of HUEs which would otherwise be assessed for a particular development as follows:
- Application must be made in writing before any development contributions payment in respect of the development becomes due.

- The assessment must relate to all matters for which development contributions are payable under this policy. The applicant must demonstrate that the actual increased demand created by the development is different from that assessed by the calculations in the table 3 below. For these purposes, actual increased demand means the demand created by the most intensive non-residential use or uses likely to become established in the development within ten years from the date of application.
- The Council may determine an application made under this section at its discretion. In doing so the Council will take into account everything presented to it by way of written application and may take into account other matters which it considers relevant.
- Any application must be accompanied by the fee payable to recover the Council's actual and reasonable costs of determining the application.

Special assessment

- If the Council believes on reasonable grounds that the increased demand assessed for a particular development by applying the non-residential unit of demand calculated in accordance with table 3 below is less than the actual increased demand created by the development, it may require a special assessment to determine the number of HUEs equivalent demand created by the development as follows:
- A special assessment must be initiated before any development contributions payable in respect of the development becomes due.
- The assessment must relate to all matters for which development contributions are payable under this policy.
- The Council may request information from the applicant to establish the actual increased demand.
- The Council must bear its own costs.
- Everything the Council intends to take into account in making a special assessment must be provided to the applicant for a written reply at least 14 days before the assessment is determined.
- The Council may determine a special assessment at its discretion. In doing so, the Council will take into account everything presented to it by way of a written reply and may take into account any other matters which are considered relevant.

Assessment guidelines

- Without limiting the Council's discretion, when determining an application for either a self-assessment or special assessment initiated by Council, the Council will be guided by the usage measures set out in table 3 below and where appropriate, reference to Wastewater Treatment and Reuse 4th Edition, by Metcalf and Eddy.

Trade waste users will be assessed for additional payment based on their discharge under the Trade Waste Bylaw 2009.

Household Unit Equivalent Conversion Factors for each Land Use Category																							
Land Use Category	Sewage				Water					Stormwater	Reserves				Transport	Rolleston Lowes Road Outline Development Plan Area							
	Tai Tapu Town	Tai Tapu Rising main	Tai Tapu Lincoln Rd	Eastern Selwyn Sewerage Scheme	Darfield	Lincoln	Prebbleton	Rolleston	Southbridge	Lincoln	Selwyn Central	Malvern	Ellesmere	Springs	Eastern Selwyn Development Area & Rest of District	North High	North Medium	North Low	Fairhurst High	Fairhurst Low	Jozecom High	Jozecom Low	
Household (residential)	1 HUE per Lot or residential unit				1 HUE per Lot or residential unit					1 HUE per Lot or residential unit	1 HUE per Lot or residential unit				1 HUE per Lot or residential unit	1 HUE per Lot or residential unit							
Rural sub-division - lots 4 ha or greater	1 HUE per Lot or residential unit				1 HUE per Lot or residential unit					N/A	0.5 HUE per Lot or residential unit				1 HUE per Lot or residential unit	N/A							
Residential unit on rural lots 4 ha or greater	1 HUE per Lot or residential unit				1 HUE per Lot or residential unit					N/A	0.5 HUE per Lot or residential unit				1 HUE per Lot or residential unit	N/A							
Retirement Village	0.5 HUE per Lot or residential unit				0.5 HUE per Lot or residential unit					0.5 HUE per Lot or residential unit	0.25 HUE per Lot or residential unit				See table 3.1 below	N/A							
Non – residential	1 HUE per 700 litres/day (unless demonstrably otherwise 4,900 litres per hectare of non-residential development assumed)				1 HUE per 545 litres/day (unless demonstrably otherwise 3,815 litres per hectare of non-residential development assumed)					N/A	N/A				See table 3.1 below	N/A							

Table 3.1 Activity-based transport equivalents		
Activity	Measures	HUE Equivalent
Retirement Villages	Per residential unit	0.3000
Commercial premises/offices	m ² GFA	0.0043
Shopping centres >10,000m ²	m ² GFA	0.0151
Shopping centres <10,000m ²	m ² GFA	0.0278
Supermarkets	m ² GFA	0.0184
Service stations with retail facilities	m ² GFA	0.0356
Markets	m ² GFA	0.0010
Bulk goods/Home Improvement stores	m ² GFA	0.0098
Drive-in fast food restaurants	m ² GFA	0.0241
Restaurants	m ² GFA	0.0155
Manufacturing industries	m ² GFA	0.0044
Warehouses/storage	m ² GFA	0.0013

Note:

GFA is Gross Floor Area.

3.12. Producer Price Index

Development contributions are calculated at the time the infrastructure expenditure is incurred. Each contribution is annually indexed by PPI as at 31 December (and in accordance with sections 106(2B) and (2C) of the Act²) to reflect the real value of money at the time at which the relevant development contributions are paid with the intention that, in real terms, development contributions are equalized across the period in which they are recovered. This approach is incorporated in the Council's modelling so that early payers of development contributions pay less in nominal terms.

3.13. Development Contribution Areas and Catchments

The District has water and sewerage reticulation networks which service defined catchments. Water and sewerage development contributions will be assessed against a new HUE on the basis of the water and/or sewerage reticulation network it will connect to.

A stormwater development contribution will be assessed against new HUEs in the Lincoln area where the property's stormwater is ultimately discharged to the Ellesmere Road stormwater wetland.

Council has determined that development contributions for reserves should be assessed on a ward basis. This approach reflects the variations in the cost of providing assets according to the characteristics of each particular ward and the nature of the works required. The wards are Selwyn

² These sections were inserted by the Local Government Act 2002 Amendment Act 2014 and require that the reference index be the Producers Price Index Outputs for Construction provided by Statistics New Zealand and not the Consumer Price Index previously used by the Council.

Central, Malvern, Ellesmere and Springs. Maps of the four wards are included in Appendix 3 to this policy.

Council has determined that development contributions for roading will be assessed based on two areas; the Eastern Selwyn Development Area and the Rest of the District. A map of the Eastern Selwyn Development Area is included in Appendix 3 to this policy.

Development contributions are also charged for the Rolleston Lowes Road Outline Development Plan Area and a map of this area is included in section 8 of this policy.

4. 4. Water and sewerage

4.1. Further section 101(3) analysis

Before making the decision to fund water and sewerage in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 1.3 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, A healthy community, A safe place to live, work and play and An accessible district
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure will provide network capacity and therefore benefit to: · either the existing community or the growth community; or · both of these groups. Council intends to recover the cost of growth from the development community. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing community. Most of the planned expenditure for 5 Waters is to provide additional capacity and will bring little or no benefit to the existing community.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the community.
The extent to which the actions or inaction of particular individuals or	New development occurring within parts of the District requires the Council to have appropriate water and

a group contribute to the need to undertake the activity	sewerage infrastructure in place. Council has identified the capital expenditure necessary to provide the water and sewerage infrastructure needed by the growth community and it is the growth community that is contributing to the need to undertake this work. It is appropriate that the growth community bear most of the capital cost of infrastructure which is required by growth and development contributions are an appropriate mechanism to achieve this.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional water and sewerage capacity accrue to the new or improved properties generating demand for that capacity. The Council's view is that the use of development contributions to partially or fully fund the cost of growth in demand for water and sewerage is best done in proportion to the benefit received by the growth community. The benefits of funding additional infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. Council has the appropriate systems in place to separately identify the charges and costs of this activity.
In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community	The liability for revenue falls proportionally on the growth community. Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

Further section 101(3) analysis was completed specifically in relation to the Eastern Selwyn Sewerage Scheme (ESSS) and this (together with some further background in relation to the cost of the ESSS) is set out in Appendix 2.

4.2. Development contributions areas

For a detailed breakdown of the capital works and the % attributable to growth on an asset by asset basis please refer to the schedule of assets attached to this policy.

Sewerage

Tai Tapu

The development contribution funds a share of the cost of the construction and installation of the township sewage network and associated works plus the pipeline which conveys the sewer discharge from Tai Tapu to the Christchurch sewerage network. There are 3 development areas in Tai Tapu with development within the township boundaries paying the township development levy, any development that utilises the pumped line on Lincoln Tai Tapu Road paying the Lincoln Tai Tapu road development levy and any development that utilises the rising main on SH75 paying the rising main development levy.

Eastern Selwyn Sewerage Scheme

The Council has been collecting development contributions in relation to the upgrade of the Eastern Selwyn Sewerage Scheme for some time.

The scheme costs include:

- the purchase of additional land for the treatment site;
- the construction of the wastewater treatment plant; and
- the construction of pipelines, pump stations and associated works.

For clarity maps of the scheme have been added to Appendix 3. These maps will assist in providing a clear understanding of the extent of the capital expenditure covered by the Eastern Selwyn Sewerage Scheme development contribution charge.

Water

Darfield

Development in Darfield was deferred for development until an adequate supply of water was secured. During 2013/14 Council installed an addition deep groundwater bore and constructed a 1000m3 reservoir and new booster pump station.

Lincoln

Opus International Consultants have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Prebbleton

Opus International Consultants have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Rolleston

Opus International Consultants have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include new bores, reservoirs and associated pipework.

Southbridge

Opus International Consultants have developed a computed hydraulic model to predict water future demand and capital upgrades based on Councils growth predictions. Capital projects include new bores, reservoirs and associated pipework.

4.3. Who gets charged

All new developments within the identified development contribution areas that are able to connect to the relevant sewerage or water scheme, will be assessed for a development contribution in accordance with this policy.

5. Stormwater

In 2012 Council acquired 16.845 Ha of land on Ellesmere Rd and subsequently constructed a stormwater wetland designed to manage the quality and quantity of stormwater runoff from Lincoln's eastern growth areas. Future works include the construction of a new culvert under the Lincoln Tai Tapu Road with the capacity to convey stormwater from the development areas to the wetland area. Associated drain widening works including a spring diversion channel are required to complete these works. This network infrastructure serves all new properties in the area outlined in the plan in paragraph 3.13 above.

5.1. Further section 101(3) analysis

Before making the decision to fund stormwater in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 1.3 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, A healthy community, A safe place to live, work and play and An accessible district
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure will provide network capacity and therefore benefit to: · either the existing Lincoln community or the growth Lincoln community; or · both of these groups. Council intends to recover the cost of growth from the development community in Lincoln. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing Lincoln

	community. The new stormwater system and wetland have been constructed to allow development of an area of Lincoln and the Council considers that all the benefits are for the growth community that utilises this system.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the Lincoln community.
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within the Lincoln area requires the Council to have appropriate stormwater infrastructure in place. Council has identified the capital expenditure necessary to provide the stormwater infrastructure needed by the growth community and it is the growth community that is contributing to the need to undertake this work. It is appropriate that the growth community bear the capital cost of infrastructure which is required by growth and development contributions are an appropriate mechanism to achieve this.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional community infrastructure capacity accrue to the new or improved properties in the Lincoln area generating demand for that capacity. The Council's view is that the use of development contributions to partially or fully fund the cost of growth in stormwater requirement is best done in proportion to the benefit received by the growth community. The benefits of funding additional infrastructure capacity to meet demand from development in the Lincoln area include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. The Council has the appropriate systems in place to separately identify the charges and costs of this activity.
In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community	The liability for revenue falls proportionally on the growth community. Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

5.2. Who gets charged

All new developments in Lincoln development contribution area with stormwater that flows into the Lincoln wetland, will be subject to a development contribution.

6. Transportation- roading

6.1. Further section 101(3) analysis

Before making the decision to fund roading in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 1.3 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, A healthy community, A safe place to live, work and play and An accessible district
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure on roads will provide additional capacity and therefore benefit to both the existing community and the growth community. Council intends to recover the cost of growth from the development community. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing community. The Council has used traffic modelling to identify the extent to which the capital expenditure will benefit the growth community and the existing community.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the community.
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within parts of the District requires the Council to have roading infrastructure in place. Council has identified the capital expenditure necessary to provide the roading infrastructure needed by the growth community. It is appropriate that the growth community bear some of the capital cost of infrastructure which is required by growth and development contributions are an appropriate

	mechanism to achieve this. The Council has recognised that both the existing community and the growth community is generating additional traffic volumes requiring the capital expenditure.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional community infrastructure capacity accrue to the new or improved properties generating demand for that capacity. The council's view is that the use of development contributions to partially or fully fund the cost of growth in roading is best done in proportion to the benefit received by the growth community. The benefits of funding additional infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. Council has the appropriate systems in place to separately identify the charges and costs of this activity.
In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs on the community	The liability for revenue falls proportionally on the growth community. Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

6.2. Who gets charged

All new developments in the development contribution areas will be subject to a development contribution.

Eastern Selwyn Development Area

All new developments within the Eastern Selwyn Development Area per the map in Appendix 3 to this policy will be subject to the development contribution.

Rest of District

All new development not within the Eastern Selwyn Development Area will be subject to the development contribution.

7. Reserves

Development contributions from residential subdivision and/or development are the means that have been chosen by the Council to generate the necessary funds for new reserves/open space and facilities for recreation which are required by those developments. The Council uses development contributions for reserves to provide for the additional actual and potential demand anticipated for open space/reserves, and associated activities, resulting from subdivision and development. The Council's Community Facilities Activity Management Plan is key to identifying reserve requirements. It sets out levels of service and how these can be achieved.

Outline development plans are also key planning documents, under the Resource Management Act, for identifying open space, walkways and reserve provision. The Council is, through these plans, anticipating growth locations and ensuring the appropriate provision of reserves through acquisition and purchase.

Where the Council does purchase land in anticipation of development occurring, an internal loan may be set up and the land will be held for general purposes. Where the development proceeds and a developer's cash contribution is used to repay the loan, the land will then be designated and/or vested as a reserve.

7.1. Further section 101(3) analysis

Before making the decision to fund reserves in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 1.3 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A rural district, A healthy community, A safe place in which to live, work and play and An accessible district
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure will provide further reserves and reserves with additional capacity and therefore benefit to: · either the existing community or the growth community; or · both of these groups. Council intends to recover the cost of growth from the development community. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing community. The Council recognises that the new reserves provided because

	of population growth also bring benefit to the existing community by increasing the availability of reserves.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the community.
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within parts of the District requires the Council to have appropriate reserves in place. Council has identified the capital expenditure necessary to provide the reserves capacity needed by the growth community and it is the growth community that is contributing to the need to undertake this work. It is appropriate that the growth community bear some of the capital cost of the reserves which are required by growth and development contributions are an appropriate mechanism to achieve this.
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	The benefits of additional reserves accrue to the new or improved properties generating demand for that capacity. The Council's view is that the use of development contributions to partially or fully fund the cost of additional reserves and improved reserves is best done in proportion to the benefit received by the growth community. The benefits of funding additional reserves capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers. Council has the appropriate systems in place to separately identify the charges and costs of this activity.
In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community	The liability for revenue falls proportionally on the growth community. Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

7.2. Calculating the development contributions payable for reserves

The development contribution payable is also subject to the statutory maxima provided by section 203(1) of the Act, namely that development contributions for reserves must not exceed the greater of:

- 7.5% of the value of the additional allotments created by a subdivision; and

- b. the value equivalent of 20m² of land for each additional household unit created by the development.

The Council will generally take development contributions towards providing reserves for open space and recreation in money. In some circumstances the Council may, at its sole discretion, consider taking land in lieu of, or in addition to, money where practicable in accordance with the criteria set out in paragraph 7.5 below.

The Council accepts that there are benefits for the future occupants of subdivisions in having plenty of local open space and recreation areas. However, the Council is often asked to take over and maintain larger open space and recreation areas within a new subdivision than that required under the development contribution provisions. While the Council may be prepared to accept the vesting and future maintenance of such land where it is of benefit to all ratepayers, it will not accept, as a credit towards the development contribution required, land provided for open space and recreation where it is in excess of what would be considered adequate under the Community Facilities Activity Management Plan.

Likewise, the Council will not accept, as a credit towards the development contribution required, unnecessary levels of development on this land, such as the provision of entrance gateways and fountains, etc. If developers choose to provide such features for the benefit of the subdivision, its future occupants and its competitiveness within the market, it is appropriate that they do so at their own expense (including on-going maintenance requirements).

Contributions paid at the time of subdivision consent may be reduced by the amount of any development contribution made at the time of a previous building consent on the same land, provided that the previous building was erected within the preceding 10 years. Contributions made at the time of land use or building consent may be reduced by the amount of any contribution made at the time of a previous subdivision consent over the same land, provided that any previous subdivision occurred within the preceding 10 years. There is also provision for approved credits that contribute towards making up the total value of the reserve contribution as set out below.

7.3. Valuation of land to vest as reserve

Land valuation for the purpose of assessing a purchase price for land to be vested as reserves will be determined by the Council on the basis of the market value of the land at the time the application for subdivision is lodged. A request for a reserve land valuation will be made by the Council to an independent valuer within 20 working days from the date the resource consent application consent is granted (and may be recorded as a condition of the relevant consent). The cost of the valuation will be met by the developer. The Council is not required to provide an updated valuation before the issue of section 224 (c) certificate.

The valuation of reserve land for vesting must be carried out according to the following:

- the value of any;
- improvements to the land;
- development contributions paid in respect of the land;
- servicing and infrastructure costs which would otherwise be attributable to the land,

will be excluded;

- an appropriate discount will be made on account of any easements or other rights to which the land is subject;
- where there are different density zonings within a subdivision or Outline Development Plan (ODP), the value will be based on the lowest density zoning;
- the value will include any rights and configuration given by the consents already granted; and
- in line with valuation principles, the value will be based on the highest and best use for the particular parcel of land valued (based on the lowest density zoning).

Unless otherwise agreed between the Council and developer, the valuation of reserve land will occur in a manner consistent with the Public Works Act 1981 and relevant case law.

Where the developer and the Council cannot agree on the valuation of the land to be vested, the matter will be referred to an independent valuation arbitrator engaged by both the Council and developer for resolution. The arbitrator will be instructed to seek the correct valuation rather than to mediate a mid-point answer. The findings of the independent arbitrator as to the value of the land will be the final determination of value for the purposes of this policy.

The cost of the arbitrator will be met equally by the developer and the Council.

If having received the final determination of the value of the land proposed to be vested, the Council determines that, at that price the land does not represent a prudent acquisition for the wider community and the Council's broader portfolio of open spaces, it may, at its sole discretion, choose to take the development contribution for reserves in money rather than in land.

If for any reason the relevant land is not vested in the Council as reserve within 12 months of assessment of the associated development contribution then a revised valuation may (at the Council's discretion) be required by the Council. Any such revised valuation will be at the developer's cost.

7.4. Cash contributions

If the Council has not agreed a land contribution, or does not require the full contribution to be made in land, then full payment of the reserve contribution, less any credits for land acquired by the Council or improvements to the land, will be paid in cash.

7.5. Criteria for taking land instead of cash

A subdivider/developer may offer the Council land, in lieu of, or in addition to cash, as a reserve contribution. The decision to accept or refuse land a subdivider/developer offers as a reserve contribution is at the Council's sole discretion, but it will be made in discussion with the subdivider/developer at the time he/she/it lodges their application or earlier if the Council is notified of the owner's intention to offer land as a reserve contribution. Not all land will be considered by the Council as being suitable for taking as reserve contribution.

No credit will be given for land that exceeds the Councils adopted service provision and distribution standards outlined in the Community Facilities Activity Management Plan.

No credit will be given for land that exceeds the Councils adopted service provision standard.

In discussion with the subdivider/developer, it will firstly be determined:

- i. whether the development will increase the demand for open space and recreational land; and
- ii. whether there is a shortage of land for open space and recreational use in the area where the development is proposed, and if so, which land in the development can appropriately satisfy this need.

Secondly, discussions over the suitability of the particular land to be acquired by the Council as reserve contribution will need to be held as early as possible, because one piece of land may be superior to another within the same development. To determine the suitability of the land, the Council will use the following criteria together with, any other information that the Council, in its discretion, considers is relevant, in considering the particular development:

- the Council's need for the land
- the Council's capacity to pay for maintenance and improvements to any land acquired by it as a reserve contribution
- size, location and accessibility
- frontage to a roading network
- soils, gradient and topography
- landscape features and quality
- potential for linkages and walkways
- margins of waterways
- proximity to other desirable features
- potential for views into or from the site
- ecosystems and bio-diversity
- significant mature vegetation
- existing shelter belts
- historic and cultural significance
- safety for users

- potential for enhancement
- absence of hazards and
- vulnerability to natural hazards, including, but not limited to, earthquake damage, inundation and sedimentation.

With respect to the size of reserve land:

- i. A local neighbourhood park, should be 2,000 m² to 3,000 m² in size, unless it serves primarily an open space function and is adjacent to other open space, where a smaller area may be acceptable.
- ii. A District sports field should be a minimum of 4 hectares.
- iii. If the District sports field is to also accommodate club buildings, the size should be increased to 8 hectares.

The Council considers that the benefits of open space/reserves generally need to be distributed to and enjoyed by the whole community. It therefore will not accept land which clearly benefits only a limited number of users and which is unlikely to fulfil the recreation needs of the community to a substantial extent.

In some instances Council may agree to accept land as reserve contribution that has limited recreation value but has other benefits such as a landscape strip for amenity values. In this case Council may give a reduced credit (usually 20%) for the land based on its utility and benefit to the community.

Where land is required solely for the purposes of creating an access way that forms part of the transportation route within the subdivision and is identified as such in the Outline Development Plan then no credit for that land will be given as reserve contribution. This is because the land, as with the road corridor, is primarily provided to locate the transportation network. If agreed by both parties, more land than is required as reserve contribution may be vested as reserve at no extra cost to the Council and without additional credits being granted to the developer, but increased development and maintenance costs may be a deterrent to the Council accepting more land than it needs. It will be at the Council's discretion whether it would rather take additional land or cash for future capital improvements.

7.6. Use of cash contributions

Cash taken as part or all of a reserve contribution may be used for:

- the purchase of land for reserves;
- capital improvements to newly acquired land, or existing Council owned land, to provide open space and facilities for sports and recreation needed as a result of development;
- the repayment of loans (be they loans to the Council from external and/or internal funding sources) taken out for the purchase of land for possible future reserves or for capital improvements); and
- any other purposes provided for in section 205 of the Act.

7.7. Credits

Credits, up to a maximum as determined by Council, towards the total calculated reserves development contributions for a subdivision/development may be gained by a subdivider/developer for:

- the retention of valuable existing features on the land;
- improvements to the land; and/or
- land for stormwater management.

Credits will be assessed on a case-by-case basis at the request of the subdivider/developer, with the following factors taken into account.

7.7.1.Existing features

Trees/vegetation

Before a developer takes out existing trees and/or shelter belts, it would be appropriate to approach the Council to see if the retention of existing vegetation would have value as a credit for the calculation of reserves contributions. The trees, together with the land they exist on, may have a greater value than the cleared land if they provide shade and shelter and clear benefits for the community. Another reason to retain trees and to give a credit for their retention may be the value they have as part of the District's identity and history and their role as a habitat for birds and wildlife. The amenity that existing vegetation adds to the community can be considerable and its value is often noticed after its removal, particularly in the case of shelter. It may only be possible to retain large trees and small scale shelter belts if sufficient land is set aside around them to enable trimming and maintenance to take place. Vegetation needs to be in a well maintained condition and have a minimum of 20 years' life remaining to be acceptable. Its location is also critical. Vegetation which is likely to pose health and safety risks to the community, or requires substantial maintenance to keep it safe, will not be accepted as a credit and may be required to be removed from the land as a condition of resource consent.

Any land that is to come into the Council's ownership will be cleared by the developer of noxious weeds and unsuitable vegetation.

Landform

Land which has topographical interest may be desirable for reserves. Features may include natural river terracing, riparian edges, wetlands, natural water features, rock formations, elevation for views, or the land may be part of those areas that come under 'Outstanding Natural Features and Landscapes' B1.4 of the District Plan, Volume Two.

If the land which is to become a reserve has been excavated, filled, polluted or in any way devalued after the Council has accepted the land as a reserve contribution, the developer is required to restore, fill, topsoil and grass down the land, in consultation with the Council and to its satisfaction.

Structures of historic or cultural interest

It may be possible to base a subdivision theme on existing man-made features which add variety and interest to the District. Structures may include fencing, stone or brick walls, gates, paving, garden layout, farming structures, small buildings or remnants thereof, bridges, canals, memorials and historic markers. Reserve land may be taken in places where such items are located, in order to preserve them for future interest but the safety and maintenance of such features have to be acceptable to the Council.

7.7.2.Improvements to the land

At the time the reserve development calculation is calculated, (usually prior to resource consent being granted) the Council will confirm if it is willing to pay for improvements to land provided in lieu of cash development contributions. No credit will be given for improvements on such land unless this has been previously agreed by the Council in writing.

Work that comes within the category of reasonable improvements of a standard the Council might itself have made to the land, over time, may have their value assessed as part of the reserve contribution. Such works are not to compromise the land's value as open space.

Improvements might include the planting of trees and shrub borders, paving, installation of seats and litter bins, construction of play facilities and shelter providing the Council approves the design and layout expressly for the purpose of reimbursement and the improvements are considered by the Council to be relevant to the recreation needs of the community. It would not normally extend to elaborate structures, works of art, walls and gateways, special paving, boardwalks, fountains and water features, tennis courts or anything that is intended to enhance the development to increase its market appeal rather than to offset the impact of development and the loss of open space which results. Such improvements would be assessed to ensure they do not lead to greater than normal maintenance costs for the Council, once it becomes owner of the improvements. The Council reserves the right to take cash in lieu of improvements so it may develop either the land in question or land elsewhere in the community, where increased demands for facilities are already being felt or are anticipated. The Council may want to involve the new residents in the design of their reserve land at a later date, in which case cash will be taken to pay for this work in the future and the land will be prepared, top-soiled and grassed by the developer to the Council's engineering code of practice before being vested in Council.

All works carried out on land which is to come into Council ownership must meet the Council's Engineering Codes and relevant safety standards.

Improvements, up to a maximum as determined by Council, which may constitute a credit include but are not limited to:-

- asphalt paths not considered part of the transportation network
- seats with backs, as often installed by the Council;
- litter bins;

- amenity trees of approved species which have the potential to grow to a minimum of 10m in that location, planted at 3.0m and staked. Street trees are not included owing to the loss of trees that frequently occurs when construction begins;
- play equipment which is needed in the area and which meets all health and safety standards in its design and installation; and
- road frontage fencing such as post and chain or bollards.

Pathways and land for access ways (including cycle ways) which are requested by the Council to form part of an integrated transportation network will be paid for by the developer and will not generally form part of the reserve contribution. This will be so even when the land on which they are routed may be agreed to become reserve land (other than road reserve) vested in Council. This can be viewed in the same way as the road pavements and related infrastructure are inherently provided at the developers cost as part of its obligations to provide a properly provisioned and connected roading network to service the development. The same will apply to the creation and formation of supporting walking and cycling networks utilising pathways that contribute to an overall transportation network that equally service the development. This is in line with the goals and objectives of Council's Walking and Cycling Strategy, and recent District Plan amendments that seek to provide for better urban form, and a more sustainable land transport system that utilises transport modes other than those exclusively associated with just roads and motor vehicles.

The type of circumstances that would likely result in a pathway required to be provided by the developer that would not qualify as being considered being part of any reserve contribution assessment would include:

- Those situations where pathways are required to contribute to the development of an integrated transport network;
- Those pathways required to link between existing and through new developments by a succession of logically connected reserves;
- Where pathways are utilised in preference to on road facilities as maybe otherwise required by Council's roading standards;
- Where identified as part of, or contributing to, linkages identified in Council's District Plan (including Outline Development Plans), Structure and Township Plans, and the Council's Walking and Cycling Strategy; and
- Those situations that support the outcomes of the Design Guide for Residential Subdivision in Urban Living Zones.

Otherwise the Council, in its discretion, may view the pathway as more of an enhancement of a reserve that serves no real transport purpose for assessment as part of a reserve contribution. This is where it may contribute to the localised function and amenity of a reserve, in conjunction with any other related improvements on a small and localised scale.

7.7.3. Stormwater management areas and water races

Storm water management can include above ground structures and features such as swales, retention basins, wetlands and streams, together with riparian planting. This approach can enhance access linkages, landscape, recreation, ecology, and culture, in addition to land drainage.

A reserve contribution may therefore consist partly of land also required to be set aside and vested in the Council as a development contribution for the collection, retention and disposal of stormwater. While its primary purpose may be for stormwater management, the land can serve a secondary function as open space. To be considered for a credit the land must add to an existing reserve or co-located with a recreation reserve to be vested in Council. In such a case, up to 20% of the value of the land used for stormwater management may be credited towards development contributions for that development. Where sites provided for storm water management meet the criteria above and a credit is given for the land this shall not extend to improvements on the land and no credits will be given for improvements.

Clearly the location and design of the stormwater features must work from an engineering point of view. However, if the land is to serve as open space it should also meet relevant criteria set out above under paragraph 7.5, Criteria for Taking Land instead of Cash. Discussions should be entered into as early as possible if the developer is contemplating the inclusion of a combined stormwater/open space feature as it will be dependent on a number of factors which should be identified at the outset and may affect other infrastructure, for example, the transportation layout.

Where water races pass through sub-divisions there is an opportunity to integrate these into the landscape of the development area to provide additional amenity. This can provide landscape, recreation and ecology values as well as maintaining the primary stock water supply function. Where, as part of the subdivision development, land is required to contain or realign stock water races through a subdivision it will need to be of sufficient width to enable the water race to be cleared to comply with the Stock Water Bylaw. Where the land required for the water race adjoins a recreation reserve to be set aside in the subdivision a credit for up to a maximum of 20% of the land value (as valued in accordance with section 7.3) may be gained. Where sites provided for water races gain a credit for the land this shall not extend to improvements on the land and no credits will be given for improvements.

8. Rolleston Lowes Road outline development plan area

There are defined areas where the Council has established an Outline Development Plan (ODP) in the District Plan as a way to co-ordinate the development of land in fragmented ownership. This involves the building of network infrastructure by the Council to allow development to occur in an integrated fashion in keeping with community expectations for an urban area.

The cost of this infrastructure will be recouped from developers (who are the beneficiaries), by means of development contributions. Note that this policy applies only to new developments the areas identified below and not to all ODPs in the District Plan.

The Lowes Road Structure Plan area is comprised of three sub-areas. These are based on the road network which naturally divides into these areas which have different development intensities and therefore quite different roading costs. The cost of road upgrading has also been assessed separately for each area in the same way, the costs of walkways/cycleways in the north have been treated separately from those in the south.

8.1. Section 101(3) analysis

Before making the decision to fund the development plan area in the manner set out in Table 1 the Council gave consideration to:

- the general factors set out in paragraph 1.3 above; and
- the following specific factors,

in accordance with the requirements of section 101(3) of the Act.

The community outcomes to which the activity primarily contributes	A clean environment, A healthy community, A safe place to live, work and play and An accessible district
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	Capital expenditure will provide network capacity and therefore benefit to the growth community within the relevant ODP. Council intends to recover the cost of growth from the development community. Improving levels of service, historical catchup or asset renewal will be funded from other sources of revenue by the existing community.
The period in or over which those benefits are expected to occur	Capital expenditure often has benefits extending beyond the 10 year horizon of the LTP. For each of the individual capital expenditure projects the Council determines the length of time over which the asset created by the expenditure will provide a benefit to the community.
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	New development occurring within an ODP requires the Council to have new network infrastructure assets in place to serve that ODP. Council has identified the capital expenditure necessary to provide the network infrastructure capacity needed by the growth community. It is appropriate that the growth community bear the capital cost of the network infrastructure which is required by growth in an ODP area and development contributions are an appropriate mechanism to achieve this.

The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities

The benefits of additional network infrastructure accrue to the new or improved properties in an ODP generating demand for that capacity. The Council's view is that the use of development contributions to partially or fully fund the cost of additional network infrastructure is best done in proportion to the benefit received by the growth community.

The benefits of funding additional network infrastructure capacity to meet demand from development include greater transparency and efficiency by requiring an appropriate share of the actual costs to be paid by developers.

Council has the appropriate systems in place to separately identify the charges and costs of this activity. In particular:

- It is recognized that some allotments will receive a very high degree of benefit from the structure plan and that others will receive a lower degree of benefit.
- Some developments derive direct benefits as they have direct access to the new roads. It is appropriate that these lots should pay a higher proportion of the costs of development than those who do not benefit so directly. There are other lots which pay a lower proportion as they have no direct access onto the new roads although they benefit from greater connectivity. These allotments will pay a 'low' charge. In the area north of Lowes Road there are a small number of deep allotments which benefit from new roading on one side but which will still need to provide substantial internal roading. These lots have been assessed to pay an intermediate amount.
- In the north, 'low' benefitting properties pay 20% of what 'high' properties pay. 'Medium' benefitting properties pay 70%.
- In the south, low benefitting properties pay 10%. This is because the need for roading in the south is less to do with general connectivity and more to do with providing access.

In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community

The liability for revenue falls proportionally on the growth community.

Council has considered the negative impact of the allocation of liability for revenue on the growth community and considers that the level of development contributions is affordable.

8.2. Who Gets Charged

The level of benefit has been assessed for each allotment in the area (as at 1 January 2010). Contributions will be levied according to this assessment on the subdivision of the allotment and any subsequent subdivision of child allotments.

8.3. What is being provided?

The Council will assume responsibility for the provision of the following infrastructure within the ODP area. Developers will be required to cover the proportion of costs indicated:

- all roads shown on the Lowes Road Outline Development Plan area as shown in the District Plan, including associated stormwater disposal and street lighting (90%);
- water and sewer pipes along the road corridors shown in the structure plan (90%);
- the purchase of land for and formation of walkways and cycle ways shown in the ODP (50%);
- upgrading of Lowes Road, Jozecom Place and Fairhurst Place (90%).

The balance of costs not funded from development contributions levied over this structure plan area will be funded by either the Council's general rates or development contributions for stormwater systems levied over the wider Rolleston area. The level of this funding reflects the Council's assessment of the distribution of benefits arising from the new infrastructure.

Map 1: Contributions applying to each allotment



9. How to work out the development contribution payable

STEP 1

Determine in which location within the District your development is to occur

STEP 2

Go to the Development Contributions Schedule (Table 1) and identify the fees payable per unit of demand for your development contribution area

STEP 3

Establish how many units of demand your development will create for each of the community facilities

STEP 4

Multiply the units of demand (step 3) by the fee per unit of demand (step 2) to determine the total development contributions payable

Appendix 1: Schedule of Assets as per Section 201 A

	Expenditure incurred pre 2015	Expenditure planned 2015- 2025	Expenditure post 2025	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
Water						
Prebbleton Water						
Reservoir	-	3,680,808	-	3,680,808	100%	0%
Water Source Improvement	-	1,619,628	-	1,619,628	100%	0%
Interest	-	863,457	-	863,457	100%	0%
	-	6,163,892	-	6,163,892		-
Rolleston Water						
Reservoir	-	4,195,958	-	4,195,958	100%	0%
Wells	-	6,341,070	-	6,341,070	100%	0%
Interest	-	1,116,443	-	1,116,443	100%	0%
	-	11,653,471	-	11,653,471		-
Southbridge Water						
Wells	-	505,874	-	505,874	100%	0%
Interest	-	159,045	-	159,045	100%	0%
	-	664,919	-	664,919		
Lincoln Water						
Pipeline extensions	-	715,190	-	715,190	100%	0%
Reservoir	-	3,111,318	-	3,111,318	100%	0%
New Well & Headworks	-	1,760,810	-	1,760,810	100%	0%
Interest	-	1,008,900	-	1,008,900	100%	0%
	-	6,596,218	-	6,596,218		
Darfield Water						
Reservoir	1,027,620	-	-	1,027,620	100%	0%
Install Bores	-	887,708	-	887,708	100%	0%
Interest	-	368,536	-	368,536	100%	0%
	1,027,620	1,256,244	-	2,283,864		
Total Water	1,027,620	26,334,743	-	27,362,363		
Wastewater						
Tai Tapu Township						
Township reticulation & associated works	1,861,429	-	-	1,861,429	49%	51%
	1,861,429	-	-	1,861,429		
Tai Tapu Rising Main						
Rising Main	101,222	-	-	101,222	46%	54%
	101,222	-	-	101,222		
Tai Tapu Lincoln Road						
Reticulation	30,993	-	-	30,993	46%	54%
	30,993	-	-	30,993		
Easter Selwyn Sewerage						
Sewerage reticulation	64,324,983	31,864,460	3,749,315	99,938,758	94%	6%
Interest	6,285,131	17,165,268	25,146,632	48,597,031		
	70,610,114	49,029,728	28,895,947	148,535,789		
Total Sewerage	72,603,758	49,029,728	28,895,947	150,529,433		
Stormwater						
Lincoln						
Wetland purchase planting & pipes	3,592,637	315,473	-	3,908,110	100%	0%
Interest	539,451	1,935,035	-	2,474,486		
	4,132,088	2,250,508	-	6,382,596		

	Expenditure incurred pre 2015	Expenditure planned 2015- 2025	Expenditure post 2025	Total Cost	% of total cost funded from Development Contribution	% funded from other sources		Expenditure incurred pre 2015	Expenditure planned 2015- 2025	Expenditure post 2025	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
Roading							Rest of District						
Eastern Selwyn Development Area							Tennyson/Kidman Roundabout						
Tennyson/Kidman Roundabout	-	675,984	-	675,984	14%	86%	Tennyson/Kidman Roundabout	-	675,984	-	675,984	0.4%	99.6%
Rolleston Dr Pathway and Crossings	-	186,199	-	186,199	3%	97%	Rolleston Dr Pathway and Crossings	-	186,199	-	186,199	0.1%	99.9%
Tennyson St Upgrade Stage 1 Kidman - Moore	-	206,205	-	206,205	9%	91%	Tennyson St Upgrade Stage 1 Kidman - Moore	-	206,205	-	206,205	0.3%	99.7%
Reserve pathways and lighting	-	890,478	-	890,478	10%	90%	Reserve pathways and lighting	-	890,478	-	890,478	0.2%	99.8%
Traffic Signals Masefield Dr/Rolleston Dr	-	1,454,692	-	1,454,692	23%	77%	Traffic Signals Masefield Dr/Rolleston Dr	-	1,454,692	-	1,454,692	0.5%	99.5%
Tennyson/Moore Roundabout	-	1,020,020	-	1,020,020	11%	89%	Tennyson/Moore Roundabout	-	1,020,020	-	1,020,020	0.3%	99.7%
Moore St Extension	-	978,145	-	978,145	22%	78%	Moore St Extension	-	978,145	-	978,145	0.5%	99.5%
Moore/Markham/Norman Kirk Intersection	-	512,157	-	512,157	19%	81%	Moore/Markham/Norman Kirk Intersection	-	512,157	-	512,157	0.5%	99.5%
Markham Way Extension	-	466,653	-	466,653	32%	68%	Markham Way Extension	-	466,653	-	466,653	0.9%	99.1%
Markham Way Traffic Calming	-	336,783	-	336,783	9%	91%	Markham Way Traffic Calming	-	336,783	-	336,783	0.2%	99.8%
Norman Kirk Pathway	-	63,835	-	63,835	5%	95%	Norman Kirk Pathway	-	63,835	-	63,835	0.1%	99.9%
Traffic Signals Lowes/Goulds/Spring Rolleston	-	2,072,425	-	2,072,425	23%	77%	Traffic Signals Lowes/Goulds/Spring Rolleston	-	2,072,425	-	2,072,425	0.4%	99.6%
Traffic Signals at Rolleston Rd/Tennyson St	-	2,162,605	-	2,162,605	8%	92%	Traffic Signals at Rolleston Rd/Tennyson St	-	2,162,605	-	2,162,605	0.2%	99.8%
Tennyson St Upgrade Stage 2 Moore - Rolleston Dr	-	4,683,111	-	4,683,111	6%	94%	Tennyson St Upgrade Stage 2 Moore - Rolleston Dr	-	4,683,111	-	4,683,111	0.2%	99.8%
Wordsworth St Extension	-	4,428,484	-	4,428,484	17%	83%	Wordsworth St Extension	-	4,428,484	-	4,428,484	0.3%	99.7%
Town Centre Signage	-	16,056	-	16,056	10%	90%	Town Centre Signage	-	16,056	-	16,056	0.2%	99.8%
Lowes/Levi/Masefield Roundabout	-	1,674,741	-	1,674,741	21%	79%	Lowes/Levi/Masefield Roundabout	-	1,674,741	-	1,674,741	0.6%	99.4%
Park N Ride	-	-	4,535,273	4,535,273	10%	90%	Park N Ride	-	-	4,535,273	4,535,273	0.2%	99.8%
Tennyson St Upgrade Stage 3 - Rolleston Dr - Lowes	-	1,506,932	-	1,506,932	11%	89%	Tennyson St Upgrade Stage 3 - Rolleston Dr - Lowes	-	1,506,932	-	1,506,932	0.2%	99.8%
Public Car Park off Tennyson St	-	-	1,306,773	1,306,773	10%	90%	Public Car Park off Tennyson St	-	-	1,306,773	1,306,773	0.2%	99.8%
Public Car Park off Wordsworth Extension	-	-	2,069,891	2,069,891	5%	95%	Public Car Park off Wordsworth Extension	-	-	2,069,891	2,069,891	0.1%	99.9%
SH1/Tennyson St/Brookside Rd Intersection Upgrade							SH1/Tennyson St/Brookside Rd Intersection Upgrade						
SH1/Tennyson St/Brookside Rd Intersection Upgrade	-	2,684,263	-	2,684,263	13%	87%	SH1/Tennyson St/Brookside Rd Intersection Upgrade	-	2,684,263	-	2,684,263	0.2%	99.8%
SH1/Walkers Rd Roundabout Izone Southern Access	-	5,502,988	-	5,502,988	13%	87%	SH1/Walkers Rd Roundabout Izone Southern Access	-	5,502,988	-	5,502,988	0.6%	99.4%
SH1/Rolleston Dr South Right Turn Prevention	-	565,239	-	565,239	26%	74%	SH1/Rolleston Dr South Right Turn Prevention	-	565,239	-	565,239	0.5%	99.5%
Jones Rd Upgrade CSM2 Interchange to Izone	-	678,287	-	678,287	20%	80%	Jones Rd Upgrade CSM2 Interchange to Izone	-	678,287	-	678,287	0.3%	99.7%
SH1 Flyover Rolleston Dr to Hoskyns Rd	-	35,916,335	-	35,916,335	18%	82%	SH1 Flyover Rolleston Dr to Hoskyns Rd	-	35,916,335	-	35,916,335	0.3%	99.7%
SH1 Hoskyns Rd Slip Lane Izone Access	-	1,197,211	-	1,197,211	28%	72%	SH1 Hoskyns Rd Slip Lane Izone Access	-	1,197,211	-	1,197,211	1.6%	98.4%
SH1/Rolleston Dr South Roundabout	-	-	5,491,713	5,491,713	26%	74%	SH1/Rolleston Dr South Roundabout	-	-	5,491,713	5,491,713	0.5%	99.5%
Springs/Hamptons Rd Roundabout							Springs/Hamptons Rd Roundabout						
Springs/Hamptons Rd Roundabout	-	2,051,793	-	2,051,793	16%	84%	Springs/Hamptons Rd Roundabout	-	2,051,793	-	2,051,793	0.2%	99.8%
Springs Rd Upgrade Hamptons Rd - Trents Rd	-	1,025,896	-	1,025,896	33%	67%	Springs Rd Upgrade Hamptons Rd - Trents Rd	-	1,025,896	-	1,025,896	0.3%	99.7%
Springs/Trents Rd roundabout	-	1,025,896	-	1,025,896	33%	67%	Springs/Trents Rd roundabout	-	1,025,896	-	1,025,896	0.3%	99.7%
Hamptons Rd Widening	-	536,853	-	536,853	16%	84%	Hamptons Rd Widening	-	536,853	-	536,853	0.2%	99.8%
Shands/Hamptons Rd Roundabout	-	3,221,116	-	3,221,116	16%	84%	Shands/Hamptons Rd Roundabout	-	3,221,116	-	3,221,116	0.2%	99.8%
Springs Rd town centre traffic calming	-	550,299	-	550,299	42%	58%	Springs Rd town centre traffic calming	-	550,299	-	550,299	0.4%	99.6%
Shands/Blakes Rd Roundabout	-	3,956,673	-	3,956,673	16%	84%	Shands/Blakes Rd Roundabout	-	3,956,673	-	3,956,673	0.2%	99.8%
Shands/Trents Rd Roundabout	-	3,487,052	-	3,487,052	33%	67%	Shands/Trents Rd Roundabout	-	3,487,052	-	3,487,052	0.3%	99.7%
Trents Rd Widening	-	581,175	-	581,175	16%	84%	Trents Rd Widening	-	581,175	-	581,175	0.2%	99.8%
Springs Rd Upgrade Prebbleton - CSM2	-	617,530	-	617,530	16%	84%	Springs Rd Upgrade Prebbleton - CSM2	-	617,530	-	617,530	0.2%	99.8%
Springs/Marshs Rd Roundabout	-	-	5,572,616	5,572,616	16%	84%	Springs/Marshs Rd Roundabout	-	-	5,572,616	5,572,616	0.2%	99.8%
Ellesmere Rd Upgrade Stage 1, Lincoln - Robinsons Rd	-	1,912,351	-	1,912,351	33%	67%	Ellesmere Rd Upgrade Stage 1, Lincoln - Robinsons Rd	-	1,912,351	-	1,912,351	0.3%	99.7%
Ellesmere Rd Upgrade Stage 2, Robinsons Rd - Trices Rd	-	-	1,960,159	1,960,159	33%	67%	Ellesmere Rd Upgrade Stage 2, Robinsons Rd - Trices Rd	-	-	1,960,159	1,960,159	0.3%	99.7%
Traffic Signals Springs/Gerald/Ellesmere Junction Rd							Traffic Signals Springs/Gerald/Ellesmere Junction Rd						
Traffic Signals Springs/Gerald/Ellesmere Junction Rd	-	2,260,956	-	2,260,956	20%	80%	Traffic Signals Springs/Gerald/Ellesmere Junction Rd	-	2,260,956	-	2,260,956	1.1%	98.9%
Township Centre Upgrade	-	-	5,227,092	5,227,092	12%	88%	Township Centre Upgrade	-	-	5,227,092	5,227,092	0.5%	99.5%
Traffic Signals Gerald St/West Belt	-	-	2,009,163	2,009,163	17%	83%	Traffic Signals Gerald St/West Belt	-	-	2,009,163	2,009,163	0.7%	99.3%
Gerald/James/Edward St (make signals assume L3)	-	-	2,059,392	2,059,392	17%	83%	Gerald/James/Edward St (make signals assume L3)	-	-	2,059,392	2,059,392	0.7%	99.3%
Interest	-	93,862	6,406,103	6,312,241			Interest	-	23,875	184,526	208,401		
	-	91,013,556	36,638,175	127,651,732				-	91,131,293	30,416,599	121,547,892		

	Expenditure incurred pre 2015	Expenditure planned 2015- 2025	Expenditure post 2025	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
Lowes Road ODP Area: North High						
Roads	1,873,373	975,180	-	2,848,553	90%	10%
Upgrades	104,844	-	-	104,844	90%	10%
Paths	20,399	-	-	20,399	90%	10%
	<u>1,998,616</u>	<u>975,180</u>	<u>-</u>	<u>2,973,796</u>		
Lowes Road ODP Area: North Medium						
Roads	510,487	270,939	-	781,426	90%	10%
Upgrades	41,613	-	-	41,613	90%	10%
Paths	8,096	-	-	8,096	90%	10%
	<u>560,196</u>	<u>270,939</u>	<u>-</u>	<u>831,135</u>		
Lowes Road ODP Area: North Low						
Roads	96,604	51,272	-	147,876	90%	10%
Upgrades	27,562	-	-	27,562	90%	10%
Paths	5,363	-	-	5,363	90%	10%
	<u>129,529</u>	<u>51,272</u>	<u>-</u>	<u>180,801</u>		
Lowes Road ODP Area: Fairhurst High						
Roads	195,523	165,739	-	361,262	90%	10%
Upgrades	-	98,223	-	98,223	90%	10%
Paths	7,127	55,624	-	62,751	90%	10%
	<u>202,650</u>	<u>319,586</u>	<u>-</u>	<u>522,236</u>		
Lowes Road ODP Area: Fairhurst Low						
Roads	24,983	86,440	-	111,423	90%	10%
Upgrades	-	36,940	-	36,940	90%	10%
Paths	9,107	71,075	-	80,182	90%	10%
	<u>34,090</u>	<u>194,456</u>	<u>-</u>	<u>228,546</u>		
Lowes Road ODP Area: Jozecom High						
Roads	-	86,440	-	86,440	90%	10%
Upgrades	6,152	36,940	-	43,092	90%	10%
Paths	2,178	16,996	-	19,174	90%	10%
	<u>8,330</u>	<u>140,377</u>	<u>-</u>	<u>148,707</u>		
Lowes Road ODP Area: Jozecom Low						
Roads	-	40,077	-	40,077	90%	10%
Upgrades	28,525	171,270	-	199,795	90%	10%
Paths	10,096	78,800	-	88,896	90%	10%
	<u>38,621</u>	<u>290,148</u>	<u>-</u>	<u>328,769</u>		
Reserves						
Ellesmere Ward						
Land Credits	-	1,668,109	-	1,668,109	100%	0%
Improvement Credits	-	207,191	-	207,191	100%	0%
Leeston ParkDevelop extension	-	194,381	-	194,381	80%	20%
Chamberlains FordDevelop Camping & Reserve Area	-	55,658	-	55,658	24%	76%
Lakeside ReserveNew Signage	-	10,882	-	10,882	24%	76%
Lakeside ReserveNew Fences/Barriers	-	6,547	-	6,547	24%	76%
Lakeside ReserveUpgrade/Extend Toilets	-	122,760	-	122,760	24%	76%
Lakeside ReserveDevelop Playground	-	48,519	-	48,519	24%	76%
Lakeside ReservePicnic Area Development	-	33,236	-	33,236	24%	76%
Lakeside ReserveCar Park Formation	-	4,027	-	4,027	24%	76%
Lakeside ReserveWalking Track Construction	-	16,564	-	16,564	24%	76%
Osborne ParkPlayground Upgrade Works	-	31,594	-	31,594	40%	60%
Southbridge ParkPurchase Extension	-	125,654	-	125,654	90%	10%
Southbridge ParkDevelop Extension	-	81,077	-	81,077	90%	10%
Leeston TownshipNew Reserve Development	-	374,309	-	374,309	100%	0%
Leeston TownshipDog Park Development	-	112,530	-	112,530	100%	0%
Southbridge TownshipNew Reserve/Playground	-	140,176	-	140,176	100%	0%
Dunsandel Reserve/CCConstruction of new facility	-	1,622,478	-	1,622,478	5%	95%
Interest	-	424,914	-	424,914		
	<u>-</u>	<u>5,280,605</u>	<u>-</u>	<u>5,280,605</u>		

	Expenditure incurred pre 2015	Expenditure planned 2015- 2025	Expenditure post 2025	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
Selwyn Central						
Land Credits	-	14,599,254	-	14,599,254	100%	0%
Improvement Credits	-	2,866,271	-	2,866,271	100%	0%
Foster Recreation ParkRecreation Precinct Developm	-	1,051,223	-	1,051,223	90%	10%
Foster Recreation ParkSports Hub Building	-	1,074,150	-	1,074,150	80%	20%
Foster Recreation ParkSports Field Development	-	1,420,346	-	1,420,346	100%	0%
Foster Recreation ParkSports Field Lighting & Power	-	1,000,300	-	1,000,300	100%	0%
Foster Recreation ParkPlay Facilities	-	693,819	-	693,819	80%	20%
Foster Recreation ParkCar Park & Roadways	-	2,168,868	-	2,168,868	80%	20%
Foster Recreation ParkPaths & Tracks	-	667,515	-	667,515	80%	20%
Foster Recreation ParkPark Furniture	-	69,194	-	69,194	80%	20%
Foster Recreation ParkFencing	-	201,493	-	201,493	80%	20%
Foster Recreation ParkWater Race Realignment	-	551,634	-	551,634	80%	20%
Foster Recreation ParkFoster Homestead Devt	-	395,992	-	395,992	50%	50%
Foster Recreation ParkDog Park Extension	-	170,043	-	170,043	80%	20%
Foster Recreation ParkEvents Hub Building	-	1,318,098	-	1,318,098	80%	20%
Brookside ParkBrookside - Club Facility	-	176,774	-	176,774	80%	20%
Brookside ParkBrookside Car Prk	-	99,248	-	99,248	90%	10%
Brookside ParkBMX Track	-	132,990	-	132,990	100%	0%
Brookside ParkDevelop Tollsts	-	77,193	-	77,193	80%	20%
Brookside ParkExtend lighting- Dog parl	-	46,035	-	46,035	80%	20%
Brookside ParkBrookside - Field/Facilities Reconfiguration	-	158,442	-	158,442	90%	10%
Brookside ParkBrookside - Lighting Upgrade	-	375,809	-	375,809	80%	20%
Brookside ParkBrookside - Park Furniture	-	28,230	-	28,230	80%	20%
Brookside ParkBrookside - Paths	-	31,428	-	31,428	80%	20%
Rolleston ReserveRolleston Reserve Redevelopment	-	4,085,553	-	4,085,553	50%	50%
Weedons DomainPavilion Upgrade	-	102,300	-	102,300	50%	50%
Weedons DomainFields development	-	157,133	-	157,133	100%	0%
Levi Road	-	8,380,416	-	8,380,416	25%	75%
Rolleston TownshipNew Passive Reserves Rolles	-	1,889,837	-	1,889,837	100%	0%
Rolleston TownshipGoulds/Lowes Reserve Develo	-	155,006	-	155,006	100%	0%
Rolleston TownshipRolleston Town Square Development	-	3,124,486	-	3,124,486	30%	70%
West Melton TownshipNew Reserve Development	-	55,283	-	55,283	100%	0%
Foster Recreation ParkIndoor Court Facility	-	7,322,220	-	7,322,220	50%	50%
West Melton Domain/CCsports & Leisure Centre Development	-	5,687,880	-	5,687,880	45%	55%
West Melton DomainDomain Extension - Development	-	128,051	-	128,051	90%	10%
West Melton DomainPurchase Land for Extension	-	306,900	-	306,900	100%	0%
Interest	-	2,939,577	-	2,939,577		
	<u>-</u>	<u>63,708,990</u>	<u>-</u>	<u>63,708,990</u>		
Malvern						
Land Credits	-	1,947,448	-	1,947,448	100%	0%
Improvement Credits	-	199,685	-	199,685	100%	0%
Hororata ReserveTennis Volley Board	-	3,069	-	3,069	40%	60%
Hororata ReserveWalkway Project	-	10,230	-	10,230	40%	60%
Kirwee ReserveDevelop Extension	-	321,815	-	321,815	80%	20%
Kirwee ReservePlayground Extension	-	36,664	-	36,664	80%	20%
McHughs Forest ParkDevelop car park	-	8,184	-	8,184	24%	76%
McHughs Forest ParkSignage installation	-	6,408	-	6,408	24%	76%
McHughs Forest ParkPicnic Area Development	-	24,445	-	24,445	24%	76%
McHughs Forest ParkPlayground Installation	-	93,318	-	93,318	24%	76%
McHughs Forest ParkShelter Installation	-	45,345	-	45,345	24%	76%
McHughs Forest ParkToilets Installation	-	71,679	-	71,679	24%	76%
McHughs Forest ParkEducation/Interpretation	-	24,029	-	24,029	24%	76%
Sheffield ReserveUpgrade Toilets	-	35,805	-	35,805	80%	20%
Whitedcliffs DomainUpgrade Amenity Buildings	-	104,346	-	104,346	20%	80%
Darfield TownshipNew Passive Reserve Develop	-	345,389	-	345,389	100%	0%
Westview ParkCommunity Park Development	-	81,840	-	81,840	100%	0%
Darfield TownshipPlayground Upgrading	-	116,279	-	116,279	50%	50%
Kirwee TownshipNew Reserve Development	-	67,538	-	67,538	100%	0%
Springfield TownshipDomain/Town Walkway	-	10,476	-	10,476	50%	50%
Darfield Domain/CCNew Netball Court	-	81,840	-	81,840	100%	0%
Darfield Domain/CCDevelop New Sports Fields	-	310,122	-	310,122	90%	10%
Interest	-	40,010	-	40,010		
	<u>-</u>	<u>3,985,966</u>	<u>-</u>	<u>3,985,966</u>		

	Expenditure incurred pre 2015	Expenditure planned 2015- 2025	Expenditure post 2025	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
Springs						
Land Credits	-	19,289,816		19,289,816	100%	0%
Improvement Credits	-	2,404,892		2,404,892	100%	0%
Lincoln ReserveLand Purchase for Extension	-	1,047,552	-	1,047,552	90%	10%
Lincoln ReserveNew Sports Park Development	-	1,291,262	-	1,291,262	90%	10%
Lincoln ReserveIrrigation Fields	-	318,194	-	318,194	40%	60%
Lincoln ReserveBollards (x 5)	-	3,581	-	3,581	20%	80%
Lincoln ReserveAsphalt Footpath	-	4,604	-	4,604	40%	60%
Lincoln ReserveOutdoor Fitness Equipment	-	17,004	-	17,004	40%	60%
Lincoln ReserveContribution to Changing Facilities	-	268,435	-	268,435	100%	0%
Prebbleton DomainLights for new tennis courts	-	47,161	-	47,161	40%	60%
Prebbleton DomainOver flow carpark	-	412,735	-	412,735	80%	20%
Prebbleton DomainFitness equipment	-	22,301	-	22,301	40%	60%
Prebbleton DomainDevelop Extension	-	1,768,871	-	1,768,871	100%	0%
Prebbleton DomainComplete Perimeter Footpath	-	165,413	-	165,413	80%	20%
Rhodes ParkNew Sports Pavilion	-	1,317,498	-	1,317,498	25%	75%
Lincoln TownshipNew Passive Reserves Lincoln	-	1,435,556	-	1,435,556	100%	0%
Prebbleton TownshipNew Passives Reserves Prebb	-	763,974	-	763,974	100%	0%
Prebbleton TownshipCommunity Park - South	-	349,944	-	349,944	90%	10%
Tai Tapu TownshipPlayground Development	-	48,318	-	48,318	50%	50%
Broadfield Reserve/CCDevelop Reserve Extension	-	60,544	-	60,544	90%	10%
Prebbleton Reserve/CCNew Community Centre	-	5,222,871	-	5,222,871	40%	60%
Tai Tapu CCNew Community Facility	-	1,072,169	-	1,072,169	17%	83%
Interest	-	761,334	-	761,334		
	-	38,094,029	-	38,094,029		

Appendix 2: Eastern Selwyn Sewerage Scheme

The upgrade of the Eastern Selwyn Sewerage Scheme (ESSS) was required to cater for growth in the ESSS service catchment and the corresponding increased demand for wastewater connections and services.

The net present value (NPV) of the capital cost of the ESSS upgrade (constructed to meet capacity requirements to 2041) is \$89.2m. Approximately 93.8% of the cost of the upgrade to the ESSS will be funded from development contributions, with the remainder funded by asset sales (including, in particular, proceeds of sale of the (now redundant) Helpet plant land) and existing targeted rates.

The Council has been collecting development contributions in relation to the upgrade of the ESSS for some time. On 25 June 2014, after undergoing a special consultative procedure to amend this policy, the Council decided to decrease the level of development contribution from \$14,368 to \$10,326 (both sums inclusive of GST) for new allotments within the ESSS catchment. This sum of \$10,326 (including GST) when adjusted annually for PPI, and taking into account revenue and growth projections, will recover the construction and debt servicing costs over the next 30 years.

Before making the decision to fund the upgrade to the ESSS in this way, the Council gave the following consideration to the factors set out in section 101(3)(a) of the Act:

Factors under section 101(3)(a)	Consideration
<i>The community outcomes to which the activity primarily contributes (section 101(3)(a)(i))</i>	The ESSS upgrade contributes to the following community outcomes: a clean environment; and a healthy community. The ESSS upgrade will allow the Council to provide wastewater services to support future growth in relevant areas of the District to a standard currently enjoyed in that catchment, thereby maintaining and reinforcing the community outcomes listed above as the urbanised areas of the District expand.
<i>The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity (section 101(3)(a)(iii))</i>	The principal purpose of the ESSS upgrade is to allow for continued growth in the ESSS service catchment by providing satisfactory wastewater treatment services in that catchment. A significant proportion of the residents in the Selwyn District are neither served by the existing infrastructure, nor will be served by the ESSS as they lie outside of the ESSS service catchment. There will be no benefit (in terms of wastewater treatment) to these residents from the ESSS. As noted above, a number of existing connections to Christchurch City wastewater infrastructure will be transferred to the ESSS once it is completed. The Council considers that the ESSS upgrade will be of limited appreciable benefit to these existing users of Council provided wastewater systems in the Selwyn District for the following reasons: - from these persons' perspective, there will be no appreciable difference in the delivery of wastewater services; and - the treatment quality under the ESSS will be of a relatively similar level to what existing users of wastewater systems now enjoy. In moving to the upgraded ESSS the existing community is taking on a substantial and unnecessary (if the ESSS was not constructed and the Council did not cater for growth) financial risk in relation to the scheme because, in the event of substantially lower growth in the future it is this group

	that will need to fund any shortfall in development contribution revenue. In the Council's view, this is a significant detriment or negative benefit for the purposes of section 101(3)(a)(ii). However, existing users of Council provided wastewater systems in the ESSS catchment will receive some benefit from the ESSS upgrade in the form of lower operating costs relative to existing infrastructure. If the Council's wastewater programme was looked at as one system, construction of the ESSS would most appropriately be characterised as a means by which the Council can expand the wastewater treatment system in the ESSS catchment to ensure that it has the capacity to cope with increased demand occasioned by development. The tangible or perceptible benefits of the ESSS will therefore accrue principally to persons seeking to connect to reticulated wastewater systems in the Selwyn District in the future, as the ESSS upgrade will put in place sufficient wastewater capacity to accommodate such connections. After having considered the matters listed above, the Council considers that these net benefits to existing residents of the Selwyn District in general, and in the ESSS catchment in particular while relatively minor, need to be accounted for in the allocation of the incidence of the capital cost of the ESSS upgrade. Generally speaking, however, it is appropriate that growth communities fund the provision of additional infrastructure to service growth, as benefits accrue to new households and businesses generating demand for that infrastructure. Existing communities should not be required to fund additional infrastructure though rates in the absence of any benefit to them. However, where existing communities are expected to obtain benefits from the ESSS upgrade, then it is appropriate for them to contribute to the cost of the ESSS.
<i>The period in or over which those benefits are expected to occur (section 101(3)(a)(iii))</i>	Benefits from the construction of the ESSS began immediately on its completion because, at that stage, the Council's wastewater system had the capacity to take on substantial further connections from the growth communities, while providing broader benefits to existing communities connected to the ESSS. The tangible benefits will accrue as new connections are made to the Council's wastewater system which, as a result of the construction of the ESSS, will have the capacity to take such connections. Those benefits will be on-going.

	On current growth projections, the Council's wastewater systems, including the ESSS, will have sufficient capacity to meet demand up to 2041. Construction of the ESSS is therefore projected to allow new connections to the Council's wastewater systems until that date.
<i>The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity (section 101(3)(a)(iv))</i>	The ESSS is has been built principally to cater for new connections to the Council's wastewater systems (as discussed above in relation to benefits) and the additional capacity it will provide will not be required until developers begin to complete their developments and these developments require service connections. It is therefore the actions of developers and/or those who purchase developed land which contribute to the need to proceed with the ESSS. In the absence of any need to service the growth community, there would be no need to proceed with the ESSS upgrade. There is no identifiable action or inaction on the part of any other individuals or groups in existing communities which would otherwise give rise to a need to proceed with the ESSS.
<i>The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities (section 101(3)(a)(v))</i>	As highlighted above, it has been determined that, given the proportionately high cost of the ESSS upgrade and in the interests of transparency, the ESSS upgrade should be considered as an activity in its own right in relation to a funding decision. The alternative would be to consider the overall provision of wastewater services, which would qualify as an activity for the purposes of section 101(3). As a relatively discrete project, it is straightforward to isolate capital spending on the ESSS upgrade, and make a separate decision in relation to funding. While there are additional costs involved in making a separate decision about the ESSS upgrade, it is considered that these are relatively minor in context, and these costs are acceptable in order to maximise transparency.

In addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community (section 101(3)(b) of the Act) in light of a number of factors including:

- a. On the one hand, it is desirable to avoid unfairly loading a disproportionate amount of the capital cost of the ESSS onto the growth communities with the consequence that they may be unfairly subsidising existing communities. That could occur if, for example, growth communities end up subsidising benefits accruing to existing communities who are transferred from existing Council provided wastewater systems to the upgraded ESSS.
- b. On the other hand, it is also desirable to avoid unfairly requiring existing communities to fund the cost of growth and take on the associated risk without identifiable benefits to existing users.
- c. The cost of the ESSS could be spread most widely if it was met through general rates but this would mean that all ratepayers, most of whom would receive limited (if any) benefit from, and would not have created the demand for, the construction of the ESSS, would have to pay the cost. A targeted rate or lump sum contribution could mitigate this concern by targeting only users of wastewater services in the ESSS catchment.
- d. While existing users of wastewater services might legitimately point out that their requirements are being satisfactorily met by existing arrangements and that they have already made a contribution towards the capital cost of wastewater infrastructure in the District, consideration should be given to recovery of a portion of ESSS costs from existing users where there are benefits accruing to them.
- e. Funding the capital cost of the ESSS upgrade through increased development contributions would enable costs to be borne by those who receive the main benefit from, and have caused the requirement for, the additional wastewater infrastructure.

Taking these factors into account, the Council considers that the capital cost of the ESSS upgrade should be borrowed with the resulting debt serviced and repaid over time from the following sources:

- a. development contributions as to \$83.7m or 93.8% of the capital cost of the ESSS upgrade; and
- b. the balance of the capital cost of the ESSS upgrade (\$5.5m or 6.2%) being funded by existing connected ratepayers through asset sales and existing targeted rates.

There are a number of significant assumptions underlying the calculation of the development contribution payable in respect of the upgrade of the ESSS. These include:

- growth of 12,012 household unit equivalents over the period to 2041;
- actual interest costs and development contribution revenue in respect of the ESSS to date;
- a refund of development contributions paid since December 2011 to the extent that such development contributions exceed the level of development contributions which has now been adopted;
- upfront capital costs that are funded through Council debt, and repaid by development contributions (and rates for non-growth costs) over time;
- annual inflationary adjustments to development contribution charges;

- long-term interest costs for the Council averaging 7% (the model incorporates the Council's actual average cost of borrowing up to 30 June 2013, and then a forecast average cost of borrowing to 30 June 2041, with the average interest cost over the life of the model being 7%);
- a reduction in the charge to reflect targeted rate revenue for the non-growth costs of the ESSS upgrade, which are collected from the growth community as they become ratepayers; and
- the allocation of a proportionate share of the capital cost of the ESSS upgrade on account of the capacity used by Westland Milk Product's reverse osmosis plant which was recently connected to the ESSS upgrade contributing 546 household unit equivalents on a median flow basis (effectively isolating the costs of providing for this demand and dealing with it separately).

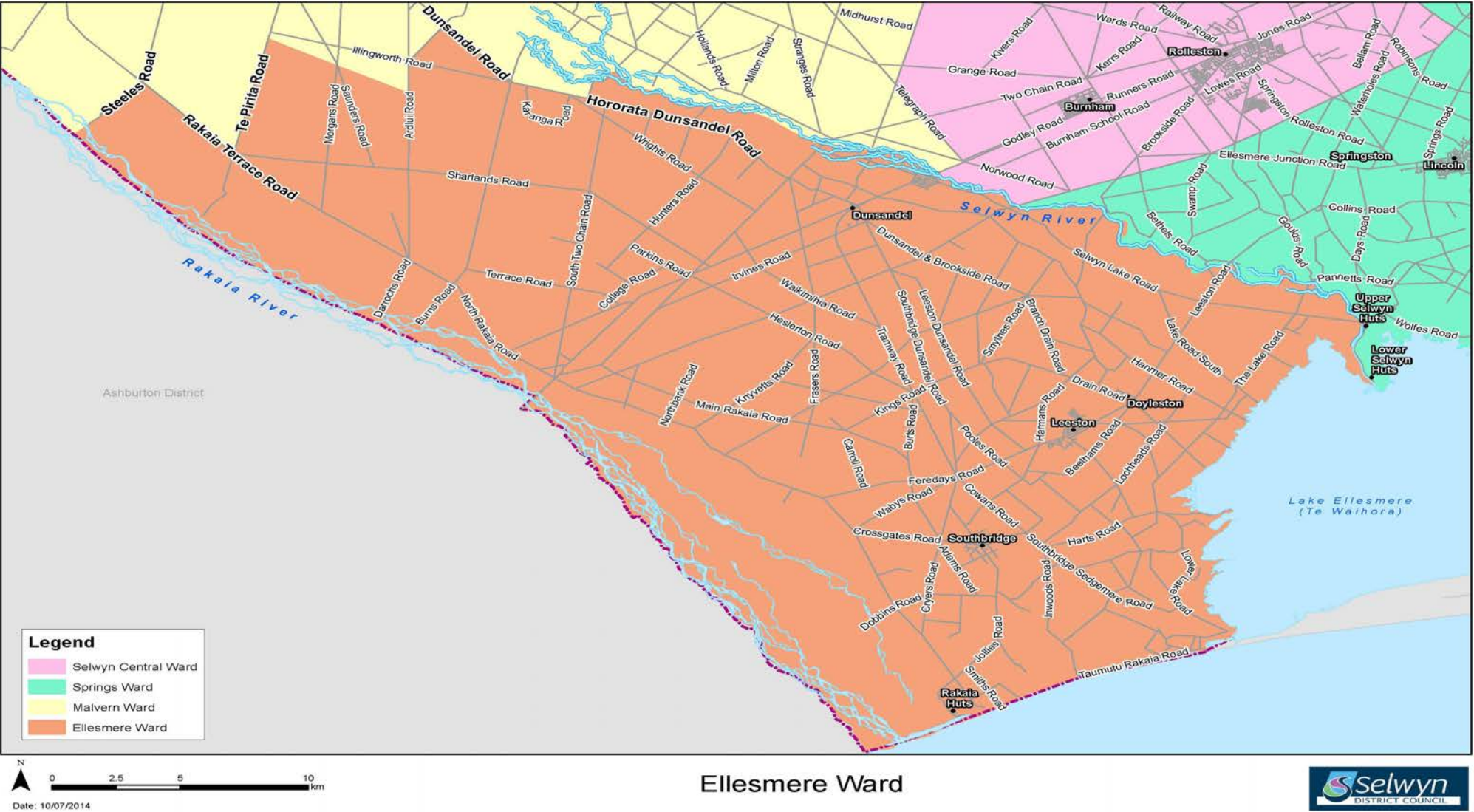
While the Schedule deals with development contributions for the ESSS upgrade on a lot by lot basis, where the Council considers that any connection to the ESSS will use more capacity than a normal residential household it may charge a proportionately higher development contribution in respect of such connection. Any such development contribution will be calculated on the basis of:

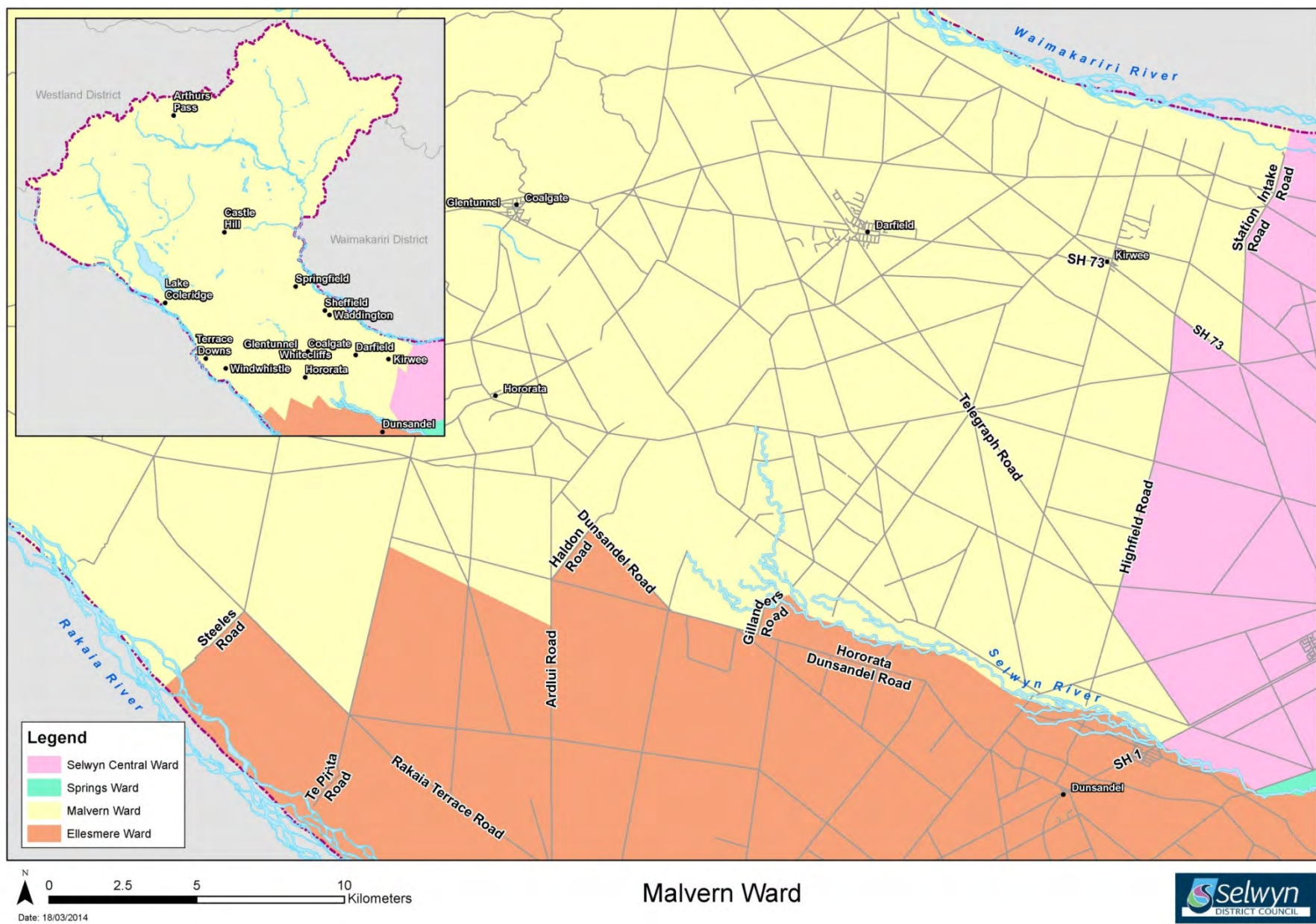
- the volume of any wastewater generated;
- the nature of the wastewater generated; and
- any impact on the Council's financial modelling in terms of timing of payment of development contribution.

Developments in industrial and business zoned areas ("non-residential development") will be assessed by applying the equivalent units of demand in clause 3.11 and Table 3.11 above. Trade waste users will be assessed for additional payment based on their discharge, in accordance with the Trade Waste Bylaw 2009.

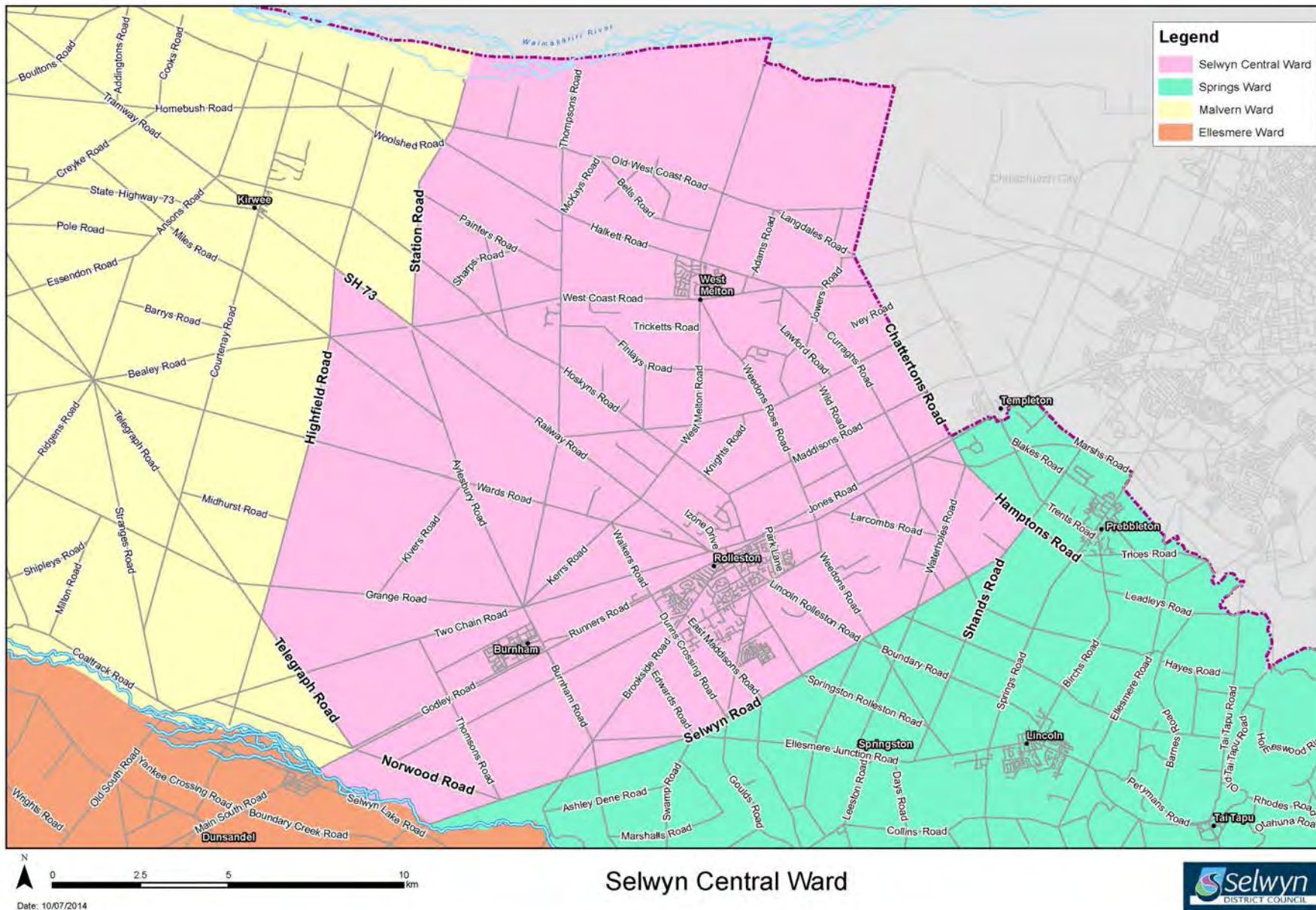
The Council is required to review its development contributions policy at least once every three years and will normally do this as part of the preparation of its LTP. However, the Council recognises that the development contribution charge for the ESSS upgrade is sensitive to the growth assumption set out above and that it may be appropriate to review the assumption and revise the charge on an annual basis. It will do this if there is evidence that the actual rate of growth in the ESSS catchment is substantially different from the forecast rate of growth. This could result in the development contribution being increased or decreased to reflect the actual growth. The assessment of whether the charge should be reset will be completed as part of the annual plan process so that the updated charge can be included in the draft annual plan.

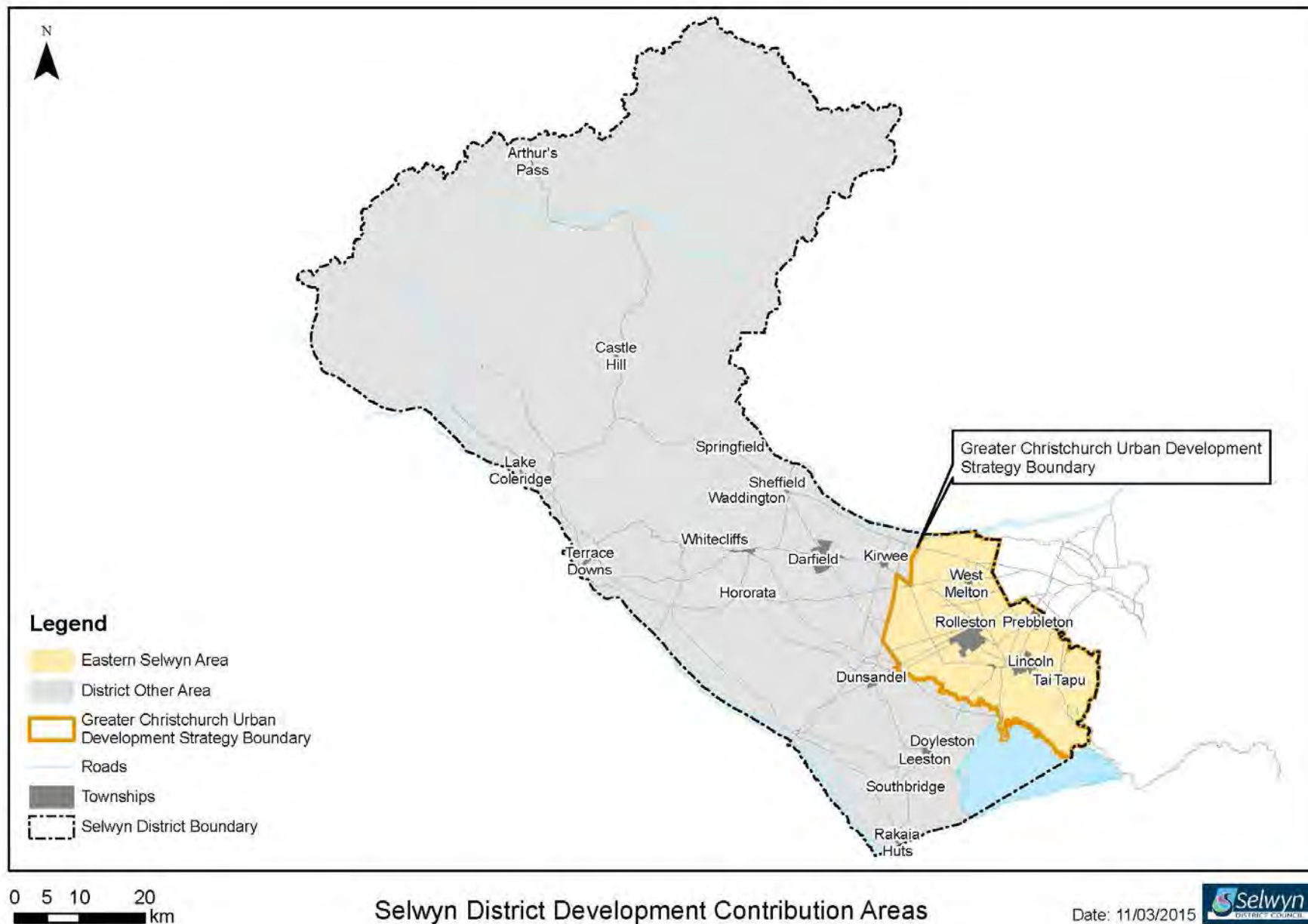
Appendix 3: MAPS - RESERVES AND TRANSPORTATION





Malvern Ward





Lump Sum Policy

Statutory authority for making policy

This Policy is made under section 56 of the Local Government (Rating) Act 2002 in respect of sums that may be paid in a financial year in anticipation of a liability for one or more targeted rates or for targeted rates for one or more specified activities, in subsequent financial years.

2. Commencement

This Policy came into force on 1 July 2004.

3. Policy to apply at discretion of the Council

This Policy applies at the discretion of the Council.

4. Definitions

In this Policy, unless the context requires otherwise:

- Area of benefit means the category or rating units, which, in the opinion of the Council, receives the benefit of a capital work.
- Capital work includes the proportion of physical works, which the Council determines is to be funded by any repayment loan.
- Loan charge means a targeted rate set and assessed to fund a repayment loan for a capital work.
- Loan servicing costs, in relation to any repayment loan for a financial year, means payments of principal and interest for that year.
- Lump sum means the amount of the loan charge for a particular rating unit in anticipation of the rating unit's liability for that loan charge for subsequent financial years less any applicable discount.
- Rating Act means the Local Government (Rating) Act 2002.
- Rating unit means a rating unit as defined in Section 5 of the Rating Act.
- Repayment loan means a loan or a series of loans on which interest and principal are paid annually so that at the end of a predetermined period all indebtedness under the loan or loans is repaid (and includes an internal loan with these features).

5. Principles

The following principles are to govern the way in which this Policy is applied:

- 5.1 This Policy should only be used for repayment loans where a loan charge has been or will be set and assessed over a defined area of benefit where the area of benefit has been approved by the Council.
- 5.2 The loan charge must be calculated by reference to:

- a) the actual loan servicing costs plus an administration fee of 0.5% if the loan has been externally raised; or
- b) the Interest Rate Swap rate plus an administration fee of 0.5% if the loan has been internally raised.

- 5.3 Whenever a lump sum is offered to ratepayers, the lump sum will be offered in respect of the current outstanding amount of the repayment loan. To avoid any doubt, this clause is subject to clause 6.2.
- 5.4 For the purpose of applying this Policy, the rating unit is the basis for setting and assessing loan charges and the loan charge must be set in accordance with Section 18(2) of the Rating Act. However, the Council may, in appropriate circumstances, determine that for a particular project, this Policy applies on another basis that is authorised under the Rating Act and provided in the Council's revenue and financing policy.
- 5.5 It is the Council's intention that the number of rating units within the area of benefit remains as constant as possible throughout the period that the loan charge is set and assessed for the repayment loan.
- 5.6 Where, as a result of a subdivision, one or more new rating units are created within the area of benefit, a 'development contribution' will be paid in respect of each of those new rating units. The sub-divider must nominate:
- i) to which rating unit the original lump sum applied or a loan charge applies; and
- ii) to which rating unit(s) the development contribution(s) apply.
- 5.7 The rating unit(s) to which the development contribution(s) apply will not be liable for the loan charge.
- 5.8 When a connection is created from holding capacity the Council will not offer lump sums in respect of a repayment loan, or part of a repayment loan. These connections are paid via development contribution(s).
- 5.9 The Council will enter into agreements to extinguish debt when rating units change ownership. Such agreements must be dealt with between the vendor and purchaser of the rating unit with the Council accepting their decision as to which party will be responsible for the debt.
- 5.10 If any lump sum offers have been made before the commencement of this Policy, the basis of calculation on which those previous offers were made remains unchanged even though further offers may be made under this Policy.

6. How this policy will be applied

- 6.1 The Council will determine [by way of the Selwyn Long Term Plan, Annual Budget or process] whether or not it will offer ratepayers of a defined area of benefit the option of paying a lump sum instead of a loan charge in the following financial year or years.
- 6.2 For example, the Council could determine as part of the 2012/2022 Selwyn Long Term Plan process that ratepayers will be offered the option of paying a lump sum in the 2012/2013 financial year instead of paying a loan charge in the 2012/2013 financial year and subsequent financial years.
- 6.3 The Council must determine the period over which the repayment loan will be fully paid off.
- 6.4 The lump sum will normally be calculated as a fixed amount for all rating units in the area of benefit, by dividing the current amount of the repayment loan by the number of rating units in the area of benefit. The discount is the difference between this amount and the total amount of loan charges the rating unit would have paid until the repayment loan was fully repaid.
- 6.5 If this Policy applies the Council must notify each eligible ratepayer in accordance with Section 136 of the Rating Act of the option to pay the lump sum, and of the option to pay it in one amount or in instalments as determined by the Council.
- 6.6 The notice under Clause 6.4 must state that:
- i) The ratepayer must, within 30 days, notify the Council whether the ratepayer accepts the offer and whether the ratepayer wishes to pay the lump sum in one amount or by instalments.
 - ii) When the lump sum or the first instalment, as the case may be, must be paid.
 - iii) if that payment is not received by the due date the relevant loan charge will be assessed against the rating unit in the next financial year beginning on 1 July and subsequent financial years.
- 6.7 The Council must deliver an invoice to every ratepayer who has accepted the Council's offer. The invoice must contain the following information:
- i) The address of the Council.
 - ii) The name and address of the ratepayer.
 - iii) The legal description or valuation number of the rating unit.
 - iv) The lump sum or instalment of the lump sum, which the ratepayer has notified the Council that he or she wishes to pay.

- v) Where the lump sum amount may be paid.
- vi) Any other information that the Council thinks fit.

- 6.8 If the ratepayer does not pay the lump sum or instalment of the lump sum, as the case may be, the relevant loan charge will be set and assessed against the rating unit in the next financial year beginning on 1 July and subsequent financial years.
- 6.9 Despite Clause 6.6, the Council retains discretion to accept any payment that does not constitute the full amount of the lump sum or instalment of the lump sum.

7. Notes

- 7.1 The lump sum contribution provisions of Part IV (sections 62 – 78) of the Rating Powers Act 1988 are not reproduced in the Local Government (Rating) Act 2002.
- 7.2 Instead there is provision in section 56 for a policy for early payment of rates that will fall due in subsequent years. section 55 authorises policies for early payment of rates in the current year.
- 7.3 Section 56 provides:
- "56 Policy for payment of rates for subsequent financial year*
- (1) A local authority may adopt a policy for the payment of rates in anticipation of rates for subsequent financial years.*
 - (2) A policy of the kind referred to in subsection (1) may provide for either or both of the following circumstances:*
 - (a) any sum may be paid in a financial year in anticipation of a liability for general rates in subsequent financial years;*
 - (b) any sum may be paid in a financial year in anticipation of a liability for 1 or more targeted rates, or for targeted rates for 1 or more specified activities or groups of activities, in subsequent financial years.*
 - (3) If rates are paid in accordance with a policy adopted under subsection (1), the local authority must credit the payment in accordance with the policy and the instructions, if any, of the person making the payment.*
 - (4) Section 55(2) and (3) applies, with the necessary modifications, to a policy adopted under this section.*

- (5) *To avoid doubt, payments made under this section must be credited against future rates, whether or not the policy under which the payment was made is still in force when the rates are assessed."*
- 7.4 Section 55 provides:
- "55 Policy for early payment of rates in the current financial year*
- (1) *A local authority may adopt a policy for the payment of some or all rates that are identified in the rates assessment before the due date or dates for those rates in the current financial year.*
- (2) *A policy adopted under subsection (1)*
- (a) *must be adopted using the special consultative procedure; and*
- (b) *may be included in the Long Term Plan.*
- (3) *A policy adopted under this section may provide for the local authority to discount the amount of the rates if payment is made by a specified date before the due date or dates."*
- 7.5 The legislation lacks clear authority to exempt a property (which has paid the rates in advance) from all future rating liability for a particular work. In other words, there is no express provision along the lines of Section 67(2)(b) of the Rating Powers Act 1988³. It does not actually change the rating requirement for future years. Instead, it simply means that the Council has some of the money in advance to pay the rates.
- 7.6 Because the legislation does not replicate the detailed provisions of Part IV of the Rating Powers Act 1988, it is necessary to include detail of the policy to achieve similar effect.
- 7.7 5.4 has the effect that unless the Council decides otherwise, the targeted rate will be a 'uniform annual charge'.
- 7.8 5.5 may not be an issue. It is included to try to ensure that the amount of the annual targeted rate does not vary too much over the period of the repayment loan.

7.9 6.1 and 6.4 to 6.8 are designed to ensure that the policy will only have to rely on Section 56 and not Sections 55 and 56. It sets up a timeline to ensure certainty. Different dates could be used so long as the Council has certainty before it has to set the rates for any given year. Any particular decision to use the policy probably does not have to be in the annual plan.

7.10 Holding Capacity – As the name suggests, this is the dollar value or number of connections between what capacity is required to service the current population and what is being 'held' to service the future population. The Council, in making this decision to have holding capacity in a scheme, has to fund this cost until property owners, who create growth, repay it. Such a decision involves the Council owning an asset in infrastructure as opposed to having money in the bank. Although this decision is effectively swapping one asset 'cash' for another asset 'infrastructure', cash earns interest income while infrastructure does not. Interest income is used by the Council to reduce/subsidise the annual general rates levied.

When the Council has reduced interest income, general rates either have to increase or general rates funded expenditure has to be reduced. For this Council, this causes an inequity. Approximately 50% of all Selwyn residents provide their own sewerage disposal system (e.g. septic tanks). It is not fair for the 50% to have a general rate increase because they are not getting the benefit of a council provided sewerage system. To achieve equity, the Council makes an interest charge on those communities that have 'holding capacity' in their water and sewerage infrastructure. This interest charge is collected with the targeted rate that is levied to run/operate the infrastructure system. As more properties connect, and pay their development contribution, the holding capacity interest charge reduces.

³ This section, provided that, where an election had been made in respect of a separately rateable property to pay lump sum contributions, "no ratepayer shall be liable in respect of that property for any separate rate or separate uniform annual charge or annual charge under Section 30 of this Act or combination thereof, as the case may require, made and levied under this Act to meet the cost of the work or the annual charges in respect of any special loan raised to meet the cost of the work".

Rates Remission Policy Including Maori Freehold Land

This policy is prepared under section 102(5) of the Local Government Act 2002 using the special consultative procedure laid down in section 83 of that Act.

Background

The new Local Government (Rating) Act 2002 has changed the processes required for rating from 1 July 2003. Under the old legislation remission of rates was in some cases mandatory, with others at the discretion of the Council. Mandatory remissions do not exist under the new Act and the Council is required to develop its own remission policies and these need to be adopted through the Annual Plan process.

The new Act allows the Council to remit rates 'for any reason, on any land and to any extent', provided that the remission is in accordance with rules that the local authority sets for itself in a remission policy. Remission of rates involves reducing the amount owing or waiving the collection of rates altogether.

Why have a rates remission policy?

Rate remissions can be used to assist in achieving the economic, social, environmental or cultural outcomes contained in the Council's Long Term Plan, i.e. remissions for community facilities under its 'Community Events and Facilities' strategic plan outcomes. To mitigate individual circumstances i.e. remission of penalties.

Principles to consider in setting a rates remission policy

Remissions should be linked to the objectives in the Council's Long Term Plan. In other words the remission policy should assist in achieving the desired direction and outcomes contained in the Council's planning documents. The policy should be complimentary to the other programmes provided by the Council. The Council grants may be a more appropriate way of achieving the desired outcome than by way of a rate remission.

The policy should be clear, unambiguous, and easily understood. This is important as the remission policy is subject to the special consultative procedure.

The policy should be in terms of categories of rating units rather than individual rating units.

The policy should be periodically reviewed to ensure it achieves the outcomes sought by the Council.

It should be remembered that remissions shift the rate burden between properties. Remitting rates from one property means those remitted rates need to be collected from other properties. The policy needs to be fair and equitable.

Considerations made when developing the Rates Remission Policy.

Strategic goals

There are a number of Strategic Goals where rates remission is or may be a useful tool in assisting the Council to achieve those goals and outcomes.

Identified Strategic Goals are as follows:

1. Strategies that promote a sense of community and support initiatives to enhance social well-being.
2. Strategies that are good for economic growth, promote and facilitate economic development and employment opportunities.
3. Strategies, which manage our natural and developed environment and protect and enhance the visual character, heritage and cultural values of the rural area.
4. Strategies that make our district a great place in which to live.

Grants are also available to foster community identity, participation and to encourage use of existing facilities.

Remission of rates for economic development

Various Councils have in the past included a provision for the remission of rates in order to promote employment and economic development within their district. This Council has not had such a policy. Given that there has been a very limited number of requests for this type of remission may indicate that such a provision is unnecessary. Although a rate relief policy could assist in achieving strategy 2 above, a number of factors have led to this being excluded from the remission policy.

A new business given a rate remission can often be in direct or indirect competition with existing businesses that are paying full rates.

This district is currently having success in attracting new business without this type of rate remission.

Remissions for community, sporting and other organisations

Objective

To facilitate the provision of non-commercial (business) community services, facilities and recreational opportunities for the residents of the Selwyn District Council.

The purpose of granting rate remission to an organisation is to:

- Assist the organisation's survival.
- Make membership of the organisation more accessible to the general public, particularly disadvantaged groups including children, youth, young families, aged people, and economically disadvantaged people.

Conditions and criteria

This policy will apply to rating units owned by the Council or owned and occupied by a charitable organisation, which is used exclusively or principally for sporting, recreation, or community purposes.

The policy does not apply to organisations operated for private pecuniary profit, or which charge a commercial tuition fee, or commercial rent.

The maximum rate remission (other than for community halls) will be 50% of general rates.

(Note: The holding of a liquor licence will not disqualify an organisation from receiving a rate remission).

The Te Pirita, Irwell, Motukarara, Springston South and Sedgemere Halls are identified as playing a special role in the District's communities and shall therefore receive a 100% general rate remission.

(Community halls' remissions are covered under the Local Government (Rating) Act 2002).

Remission of rates on Māori freehold land

The Council will consider applications for remission of rates on Maori Freehold Land in accordance with its existing policies.

Postponement of rates

The Local Government (Rating) Act 2002 allows Councils to have a rates postponement policy for any reason on any land and to any extent.

The Council does not currently have a policy on postponement of rates but, if necessary, will treat each individual case on its merits.

Remission of sewerage rates for schools

The Council rating policy for sewerage is that all properties connected to sewerage will pay one uniform rate for the first three pans located on a property with the 4th and all subsequent pans being levied at 25% of the first pan. The reduction to 25% was calculated to reflect the fact that residents who own a domestic dwelling may also at times use the sewerage facilities (mainly recreational) of properties that have a multiple pan charge. The reason for this lower charge was to reflect that the same sewerage effluent was being generated in a town, but was being disposed of at different sites within a town.

A number of submitters to the Council's draft 2003/2004 annual budget asked whether schools could receive a further lower charge due to their belief that children generally tend to use the sewerage facilities at home as opposed to those at school. They suggested that pan charges based on Ministry of Education guidelines as to the number of pans required to be supplied by schools for staff and students, as opposed to the actual pans installed by a school, should be used for charging schools sewerage.

The Council agreed to this suggestion and now provides rates remissions to ensure the annual sewerage rating reflects the number of pans required by the Ministry of Education guidelines.

Rating hardship policy for capital contributions

1. The Council's rating hardship policy for capital contributions is as follows:
 - (a) The underlying principle of giving ratepayers assistance with their Capital Contribution is that the payment arrangement be fair and reasonable to the ratepayer concerned.
 - (b) Ratepayers must enter into automatic payment or like arrangements to repay capital contributions.
 - (c) Caveats over titles are to be registered wherever payment is to be deferred for a period greater than twelve months.
 - (d) The Council will meet all costs of lodging a caveat and its ultimate removal.
 - (e) Ratepayers who can provide evidence that an assets sale is pending which will allow a lump sum, be given a maximum twelve month period to liquidate that asset and pay the capital contribution except where a complying system exists.
 - (f) Each ratepayer applying for hardship assistance must provide an appropriate financial declaration to the Council and must show that they have sought assistance from other welfare agencies or financial institutions as appropriate.
 - (g) Approval of all rating hardship applications under this Policy must be from the Council's Manager of Corporate Services or appropriate Councillor or Chairman of a Committee which has financial responsibilities and, where appropriate, consultation with the community representative.

Remission of penalty on overdue instalment

Ratepayers shall be allowed one overdue instalment in 24 months, penalty free, on application.

Remission of penalty if rates paid on second instalment

If the full year's payment of rates is made on the second instalment in any year, any penalty incurred for late payment on the first instalment shall be remitted.

Remission of rates penalties and other certain rates

Penalties on rates or levies may be remitted where the following criteria are satisfied.

1. A written application is made specifying the reason for non-payment and the period for which the application is made.
2. The reason for non-payment involves one of the following circumstances:

- a. Hospitalisation or other medical reasons (where confirmed by medical evidence).
 - b. Deceased estates (where a deceased ratepayer's affairs have been delayed by statutory process).
 - c. Land transfer or subdivision (where this has been delayed by the statutory process - this will need to be subject to limitations).
3. The Manager Corporate Services has the authority to remit penalties and levies in circumstances where it would be reasonable to do so other than those listed in (1) and (2) and shall report such remissions regularly to the Council or appropriate Committee.

Remissions of targeted rates & uniform annual and general charges

The following are exempted from uniform annual general charges & targeted rates for libraries and recreation reserves:

1. Sports, community-based or similar organisations.
2. Ratepayers who own a dwelling and vacant land, the exemption to be on the vacant land.
3. Ratepayers, where vacant land can be identified as integral to the operation of their business, the exemption to be on the vacant land.
4. Ratepayers who own a dwelling and a commercial, industrial or service based property that does not have dwelling facilities, the exemption to be on the commercial, industrial or serviced based property.

The exemptions in clauses (a) to (d) above apply to ratepayers who own property in multiple library rating districts, as per section 20 of the Local Government (Rating) Act 2002, and are the decision of the Manager Corporate Services.

The exemptions in (a) to (d) above do not limit a ratepayer's entitlement to exemptions under the contiguous property rules of section 20 of the Local Government (Rating) Act 2002.

Remission of rates on Plunket branches

1. Properties owned by the Royal New Zealand Plunket Society shall not be charged the uniform annual general charge while used one hundred percent as a child care facility.
2. All properties of the Plunket Society shall be charged for all services as provided as separate items by the Council (e.g. water, refuse, sewer, etc.).

Remission of rates on Masonic lodges

50% remission of general rates on lodges owned by the Freemasons of New Zealand.

Remission of rates on open space covenants

Remission of rates for protected areas of significant indigenous flora or fauna, landscape or geological value.

Policy Objective

- To acknowledge the wider community benefit of protecting areas of significant indigenous flora or fauna, landscape or geological value which are often on privately owned land by sharing the cost by way of a rating remission.
- To recognise the extent of voluntary protection given to natural values on private land by granting a rating remission commensurate with the level of protection offered.
- To recognise that inappropriate use may result in compromising the indigenous flora or fauna, landscape or geological value and that the landowners should receive compensation from having to pay rates on that land where preservation and protection is occurring.

Criteria

For land held under a legal protection mechanism or formal agreement for preservation and protection:

The Council will grant rating remissions for identified significant indigenous flora or fauna, landscape or geological value in accordance with the following formula (to the extent practically possible using existing rating administrative systems):

- 100% rating relief for any identified significant indigenous flora or fauna, landscape or geological value with a legal mechanism for the purpose of preservation and protection in perpetuity.
- 70% rating relief for any identified significant indigenous flora or fauna, landscape or geological value with a legal mechanism for the purpose of preservation and protection for a period less than 25 years.
- 70% rating relief for any identified significant indigenous flora or fauna, landscape or geological value with a formal mechanism for the purpose of providing for the preservation or protection.

Rating remission will be calculated in the following manner:

- The area of land (ha) covered by the identified significant indigenous flora or fauna, landscape or geological feature will be multiplied by \$300 to give a value for the indigenous flora or fauna, landscape or geological value.
- The resulting figure will be calculated as a percentage of the total land value of the property.
- The resulting percentage will be applied to the existing rating assessment to the general rates component.
- The appropriate percentage rating remission (e.g. 70% or 100% prescribed above) will be calculated. The result will be the level of remission granted.

Terms

Identified - means identified in the District Plan, Significant Natural Area Report, Canterbury Biodiversity Strategy or other areas considered worthy of protection by covenanting bodies.

Legal mechanism - options include an open space covenant or Kawanata Maori with QEII Trust, Banks Peninsula Conservation Trust, DoC, a Nga Whenua Rahui protection or landowners independently registering private covenants on their title.

Formal mechanism - means a written agreement or understanding between at least the Council and the landowner.

Significant indigenous flora or fauna, landscape or geological value of a site is as defined in appendices 12, 13 and 14 of the District Plan.

Scout group hall rating

The Council will allow a 50% remission of general rates for all Scout Groups.

School and service club endowment land

School and service club endowment plantations within the Selwyn District Council that are planted on rateable property shall be granted a 50% rates remission.

Refuse rating through routes

The uniform annual charge for availability of refuse collection shall be maintained, with exemptions being granted to those ratepayers who are on through routes, as defined by the current refuse route map and who can demonstrate acceptable alternative refuse disposal options.

Remission of rates on land protected for natural, historic or cultural conservation purposes

The Council may provide rates remission to ratepayers who meet objectives, conditions and criteria of this policy.

Objective

Rates remission is provided where it is necessary to preserve and promote natural resources and heritage by encouraging the protection of land held for a natural, historic or cultural purpose.

Conditions and criteria

Ratepayers who own rating units which have some feature or cultural, natural or historic heritage which is voluntarily protected may qualify for remission of rates under this policy.

Applications should be supported by documentary evidence of the protected status of the rating unit, for example, the copy of the covenant or other legal mechanism.

In considering any application for remission of rates under this part of this policy, the Council will consider the following criteria:

- 1 The extent to which the preservation of natural, cultural or historic heritage will be promoted by granting remission of rates on the rating unit.
- 2 The degree to which features of natural, cultural or historic heritage are present on the land.
- 3 The degree to which features of natural, cultural or historic heritage inhibit the economic utilisation of the land.

In granting remissions under this policy, the Council may specify certain conditions before remission will be granted. Applicants will be required to agree in writing to these conditions and to pay any remitted rates if the conditions are violated.



To the reader

Independent auditor's report on Selwyn District Council's 2015/25 Long-Term Plan

I am the Auditor-General's appointed auditor for Selwyn District Council (the Council). Section 94 of the Local Government Act 2002 (the Act) requires an audit report on the Council's Long-Term Plan (the plan). I have carried out this audit using the staff and resources of Audit New Zealand. We completed the audit on 24 June 2015.

Opinion

In my opinion:

- the plan provides a reasonable basis for:
 - long-term, integrated decision-making and coordination of the Council's resources; and
 - accountability of the Council to the community;
- the information and assumptions underlying the forecast information in the plan are reasonable; and
- the disclosures on pages 112 to 116 represent a complete list of the disclosures required by Part 2 of the Local Government (Financial Reporting and Prudence) Regulations 2014 and accurately reflect the information drawn from District Council's audited information.

This opinion does not provide assurance that the forecasts in the plan will be achieved, because events do not always occur as expected and variations may be material. Nor does it guarantee complete accuracy of the information in the plan.

Basis of Opinion

We carried out our work in accordance with the Auditor-General's Auditing Standards, relevant international standards and the ethical requirements in those standards.¹

We assessed the evidence the Council has to support the information and disclosures in the plan and the application of its policies and strategies to the forecast information in the plan. To select appropriate audit procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the plan.

Our audit procedures included assessing whether:

- the Council's financial strategy, and the associated financial policies, support prudent financial management by the Council;
- the Council's infrastructure strategy identifies the significant infrastructure issues that the Council is likely to face over the next 30 years;

- the information in the plan is based on materially complete and reliable asset and activity information;
- the Council's key plans and policies have been consistently applied in the development of the forecast information;
- the assumptions set out within the plan are based on the best information currently available to the Council and provide a reasonable and supportable basis for the preparation of the forecast information;
- the forecast financial information has been properly prepared on the basis of the underlying information and the assumptions adopted and complies with generally accepted accounting practice in New Zealand;
- the rationale for the Council's activities is clearly presented and agreed levels of service are reflected throughout the plan;
- the levels of service and performance measures are reasonable estimates and reflect the main aspects of the Council's intended service delivery and performance; and
- the relationship between the levels of service, performance measures and forecast financial information has been adequately explained within the plan.

We did not evaluate the security and controls over the electronic publication of the plan.

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements affecting its procedures, decisions, consultation, disclosures and other actions relating to the preparation of the plan;
- presenting forecast financial information in accordance with generally accepted accounting practice in New Zealand; and
- having systems and processes in place to enable the preparation of a plan that is free from material misstatement.

I am responsible for expressing an independent opinion on aspects of the plan, as required by sections 94 and 259C of the Act. I do not express an opinion on the merits of the plan's policy content.

Independence

We have followed the independence requirements of the Auditor-General, which incorporate those of the External Reporting Board. Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council or any of its subsidiaries.



John Mackey, Audit New Zealand
On behalf of the Auditor-General, Christchurch, New Zealand

¹ The International Standard on Assurance Engagements (New Zealand) 3000 (Revised): *Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* and The International Standard on Assurance Engagements 3400: *The Examination of Prospective Financial Information*.

Independent Auditor's Report

To the readers of

Selwyn District Council's amended 2015 25 long-term plan

I am the Auditor-General's appointed auditor for Selwyn District Council (the Council).

The Council adopted its 2015 25 long-term plan (the plan) on 24 June 2015.

A long-term plan must contain a report from the auditor on:

- whether the plan gives effect to the purpose set out in section 93(6) of the Local Government Act 2002; and
- the quality of the information and assumptions underlying the forecast information in the plan.

We issued an unmodified opinion on the plan in our report dated 24 June 2015.

The Council has since consulted on a proposed amendment to the plan. The amendment to the plan is to the assumptions set out on pages 138 to 150 of the LTP. As the loan to Central Plains Water Limited was not included in the original plan the Council needs to amend the plan to include an additional assumption in relation to this loan.

Our audit report on the consultation document for the proposed amendment was dated 23 September 2015.

Following the consultation process, the Council has decided to amend its plan. The amended plan replaces the previously adopted plan.

The amended plan must contain a report from the auditor that either confirms or amends the previous audit report issued when the plan was adopted.

My report is below.

I carried out the work for this report using the staff and resources of Audit New Zealand. This work was completed on 9 December 2015.

Report confirming our previous opinion

Our work for this report focused only on the amendment and its effect on the plan. We did not repeat the audit work we did on the plan when it was originally adopted.

As a result of this work, we do not consider it necessary to amend our previous opinion which was included in our report on the plan as originally adopted.

I confirm that our previous audit opinion on the plan as originally adopted issued on 24 June 2015, is not affected by the amendment to the plan.

As for our opinion on the plan, this report does not provide assurance that the forecasts in the amended plan will be achieved, because events do not always occur as expected and variations may be material. Nor does it guarantee complete accuracy of the information in the amended plan.

Basis of this report

We carried out our work in accordance with the Auditor-General's Auditing Standards and the:

- International Standard on Assurance Engagements (New Zealand) 3000 (Revised): Assurance Engagements Other Than Audits or Reviews of Historical Financial Information.
- International Standard on Assurance Engagements 3400: The Examination of Prospective Financial Information.
- Ethical requirements in those standards.

We did not evaluate the security and controls over the electronic publication of the amended plan.

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements affecting its procedures, decisions, consultation, disclosures and other actions relating to amending the plan;
- presenting forecast financial information in accordance with generally accepted accounting practice in New Zealand; and
- having systems and processes in place to enable the amended plan to be free from material misstatement.

I am responsible for reporting on whether the amendment to the plan affects my previous audit report on the plan as originally adopted. I do not express an opinion on the merits of the plan's policy content.

Independence

We have followed the independence requirements of the Auditor-General, which incorporate those of the External Reporting Board. Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council or any of its subsidiaries.



John Mackey, Audit New Zealand
On behalf of the Auditor-General, Christchurch, New Zealand



Council information

Mayor and Councillors contact details

Mayor		Deputy Mayor (Selwyn Central Ward Councillor)	
Kelvin Coe	513 The Lake Road RD 3 LEESTON 7683 (H) (03) 329 1768 (C) 027 267 7732 kelvin.coe@selwyn.govt.nz	Sarah Walters	143 Midhurst Road RD 1 CHRISTCHURCH 7671 (H) (03) 318 1227 (C) 027 270 1215 sarah.walters@selwyn.govt.nz
Selwyn Central Ward		Springs Ward	
Mark Alexander	478 Two Chain Road RD 7 CHRISTCHURCH 7677 (H) (03) 347 6393 (F) (03) 347 6392 (C) 027 526 6388 mark.alexander@selwyn.govt.nz	Debra Hasson	152 Chamberlains Road RD 4 CHRISTCHURCH 7674 (H) (03) 329 5445 (C) 027 435 5055 debra.hasson@selwyn.govt.nz
Jeff Bland	Weedons Road RD 8 CHRISTCHURCH 7678 (H) (03) 347 4070 (C) 027 399 9206 jeff.bland@selwyn.govt.nz	Malcolm Lyall	520 Springs Road PREBBLETON 7604 (H) (03) 349 7990 (C) 027 433 9964 malcolm.lyall@selwyn.govt.nz
Peter Hill	1316 Tramway Road RD 2 LEESTON 7682 (H) 325 4450 (C) 027 364 5834 peter.hill@selwyn.govt.nz	Grant Miller	939 Christchurch Akaroa Road RD 2 CHRISTCHURCH 7672 (H) (03) 329 6123 (C) 027 381 7032 grant.miller@selwyn.govt.nz

Malvern Ward		Ellesmere Ward	
Sam Broughton	275 Waireka Road RD1 DARFIELD 7571 (H) (03) 318 8284 (C) 027 223 8345 sam.broughton@selwyn.govt.nz	Pat McEvedy	80 St John Street SOUTHBRIDGE 7602 (H) (03) 324 2572 (C) 027 430 3818 pat.mcevedy@selwyn.govt.nz
John Morten	224 Waireka Road RD 1 DARFIELD 7571 (H) (03) 317 9001 (F) (03) 317 9002 (C) 027 200 2578 john.morten@selwyn.govt.nz	Nigel Barnett	176 Dunsandel/Hororata Road Dunsandel, RD 2 LEESTON 7682 (H) (03) 325 4205 (C) 027 484 4888 nigel.barnett@selwyn.govt.nz

Community Board Members contact details

Malvern Community Board		Selwyn Central Community Board	
Jenny Gallagher (Chairperson)	43 Tramway Road RD 1 DARFIELD 7571 (H) (03) 318 1784 (C) 027 497 0120 jenny.gallagher@selwyn.govt.nz	Diane Chesmar (Chairperson)	273 Telegraph Road RD 7 CHRISTCHURCH 7677 (H) (03) 344 0418 (C) 021 0292 6588 diane.chesmar@selwyn.govt.nz
Bob Mugford (Deputy Chairperson)	16 Gift Street COALGATE 7673 (H) (03) 318 2877 bob.mugford@selwyn.govt.nz	Bruce Russell (Deputy Chairperson)	Wendouree 123 Finlays Road RD 5 CHRISTCHURCH 7675 (H) (03) 347 9692 bruce.russell@selwyn.govt.nz
Mary Ireland	3D Perrin Place DARFIELD 7510 (H) (03) 318 8649 (F) (03) 318 8648 mary.ireland@selwyn.govt.nz	Alan French	23 Delamare Way ROLLESTON 7614 (H) (03) 347 2338 (C) 027 664 4305 alan.french@selwyn.govt.nz
Judith Pascoe	40 Stott Drive RD 1 DARFIELD 7571 (H) (03) 318 8260 (C) (03) 021 152 2900 judith.pascoe@selwyn.govt.nz	Nicola Peacock	801 East Maddisons Road ROLLESTON 7614 (H) (03) 347 9854 (C) 021 132 0321 nicola.peacock@selwyn.govt.nz
Kerry Pauling	231 Keens Road RD 1 SHEFFIELD (H) (03) 318 4048 (C) 021 0225 5974 kerry.pauling@selwyn.govt.nz		

Where to go for more information

The annual plan is also available at www.selwyn.govt.nz or you can get a copy at any Selwyn District library or service centre (see list below).

Customer services	
For general enquiries, assistance and information, telephone (03) 347 2800 or (03) 318 8338	
Website	Selwyn District Council Offices
www.selwyn.govt.nz	2 Norman Kirk Drive PO Box 90 ROLLESTON 7643
Service Centres	
Leeston Library / Service Centre High Street Private Bag 1 LEESTON Phone: (03) 347 2820	Darfield Library / Service Centre 1 South Terrace DARFIELD 7510 Phone: (03) 318 8338
Lincoln Library / Service Centre Gerald Street LINCOLN 7608 Phone: (03) 347 2875	Rolleston Library / Service Centre Rolleston Drive ROLLESTON 7614 Phone (03) 347 2880
Auditors	Bankers
Audit New Zealand PO Box 2 CHRISTCHURCH 8140 On behalf of the Auditor-General	Westpac PO Box 2721 CHRISTCHURCH 8140
Solicitors	Sister districts
Buddle Findlay PO Box 322 CHRISTCHURCH 8140	Town of Coventry, Rhode Island 1670 Flat River Road, Coventry, RI 02816 UNITED STATES
Sister districts	
Akitakata City City Offices, Yoshida 791 Yoshida Cho, Hiroshima 731 0592 JAPAN	Town of Yubetsu Minatomachi 31, Yubetsu-Cho Monbetsu-gun, hokkaido 099 640, JAPAN
Shandan County Government North Road No 3 Qingquan Town Shandan County Gansu Province CHINA 734100	The Malvern Community Board has been delegated the authority to facilitate relationships with Yubetsu-Cho.

Council controlled trading organisations

Council companies

Sicon Ferguson Limited (100% owned by Selwyn District Council)	
3 South Terrace PO Box 40 DARFIELD 7541 Phone: (03) 324 3068 or (03) 318 8320 Fax: (03) 318 8578 Email: sicon@sicon.co.nz Website: www.sicon.co.nz	
Board P Carnahan (Chairperson) J Morten P McEvedy G Lovell	

Other council organisations

Central Plains Water Trust (50% owned by Selwyn District Council)	Izone Southern Business Hub Council committee established to develop an industrial park at Rolleston
PO Box 90 ROLLESTON 7643 Phone: (03) 347 2800 Fax: (04) 347 2799	PO Box 90 ROLLESTON 7643 Phone: (03) 347 2800 Fax: (03) 347 2799 Website: www.izone.org.nz
Trustees DJ O'Rourke (Chairperson) DJ Catherwood RW Davison V Smart C Williams	Committee Members JB Morten (Chairperson) WJ Bell S Price R McEwan
	Chief Executive RD Hughes Developments Limited Attention: Robin Hughes Phone: (03) 379 2609
	The Council Manager responsible Douglas Marshall – Property and Commercial Manager



Selwyn District Council
PO Box 90, Rolleston 7643

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