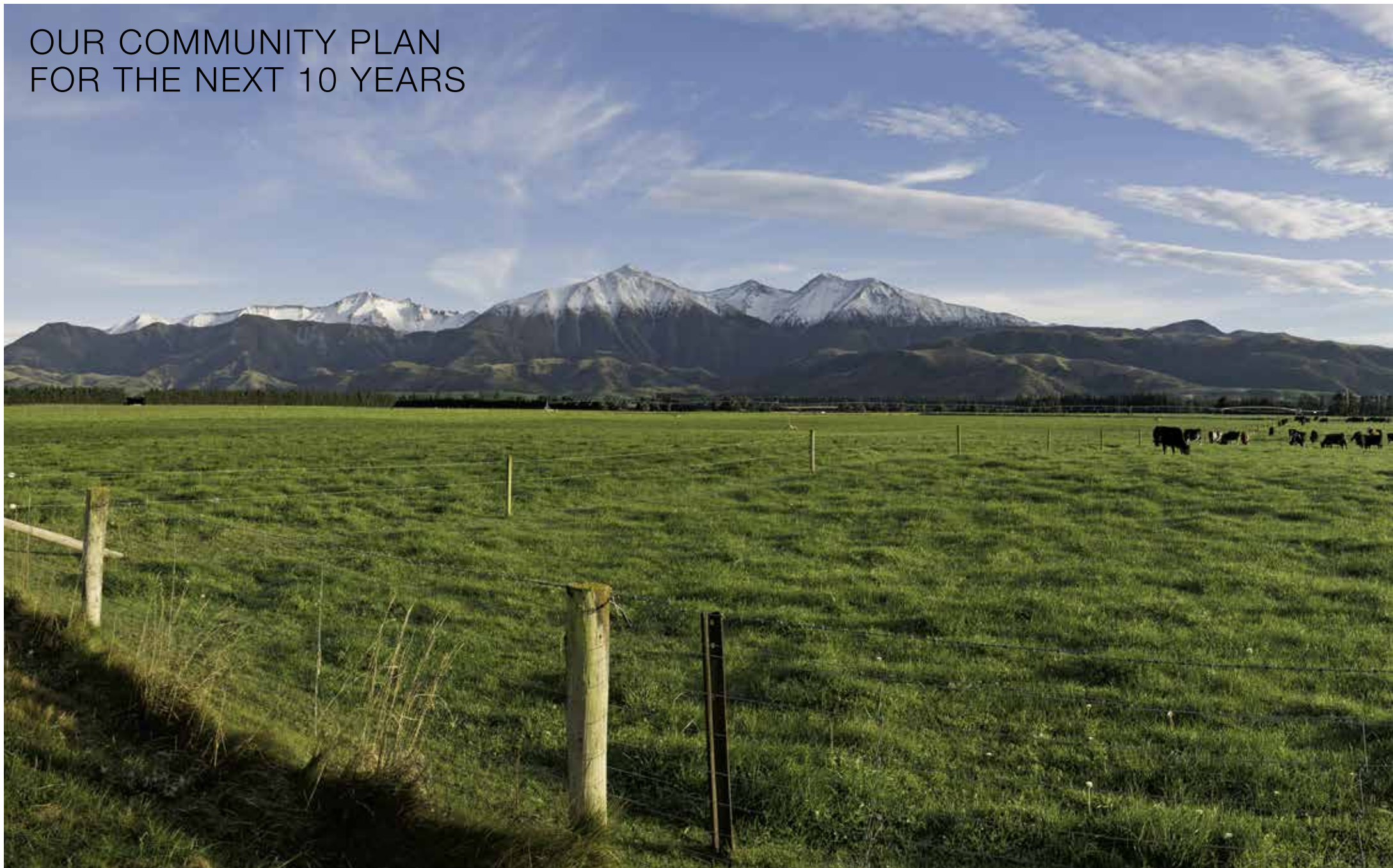


A low-angle photograph of a person with long hair, wearing a red tank top, dark shorts, white socks with green stripes, and a helmet, performing a stunt on a red scooter. The person is in mid-air, with one arm extended upwards and the other holding the handlebar. The scooter is also in mid-air, tilted upwards. The background is a bright blue sky with scattered white clouds. In the lower right, the silhouettes of trees and a street lamp are visible. The image is framed by a dark blue border on the left and bottom, and a white border on the right.

Selwyn District Council Long-Term Plan 2018-2028

OUR COMMUNITY PLAN FOR THE NEXT 10 YEARS





CONTENTS

Introduction

Mayor's welcome	2
Introduction – Our growing and changing district.....	3
Selwyn snapshot	3
About this Long-Term Plan.....	4
Māori involvement in decision-making.....	5
Council at work in your community.....	6
How your rates are put together	7
10-year funding overview	8
Your say – consulting on the Long-Term Plan.....	9
Our response to your submissions.....	10

Community outcomes16

Significant activities23

Introduction to the significant activities.....	24
Community facilities	25
Community services	42
Democracy	51
Environmental services	54
Transportation	62
Solid waste management.....	77
5 waters services.....	81
Izone Southern Business Hub.....	97
Internal council services.....	100

Financials.....102

Financial Strategy.....	103
Financial prudence benchmarks and indicators	115
Prospective financial statements	120
Prospective statement of comprehensive revenue and expense	121
Prospective statement of changes in equity	122
Prospective statement of financial position	123
Prospective statement of cash flows	124
Statement of accounting policies.....	130
Key assumptions.....	142
Funding impact statement	155

Rating information156

Funding impact statement – Rating	157
Rate examples.....	162

Fees and charges198

Schedule of chargeable costs for	
Environmental Services	199
Pines Resource Recovery Park charges	207
Wheelie bin re-issue charges	207
Refuse bag charge	207
Burial fees & charges.....	207

Council controlled organisations209

Sicon Limited and Blakely Construction Limited	210
Selwyn District Charitable Trust	211
Orion New Zealand Limited.....	211
Central Plains Water Trust	212
Tramway Reserve Trust	212

Policies.....213

Significance and Engagement Policy.....	214
Development of Māori capacity to contribute to the Council's decision making processes.....	222
Revenue and financing policy	224
Development contributions policy.....	248
Lump sum policy	285
Rates remission policy including Māori freehold land.....	288

Audit report.....292

Council information294

Volume 2: 30 year infrastructure strategy 2018-2048

MAYOR'S WELCOME



In presenting the Council's Long-Term Plan 2018-2028, I would like to thank the many Selwyn residents who took part in the consultation, the staff who assisted the process and councillors for their contributions and final decisions. The input from all parties has provided clarity as we worked through our priorities and projects for the coming 10 years.

The challenge for our council has been to ensure we provide the infrastructure and services necessary for our continued growth while balancing the affordability of rates.

More than 400 people made submissions on our draft plan, while hundreds more engaged online or talked to councillors and staff at community events. We've listened carefully and approved this plan, which takes account of the varying needs across Selwyn, while responding to the opportunities and challenges of continued growth.

Our population of 59,000 has a growing diversity which is reflected in our schools, our shops and in the ways we celebrate. Our projections for the coming 10 years, based on the Statistics New Zealand median projection for growth, shows that by 2028 our population will be 80,000.

The items that the Council will focus on include assets across Selwyn, from the new pool and indoor courts complex in Rolleston to new community centres in Leeston and Hororata. We will look to continue a risk-based approach to the safety of our water supplies which will mean we will not chlorinate all Selwyn supplies, but will only implement treatment where necessary.

The decision to implement standardised district-wide rating for halls and reserves will provide certainty of funds for repairs and maintenance of halls in smaller areas as well as ensure we build our larger facilities at a scale to service the whole district. The implementation of a new way of doing things will have the usual hiccups and we have appointed councillors from each ward to oversee the transition and work with local communities through this change.

Through our planning process it has been confirmed that NZ Transport Agency will co-fund our identified roading projects including increased road maintenance budgets, connections to the motorway, and our walking and cycling projects.

The changes to rating for water race rates better reflect the changed need for water races and their environmental benefit to Selwyn. This will be an area that the water race committee will continue to refine as fewer farmers want to retain access to the water for stock uses – however the largest costs of the scheme lie in the river intakes and are not dependent on the number of users.

Our new community grants funding model will allow equal access to support for activities that benefit our community. We received a lot of feedback on the Council's level of support for the arts and heritage and as a result the fund will increase by \$10,000 per year over the 10 years of this plan.

We have set ourselves a heavy workload of new projects and we are committed to getting them underway as soon as we can. We have already done much of the initial planning and basic design that will allow us to get on with construction work over the next 12 months. We have set ambitious timeframes for some of our projects and we will work as quickly as we can to complete them because we know how important they are to the whole community.

In addition we expect the ongoing council services of road maintenance, water reticulation and treatment, sewage transfer, building and resource consenting, summer events, refuse collecting, dog controlling, budgeting, and more, will all continue to the high standard we expect.

We value the opportunity to engage with residents and community partners through consultation on our Long-Term Plan, and we also encourage people to stay involved in Council matters throughout the year. There are many opportunities to have your say on projects, policies and plans – you can find information on these through our website. On a day to day basis it's also appreciated when people tell us about local issues that need attention – whether it's water leaks, pot holes or rubbish tipping, for example. Reporting issues is easy, through our Helpline, online or using the Snap, Send, Solve app.

I look forward to working with you as we continue to build on our heritage of innovation, and work towards a diverse future.

Sam Broughton
Mayor of Selwyn

INTRODUCTION

OUR GROWING AND CHANGING DISTRICT

Ten years ago there were around 38,000 of us living in Selwyn. Today, the latest estimates from Statistics New Zealand put that figure at around 59,000. Growth is forecast to continue over the next 10 years, with Selwyn's population expected to approach 80,000 by 2028.

This is exciting for our district as we see towns, schools, jobs and communities flourish – but it also brings challenges. As a Council and a community we will face continued pressure to plan for the future and provide the infrastructure, facilities and services that we need to support the district.

We recognise that as our population grows, the way people relate to the district and the expectations they have for Council facilities and services are also changing.

Our annual residents' survey consistently shows that people enjoy living in Selwyn – but not just as a place to live. People also value the district's rural environment and open spaces, outdoor lifestyle opportunities, friendly people and a strong sense of community, along with good access to local services and facilities.

We're increasingly thinking of Selwyn as a district. While we're proud of our unique townships, residents also value the wider network of parks, playgrounds, community centres, sports fields and libraries across Selwyn.

In our 2015-2025 Long-Term Plan we began introducing district-wide rates for some key services like water, wastewater and stormwater, to ensure that we are providing for the district's needs in a fair and balanced way. In this plan, we have continued that approach, with a change to the way the district's community centres and halls, and recreation reserves are funded.

We are also increasing our investment in major sport and recreation facilities so that we can keep up with growth and meet the increasing demand from throughout the district.

Other significant projects planned in the next 10 years include the development of key town centres in Lincoln and Rolleston, improvements to local community facilities, and investment in essential infrastructure – such as continuing improvements to our roading network, and upgrades to water supply and treatment networks.

This investment in essential district-wide infrastructure and local services and facilities does come at a cost, and this plan also provides information on how these projects will affect your rates. Realistically, rate rises will be inevitable but the financial plan outlined here seeks to keep these at a reasonable level.

Overall, the Council's projected 10-year budget remains within the envelope proposed in the Draft Long-Term Plan and Consultation Document. The Council is forecasting average rate rises per ratepayer of 4% per year over the next 10 years.

For the 2018/19 year, the average rate increase per ratepayer is 6.0% with a similar increase in 2019/20. These increases reflect the expenditure on key district projects including the indoor courts complex, extension to the Selwyn Aquatic Centre and an extensive programme of roading improvements. From 2020/21 the average forecast increase drops to between 3% and 4% through to 2027/28.

These are average increases per ratepayer across the district and the actual increases for individual properties may be smaller or larger than these amounts. For more information, including examples of forecast rates movements for properties in different parts of the district, see pages 157 to 197.

For details of the Council's financial strategy see p.103.

SELWYN DISTRICT 2018

DISTRICT POPULATION
 **59,000**

DISTRICT HOUSEHOLDS
21,414 

DISTRICT RATEABLE PROPERTIES
24,712

TOWNSHIP POPULATION

Rolleston	17,348
Lincoln	6,946
Darfield	2,828
Prebbleton	3,918
Leeston	2,453
West Melton	1,778
Rural	15,653

AGE DISTRIBUTION*

21.6% **32.9%**

0-14 YEARS

40-64 YEARS

34%

15-39 YEARS

11.5%

65 AND OVER

SELWYN DISTRICT 2028

DISTRICT POPULATION
 **79,200**

DISTRICT HOUSEHOLDS
29,584 

DISTRICT RATEABLE PROPERTIES
32,236

TOWNSHIP POPULATION

Rolleston	26,472
Lincoln	11,795
Darfield	3,585
Prebbleton	4,836
Leeston	3,221
West Melton	2,007
Rural	18,183

AGE DISTRIBUTION*

20.1% **29.9%**

0-14 YEARS

40-64 YEARS

34.3%

15-39 YEARS

15.7%

65 AND OVER

*StatsNZ population projections

AVERAGE RATE INCREASE
2018-2028

4% PER YEAR

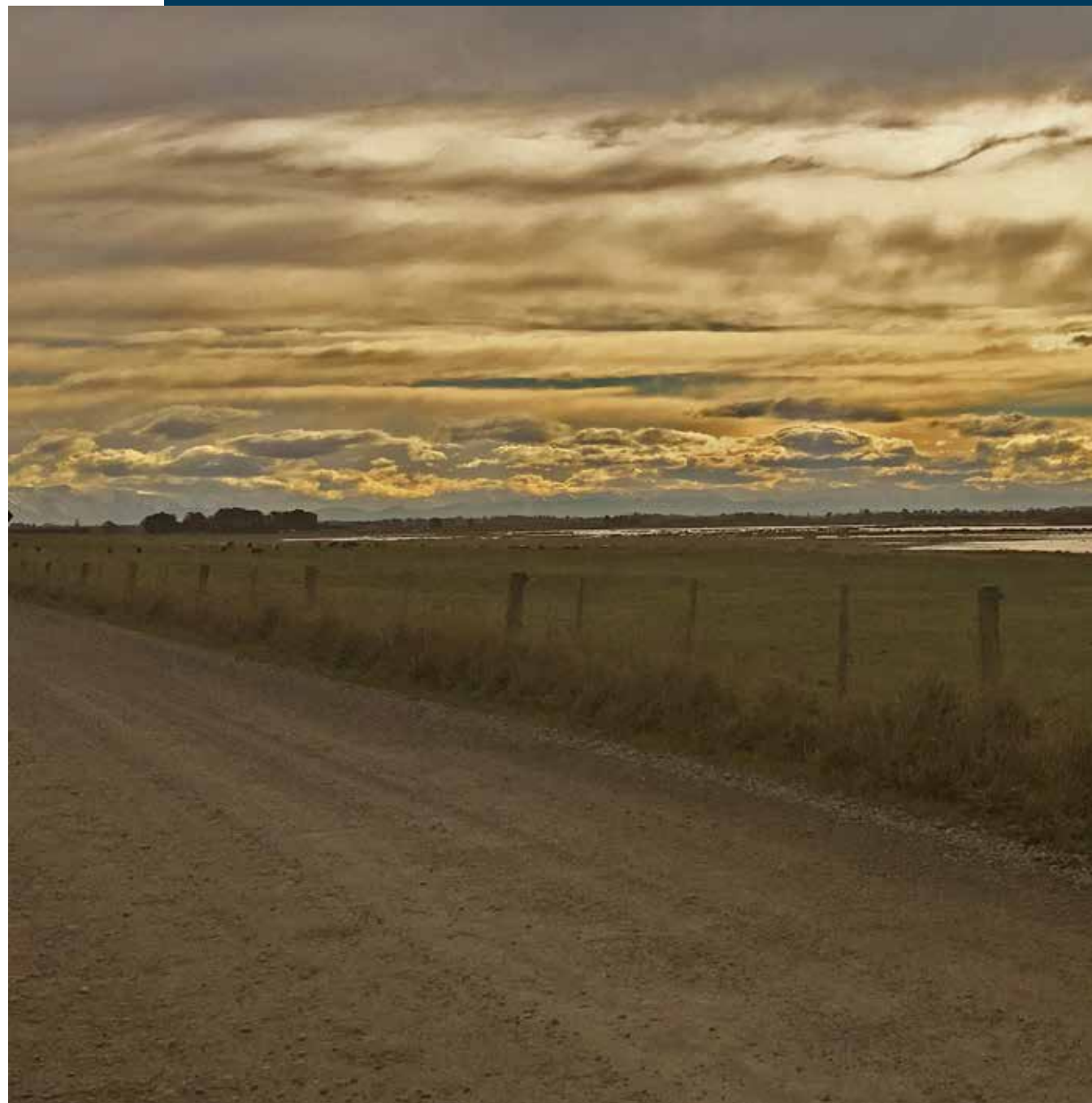
ABOUT THIS LONG-TERM PLAN

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

WHAT'S THE PLAN?

Councils seem to have so many plans. How does the Long-Term Plan fit in with other plans?

- The Long-Term Plan is like a 10-year budget. It sets out the Council's work programme for the coming 10 years, including any major new projects or changes planned during this period, along with details on how it will be funded. The community has an opportunity to provide feedback and make submissions.
- Annual Plans – in between the three-yearly Long-Term Plans, the Council may consult with the community on its annual work programme and budget, including any proposed changes from what was signalled in the Long-Term Plan.
- The District Plan is like a rule book, and sets policies and rules for what people can do on their land and how it can be developed. The main goal of the District Plan is to sustainably manage the natural and physical resources of Selwyn to meet the needs of current and future generations. It is reviewed every 10 years.
- Selwyn 2031, the District Development Strategy, was adopted in 2014 after public consultation. Selwyn 2031 helps guide the 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.
- Master Plans have been prepared for key projects such as Lincoln Town Centre, Rolleston Town Centre and Foster Recreation Park. These provide guidelines on how the specific areas will develop over the coming decades. Specific projects are developed over time through the Long-Term Plan and Annual Plan processes.





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 relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other 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 Rūnanga staff.

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

COUNCIL AT WORK IN YOUR COMMUNITY

WHERE DO YOUR RATES GO?

The programme outlined in this plan is mostly funded from the rates paid by the district's ratepayers. But what else are you getting for your rates dollars?

A typical residential property in one of Selwyn's larger townships might pay a total rates bill of around \$3,000 a year – that's roughly equivalent to the cost of a cup of coffee and a sandwich a day.

Your rates are working for you 24/7 – providing services and vital infrastructure in your local community and across the district ... like the water you use to brush your teeth, the local roads you drive on to work or recreation, the community halls you meet in, the pools and parks where families play, the libraries where your grandchildren can stimulate their minds, services that support residential and business development, events and promotions that bring tourists and visitors to the district, the water races that keep stock watered and enhance the environment, regulatory functions that keep food outlets clean, the trucks that carry your rubbish away and a-hundred-and-one other essential services.

COUNCIL'S ACTIVITIES ARE GROUPED INTO EIGHT SIGNIFICANT ACTIVITY AREAS:



Community facilities

We provide: recreation reserves, neighbourhood reserves and playgrounds, sports fields, cemeteries, public toilets, community centres and halls, swimming pools, a district network of libraries. We also deliver library and aquatic services and programmes from Council facilities across the district.



Community services

We provide: a range of community services; community events; arts culture and local history activities; sport and recreation programmes; youth and newcomer activities; neighbourliness activities; community development; economic development; tourist promotion activities. We also provide community resilience and emergency preparedness activities, including civil defence, and promote and administer various community grants.



Transportation

We provide: a district-wide roading network that includes sealed and unsealed roads, bridges, footpaths, cycleways, kerb and channel, traffic signs, and street lighting, as well as road safety initiatives and infrastructure for public transport.



Environmental services

We provide building control, resource consents, District Plan administration, environmental health services, alcohol licensing, strategy and policy, animal control.



Solid waste management

We provide: kerbside collection from more than 19,000 households, transportation and disposal to landfill, transport of recyclables, the operation of the Pines Resource Recovery Park.



5 waters services

We provide: community water schemes supplying safe, clean water for households, urban stormwater networks, rural and urban water races, community wastewater schemes, land drainage.



Izone Southern Business Hub

We provide: development of a 200 hectare business park, developed by the Council since 2001 – one of the largest and most successful in New Zealand, providing significant employment opportunities within the district and a financial return to the Council.



Democracy

We provide: support for Council, Community Board and community committees, local body elections, discretionary grants made by the Council, Canterbury Museum levy.

HOW YOUR RATES ARE PUT TOGETHER

The majority of Council's activities are funded by the rates contribution made by Selwyn residents each year. This is made up of a combination of **General Rate** and **Targeted Rates**. Other funding comes from fees and charges, development contributions paid by property developers, subsidies and grants.

General Rate – this is set on the basis of Capital Value for each rateable property plus a fixed uniform annual general charge. It is used to fund all those Council operations that are not financed by targeted or special rates.

General Rates provide 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 (Malvern Community Board funded by Targeted Rates)
- Economic development
- Community development (external funding also contributes to some activities)
- Public toilets
- Swimming pools (also funded from Targeted Rates)
- Transportation (NZTA subsidies also contribute)
- Community centres and halls – support services
- Forestry
- Property
- Parks and reserves (some reserves funded by Targeted Rates)
- Civil Defence
- Regulatory functions (fees and charges also contribute to this activity)
- Animal control (fees and charges also contribute to this activity)

Targeted Rates – these are used where a Council service or facility provides a benefit to a particular group of people or location. It is levied on properties within a designated area, or that receive a particular service, to fund the costs of services and facilities which are specific to that area or property.

Targeted rates provide funding for services including:

- Water supplies (standard district-wide rate)
- Waste water (standard district-wide rate)
- Stormwater (standard district-wide rate)
- Water races
- Local libraries (standard district-wide rate)
- Community board
- Community centres and halls (standard district-wide rate)
- Reserves (standard district-wide rate)
- Swimming pools
- Refuse and recycling

78 RECREATION
RESERVES

83 PLAYGROUNDS

311,000 VISITS
TO SELWYN AQUATIC CENTRE

2,600 KILOMETRES
OF ROADING NETWORK

\$268,000
IN LOCAL DISCRETIONARY GRANTS

2,527 BUILDING
CONSENTS

6.5 million
CUBIC METRES OF WATER
SUPPLIED TO HOUSEHOLDS









91% OF RESIDENTS THINK
SELWYN IS A GREAT
PLACE TO LIVE

(Data covering 2016/17 year)

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.

Area of Spend	Capital Spend (including renewal)	Operating Spend (excluding depreciation)	How Costs Are Funded		Rates Spend per \$100
 COMMUNITY FACILITIES	\$197m	\$281m	RATES 68% OTHER SOURCES 32%		32c
 COMMUNITY SERVICES	\$0.5m	\$32m	RATES 98% OTHER SOURCES 2%		4c
 DEMOCRACY	\$0	\$59m	RATES 99% OTHER SOURCES 1%		7c
 ENVIRONMENTAL SERVICES	\$0.3m	\$143m	RATES 61% OTHER SOURCES 39%		10c
 TRANSPORTATION	\$192m	\$130m	RATES 45% OTHER SOURCES 55%		11c
 SOLID WASTE MANAGEMENT	\$17m	\$143m	RATES 67% OTHER SOURCES 33%		11c
 5 WATERS SERVICES	\$135m	\$155m	RATES 74% OTHER SOURCES 26%		25c
 IZONE	\$0m	\$1m	RATES 0% OTHER SOURCES 100%		0c

YOUR SAY – CONSULTING ON THE LONG-TERM PLAN

Consultation on the Long-Term Plan 2018-2028 was undertaken by the Council in accordance with the provisions of the Local Government Act 2002.

The Consultation Document, Fast Forward '28, was released for public consultation on 4 April 2018, and consultation was open until 4 May 2018. The Consultation Document was available from Council offices and service centres, as well as online. A summary of the Consultation Document was also published in the Selwyn Times, distributed directly to more than 18,000 households across the district, and was available at other events and locations.

The Council's online engagement platform provided an accessible, easy and intuitive way for the community to learn about what the Council was consulting on, and to have their say. The platform included a range of tools and information such as timelines, summaries, FAQs, quick poll questions and a survey on the major consultation topics.

Social media channels were also utilised to raise awareness of the Long-Term Plan and to encourage residents to participate in consultation. This activity included a number of short videos on key consultation topics, directing people to other resources and online engagement opportunities.

Councillors and staff also attended a number of community events and facilities during the consultation period, to provide information, answer questions and raise awareness of the plan.

Submissions

A total of 436 formal submissions were received, with 115 (26%) indicating they wished to be heard in person.

Online engagement

Overall there were 5,400 visits to the Council's online engagement site. A total of 913 people participated in quick polls on individual topics, while 432 people completed the full online survey.

Hearings and deliberations

Public hearings for submitters who wished to present their comments in person were held on 22, 23 and 24 May 2018. The Council then held deliberations on the submissions on 30 and 31 May. All submissions, both written and oral, were considered by councillors, along with comments from Council staff.

Copies of submissions and online survey results and comments received on the plan are available at www.selwyn.govt.nz





DISTRICT-WIDE RATING FOR COMMUNITY CENTRES, HALLS AND RESERVES

What was proposed?

Introduction of a district-wide rating system to fund the district's community centres and halls, and reserves. This would replace the current system of targeted rates paid by local communities.

Submissions and comments

Formal submissions and online survey responses showed a clear majority of respondents supported the proposal. Some submitters noted that the system would provide a fairer and more equitable funding system, while others raised questions about the future role of volunteers and the status of locally-owned facilities.

Council's decision

The district-wide rate for community centres, halls and reserves was adopted as proposed and will be introduced from the 2018/19 year. Councillors opted for a uniform system with no exceptions or special grants for individual facilities. A sub-committee comprising Councillors Alexander, Lemon, Lyall and Mugford has been established to liaise with local committees.

For details of the new targeted rates, see the rates tables on pages xx to xx.



SELWYN AQUATIC CENTRE EXTENSIONS

What was proposed?

An extension to Selwyn Aquatic Centre including

New programme pool—25 metre, 8 lane	\$9.3m
--	---------------

Café with outdoor courtyard	\$1.1m
------------------------------------	---------------

Fitness/wellbeing space	\$1.6m
--------------------------------	---------------

Submissions and comments

This proposal received very clear support both in formal submissions and in online surveys. Many respondents noted the pressure on the existing facility and supported the provision of additional pool space. A significant number of submitters proposed that the extension should be based on a 50-metre pool, rather than 25 metres. Other comments queried the need for a fitness and café area, while some proposed that the extension should be funded solely by Rolleston residents.

Council's decision

The Council approved the extension as proposed, with a 25-metre pool. The Council took account of advice from key sports bodies, who noted that with a 50-metre pool already planned in Christchurch, there would not be sufficient demand for a second pool in the region. The Council also considered the financial impact on ratepayers, as a 50-metre facility would cost more than double the budgeted construction cost, and close to three times the annual operating cost. Councillors noted the public feedback on the fitness and café facilities and resolved that final decisions about these spaces would be decided through business case processes, which would give consideration to submission feedback.

INDOOR COURTS FACILITY AT FOSTER PARK

What was proposed?

A new multi-use indoor courts complex and sports hub at Foster Park, Rolleston

Indoor courts facility **\$17m**

Sports hub building **\$4m**

Submissions and comments

A substantial majority of submissions and survey responses on this proposal were in favour of proceeding. The proposal was endorsed by a number of local and regional sports bodies, while many community submitters acknowledged the need for more facilities. Some submitters queried the funding for the project, proposing a local targeted rate or more user-pays funding.

Council's decision

The Council supported the project as proposed, to be funded from the district-wide rate. The final layout and design is yet to be confirmed by the Council.



WATER QUALITY IMPROVEMENTS AND CHLORINATION

What was proposed?

The Council asked for community feedback on whether to introduce chlorination to some community water supplies, to provide improved protection against possible contamination. The Council's preferred option was to introduce chlorination to specific supplies, based on risk assessment.

Submissions and comments

Submitters to the draft plan favoured no additional chlorination by a significant margin over the proposed risk-based approach. In online surveys opinion was more evenly divided, but with a majority of respondents opposing any additional chlorination. Comments addressed factors such as smell and taste, along with possible health effects and impacts on stock.

Council's decision

Based on the need to ensure the safety of community water supplies, and the advice of the Director-General of Health to provide adequate protection to public health, the Council endorsed the preferred option and recommended that the implementation of a risk-based approach to the protection of drinking water schemes with filtration, UV treatment and chlorination as needed, be progressed. Blanket chlorination of supplies was not supported. Current projects to chlorinate the community supplies at Malvern Hills and Sheffield-Waddington, on a risk-based approach, were also endorsed by the Council.





WATER RACE RATING REVIEW

What was proposed?

Over the coming 10-year period the Council proposes to replace three major community centres, in Prebbleton (2020/21), Hororata (2023/24) and Leeston (2025/26). The projects would be funded from the district-wide rate and other sources.

Submissions and comments

More submitters and survey respondents supported this proposal than opposed it, although a significant proportion were undecided. Some submitters expressed the view that the water race network should be funded on a user-pays basis, while others acknowledge the public good value of the network. Some submitters called for the discontinuance of the network.

Council's decision

The new water race rating structure was adopted by the Council as proposed. Councillors noted that the usage of water races is changing over time and will need to be monitored in future.



CHANGES TO COMMUNITY GRANTS PROCESSES

What was proposed?

Introduction of a new Community Grants Scheme to bring together various existing funding and grants programmes, promoting improved efficiency and effectiveness, equity, accountability and encouraging community-led development. The proposal included new funding of \$140,000 in addition to existing budgets.

Submissions and comments

A significant majority of submitters and survey respondents supported the proposal for a new community grants process. A number of submitters asked that funding be incorporated for activities such as arts, heritage and biodiversity, while others requested a higher level of funding.

Council's decision

The Council adopted the proposed new community grants fund and process as proposed. The Council will review the level of funding for future years, and indicated its intention to increase funding by \$10,000 each year after the first year, for the next nine years. The Council also agreed to retain a separate funding stream related to the environment and biodiversity. The development of new funding processes and criteria will take account of submission feedback.

NEW AND UPGRADED COMMUNITY CENTRES

What was proposed?

Over the coming 10-year period the Council proposes to replace three major community centres, in Prebbleton (2020/21), Hororata (2023/24) and Leeston (2025/26). The projects would be funded from the district-wide rate and other sources.

Submissions and comments

The proposals for new community centres received strong support from the majority of submitters and survey respondents. A number of submitters noted the lack of suitable community facilities in these townships; others queried the funding of the projects, suggesting targeted rates should be used. Some submissions discussed the timing of the projects.

Council's decision

The Council approved the proposals for the new community centres, to be funded from the district-wide rate and other sources. Further work will be undertaken to assess local needs and confirm the timing of the respective facilities.



ROLLESTON COUNCIL OFFICES EXTENSION AND PARKING

What was proposed?

Construction of a 385 square metre extension to the Selwyn District Council offices in Rolleston, to meet current and future staff accommodation requirements. The project would be completed in 2019/20.

Submissions and comments

Both online responses and formal submissions on this proposal showed around 50% support, with both undecided and opposed views at around 25%. Some submitters commented on the pressure on current office and parking space both now and in the future, while others queried the levels of staff growth.

Council's decision

The Council resolved to proceed with construction of the extension to the Rolleston offices and car parking as proposed.





WALKING AND CYCLING STRATEGY AND ACTION PLAN

What was proposed?

The Council proposed the adoption of the Draft Walking and Cycling Strategy and the proposed programme of projects and improvements.

Submissions and comments

The proposed strategy and programme to build seven new cycleways was strongly supported in submissions and online responses. Many submitters endorsed the value of connections between townships; a number of comments also suggested other potential locations for cycleways.

Council's decision

The Walking and Cycling Strategy was supported by the Council and will proceed as proposed for the first three years, with the prioritization and timing of future cycleways to be reviewed from 2022.

OTHER PROJECTS

Darfield and Kirwee wastewater system

The Council endorsed the plan to progress further work to explore wastewater options for Darfield and Kirwee, to gather more information and undertake targeted consultation with the community.

Selwyn Huts licences and wastewater options

The Council agreed to continue working with the Upper Selwyn Huts community, to develop a plan for the future residential occupancy of the settlement. This process will also involve Environment Canterbury, the Department of Conservation (which holds the lease for the nearby Lower Selwyn Huts settlement), Te Taumutu Rūnanga and Ngāi Tahu.

Seal widening and extensions

The proposed programme of seal widening and extensions was endorsed by the Council, with the addition of a project to undertake improvements along High Street in Southbridge, connecting the Bellfield subdivision to the town. This will take place in 2018/19, at a cost of \$250,000.

Public transport

Funding of \$60,000 in 2018/19 was approved for a trial public transport service to service the Darfield and Leeston areas. The trial will be planned and conducted in association with Environment Canterbury and will be subject to public consultation.

Solid Waste

An increase in the targeted rate for recycling, from \$63 to \$80 per household, was approved. This increase is because of significant changes in global markets for recycled materials, particularly the restrictions on recycled materials being accepted by China. These changes will result in significant increases for councils in the cost of processing these materials, and councils throughout New Zealand are facing similar challenges.

Health Hub

Funding to construct a district hub for health and social services has been increased from \$9 million to \$15 million, in response to an increase in the range of services that health service providers are indicating they may provide. Detailed feasibility work will be undertaken in consultation with health services. This project is an investment by the Council, and will be funded from within existing commercial property budgets, with no impact on rates.

St John Ambulance

The Council approved a one-off grant of \$60,000 in 2018/19 to support the development of ambulance services in Selwyn district. Councillors noted that funding support from central government was limited but demand for ambulance services in Selwyn is growing.

Brookside Park lighting

An upgrade to sports field lighting at Brookside Park, Rolleston, was approved by the Council. The upgrade, estimated at around \$300,000, will be undertaken in 2018/19 and will provide lighting for night-time usage of three fields, particularly for rugby league. This project will be funded from a mix of district-wide reserve rates and development contributions.

Liffey Domain fencing

Remediation work to a value of approximately \$32,000 will be funded, to provide fencing at both Liffey Domain North and Liffey Domain South.

Rolleston Town Centre retail space

An allocation of \$5.4 million has been provided in 2018/19 and 2019/20 for the development of retail/cinema space as part of the Rolleston Town Centre development. There is no impact on rates from this project. A full financial analysis and business case will be presented to the Council for approval.

Sicon development in Izone

The Council has approved funding of \$3 million in the 2018/19 year for the development of new premises in Izone for Sicon, the contracting company 100% owned by the Council. Lease payments by Sicon to the Council will provide an appropriate financial return for these premises and the land on which they are located. There is no impact on rates from this project.

Lincoln Town Centre parking space

Funding of \$2.5 million was approved for the acquisition of land in Lincoln, to accelerate the provision of car parking as part of the Lincoln Town Centre Plan implementation. This will be funded from the General Rate.

Roading maintenance and renewals

The Council noted that the roading maintenance and renewals budget approved by the NZ Transport Agency for subsidised works was \$40 million, around \$5 million lower than the total requested by the Council. As a result the planned maintenance programme has been reduced in order to align with the NZTA funding.

Reduction in dividend income

The Council noted that Orion New Zealand Limited has forecast a lower than expected dividend return, as a result of changes in the company's regulatory environment. This results in a 10-year revenue loss impact for the Council of \$6 million.



Community
outcomes



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, 2015-25 and 2018-28 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 2018-2028 LTP includes information on how each group of activities will help us achieve the community outcomes.

Key community outcomes	The Council will <i>(the Council's role is in bold)</i>	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
	Provide sewerage systems that minimise the negative effects of the activity.	Selwyn District Council 5 Waters Activity Management Plan	Wastewater Services	Federated Farmers Forest and Bird Te Taumutu Rununga Te Rununga o Ngai Tahu
	Provide a service to collect and dispose of solid waste in a manner that minimises any potential harm to people and to the environment and maximises the efficient use of resources.	Selwyn Waste Management and Minimisation Plan Selwyn District Council Solid Waste Activity Management 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 district with a rural identity				
A living environment where the rural identity of Selwyn is maintained.	Provide a District Plan which recognises, protects and enhances the natural environment while allowing a strategic approach to managing development.	Selwyn District Plan	Environmental Services	Environment Canterbury Ministry for the Environment Department of Conservation Rural Stakeholders Zone Committees

Key community outcomes	The Council will <i>(the Council's role is in bold)</i>	Key reporting document	Relevant Council activity	Assistance will be sought from
Social				
A healthy community				
We have appropriate health, social and community services & they are accessible to all residents of the district.	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 Ministry of Social Development Work and Income Oranga Tamariki Ministry of Youth Development Philanthropic Funders
	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 Aquatic Facilities Strategy Community Centres and Halls Strategic Plan Selwyn Walking and Cycling Strategy Community Facilities Activity Management Plan	Community Facilities Transportation	Sport NZ Sport Canterbury Selwyn Sports Trust Christchurch YMCA Health sector CDHB, MoH Schools Local recreation and sports clubs Local Community Groups Environment Canterbury
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	
We have access to an effective and efficient refuse service.	Provide a service to collect and dispose of refuse in a manner that minimises any potential harm to public health.	Selwyn Waste Management and Minimisation Plan Selwyn District Council Solid Waste Activity Management Plan	Solid Waste Management	Ministry for the Environment Contract Partners Waste Minz

Key community outcomes	The Council will <i>(the Council's role is in bold)</i>	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
	Provide a place for people to be throughout the various stages of life. Family friendly district. Fulfil their dreams within the district.			
	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 have access to, and participate in, community life.	Encourage and support volunteers' & volunteering.	Selwyn District Council Community Development Strategy	Community Services	Volunteering Canterbury Neighbourhood Support Canterbury Safer Canterbury Community Groups
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 Board
		Civil Defence Emergency Management Act 2002		
		Selwyn District Council Local Emergency Management Arrangements		
	Encourage and support community involvement & personal/household responsibility 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	NZ Police NZ Transport Agency Environment Canterbury Accident Compensation Corporation Age Concern
		Selwyn Safety Management System		
		Selwyn Walking and Cycling Strategy		

Key community outcomes	The Council will <i>(the Council's role is in bold)</i>	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 & learning opportunities within the District.	Selwyn District Council Community Development Strategy	Community Services Community Facilities	Ministry of Education Local schools
	Provide lifelong literacy learning opportunities through its Libraries.	Selwyn District Council Libraries Strategic Plan		Tertiary education providers including Lincoln University Community Groups
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
	Promote & support Selwyn as a business, tourism & lifestyle destination			
	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 Regional Economic development agencies Regional Visitor/Tourism agencies

Key community outcomes	The Council will <i>(the Council's role is in bold)</i>	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. Local history and heritage is preserved, shared and promoted.	Provide information, cultural and learning opportunities through its network of Libraries. Recognise & promote the role of community in contributing to identifying exploring, sharing & promoting our local history.	Selwyn District Council Community Development Strategy Selwyn District Council libraries strategic plan	Community Services Community Facilities	Canterbury Libraries National library networks & organisations
	Provide support to local arts and cultural organisations & arts cultural & heritage activities & events	Selwyn District Council Libraries Strategic Plan	Environmental Services Asset Delivery Unit	Schools Community groups Local Galleries 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



Significant
activities

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 plan 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 survey of 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 +/-4%.

Community facilities

Services covered

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

Recreation reserves	30 main recreation reserves (706 ha) and 24 conservation reserves (425 ha)	Township reserves, streetscapes and linkages	406 reserves and playgrounds covering over 98 ha.
Cemeteries	19 cemeteries (two closed).	Rental housing	25 houses.
Public toilets	26 facilities.	Gravel reserves	23 operational sites
Community centres and halls	25 facilities.	Forestry	57 sites with a total area of 62.7 ha.
Swimming pools	1 District Aquatic Centre 2 sub-district pools 4 community pools.	Property and buildings	District Head Quarters 14 Strategic properties 12 Heritage buildings
Libraries	At Rolleston, Lincoln, Leeston, Darfield plus 2 volunteer libraries and a mobile library.	Total asset value	\$232 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.

Community facilities, including Community Centres, Libraries and Swimming Pools provide social, health and wellbeing benefits. Recreation and fitness activities improve your overall health. Swimming, in particular, is an ideal workout for your heart and circulation, as you use your whole body to swim. Spending leisure time at the pool, at a library or at an activity in the community centre promotes lifelong learning, increases community awareness, promotes lifelong learning and provides opportunities for positive experiences and ; all of which contribute to increased positive mental wellbeing. Council operated facilities (community centres, libraries and swimming pools) are managed within the Community Services Team at Selwyn District council.

Open space in the townships, along streams, together with the larger parks in rural areas, provides opportunities for people to exercise, relax and enjoy the natural surroundings. Open space is obtained, developed and maintained by the Council to protect natural elements, 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, and with diminishing resources on existing sites, 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 reducing 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 reducing involvement with this activity over time and looking for alternative uses for the sites.

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

- Selwyn is one of 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 and buildings
- Some facilities, such as the Selwyn Aquatic Centre, 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 these 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 Strategies (Open Spaces, Eastern Selwyn Community Spaces and Aquatic Facilities) will be progressively implemented and will need appropriate funding support
- Delivering the aspirations indicated in the Rolleston and Lincoln Town Centre Master Plans related to community facilities
- As buildings and facilities age, the cost of renewals will escalate and decisions on replacement, refurbishment and removal will be required
- Increasing demands on volunteers as requirements become more complex and a potential decline in volunteer support
- With additional community facilities coming on stream over the next few years there will be changes required to the way they are operated and the programmes and activities they deliver; with a focus on community interests, programme delivery, increased utilisation across the district.

- 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
- Ensuring buildings are safe to use and meet the required seismic strength requirements
- Effectively managing the risks to the public who use our facilities
- 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 and particularly the influx of freedom campers
- Implementing the Gravel Management Strategy which signals Council's withdrawal from direct involvement in gravel supply
- Withdrawing from forestry operations in the most expedient way given the low return and risks associated with plains plantations and the potential for deforestation liabilities
- Ensuring the provision of key community services for the district where Council may invest in buildings and community infrastructure such as the Health Hub
- Ensuring facilities and service are provided 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 and commence development of a new park in Prebbleton and the large scale park in Rolleston;
- 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 for development including esplanade reserves and strips to preserve natural features, ecosystems and create "green corridors" as well as walking linkages;
- Develop larger reserves and work in partnership with other agencies (DoC, ECan) to provide places for outdoor recreation and wilderness experiences and preserve natural habitats
- 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;
- Acquire the necessary properties to support the development of Lincoln Town Centre;

- Continue to implement the Community Centres and Halls Strategic Plan which includes improving existing facilities to meet public expectations and expand or provide new facilities at Prebbleton, Leeston and Hororata to meet forecast needs for additional space;
- Provide an indoor court complex in Rolleston as a district hub for indoor sport and recreation as well as providing flexible covered space for community uses;
- Provide library services as well as programmes that contribute to literacy (including digital literacy), capturing local history and making it accessible as well as lifelong learning opportunities.
- Extend the Selwyn Aquatic Centre to provide additional programme and learn to swim space along with a café and fitness area;
- Continue to invest in and support sub-district and community pools to ensure they service communities unless they cannot be operated at a safe level;
- Investigate future options for a pool to service Darfield after the existing facility reaches the end of its economic life;
- 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;
- Implement the Eastern Selwyn Community Spaces Plan to support creation of places for community activities and efficient delivery of services and programmes;
- Provide additional accommodation space for Council staff to meet forecast capacity requirements;
- Invest in building infrastructure to enable establishment of a Health Hub facility to be located in Rolleston;
- Explore alternative operational management approaches for community facilities and reserves;
- Implement district-wide programming of key facilities as well as a more centralised community facilities bookings system;
- 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;
- Implement leasing of gravel pits to commercial quarry operators for extraction and clean filling;
- Withdraw from forestry operations in a way that minimizes financial liabilities and produces the best outcomes for future land use and management

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. 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, clubs and groups in which people work together and develop a sense of common purpose; and delivering 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 and creating a sense of 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 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 form part 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	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.
	The library network provides information, learning, recreational and cultural opportunities.
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	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, aquatic facilities, community 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 one of the fastest growing areas in New Zealand and growth in the District is expected to continue at a similar rate initially and is then predicted to reduce. The Land Use Recovery Plan (LURP) and UDS will guide growth and settlement patterns with the townships of Rolleston, Lincoln, Prebbleton, Darfield, Leeston and West Melton being the main centres of expansion.

The Levels of Service described in the 2015-25 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 prepared 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), Open Spaces Strategy (2015), Eastern Selwyn Community Spaces Plan (2016) and a review of the Aquatic Facilities Plan in 2017/18.

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, provide more reserves, playgrounds and green links to service new neighbourhoods, acquire and develop land for recreation activities that require more space, provide more space for aquatic activities, provide extra accommodation space for Council staff, reduce involvement in gravel supply activities and forestry and extend cemeteries to meet burial needs.

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/community facility in Rolleston starting in 2018/2019.
- Upgrade the Rolleston Community Centre in 2019-20 to provide additional community space.
- Build a covered courts complex in Rolleston in 2020-21.
- Continue development of Foster Recreation Park as a sports hub from 2018.
- Redevelop Rolleston Reserve as a high amenity park including a Town Square from 2018/19.
- Extend the Selwyn Aquatic Centre in 2018/19 including additional pool space and ancillary facilities.
- Develop additional land for sports parks at Lincoln (2018-24), Prebbleton (2019-27), Kirwee (2019), Leeston (2019-21), Southbridge (2020-27) and West Melton (2018-27).
- Build a new community centre for Hororata in 2023/24.
- Build a new community centre in Leeston in 2025-26.
- Build a new community centre for Prebbleton in 2020-21.
- Construct an extension to the Council Headquarters and provide extra car park space in 2018-19.
- Develop a building to accommodate integrated health services in 2018-19.
- Commence development of a large scale park near Rolleston for future recreational and community use in 2021.

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 (32 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 2018/19.
- Implement tree maintenance and replanting programme over the 10 year period.
- Continue to upgrade and extend the public toilet network over the ten year period from 2018/19.
- Continue restoration programmes for dis-used gravel reserves including Cemetery Pit near Southbridge and Reid's Pit near Rolleston.
- Extend Springston Cemetery from 2018 and develop additional burial space at Ellesmere Cemetery in 2020-21.
- Continue to develop and manage McHughs Forest Park in Darfield as a wilderness park from 2018.
- Upgrade the quality of facilities and environments in rural recreation reserves.
- Work in partnership with ECan on the development of the Willows Recreation area.
- Improve buildings and facilities to address performance issues and meet building regulations including seismic strengthening.
- Implement renewal and maintenance programmes for strategic and heritage buildings.

- Provide extra resources to manage community centres and introduce district wide programming and support for increasing numbers of key facilities from 2018/19.
- Ensure acceptable health and safety levels across the network of community pools.. Lifeguarded pools include Selwyn Aquatic Centre, Southbridge, Darfield and Sheffield pools.

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:

- The District population will continue to grow as stated in adopted forecasts and strategies with the focus of growth on the Eastern Selwyn area. .
- 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.
- Development Contributions will remain available to fund reserve infrastructure..
- The structure and role of Council's committees may alter but a similar level of voluntary support will continue. 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 2018-21 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.
- That visitor numbers will increase at a similar rate to population growth and that facilities will be adequate.
- 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.
- That an appropriate level of insurance will be secured by Council.
- 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. 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..
- 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.
- It is assumed that Council will continue its limited involvement in social housing and that the extent of this provision will progressively reduce.

Major projects

Information on key community facility projects planned for the first three years of the programme are set out below:

Selwyn Aquatic Centre Extension

The Council consulted with the community about extensions to the Selwyn Aquatic Centre. Since opening in 2013 the facility has become one of the district's most popular recreation facilities, attracting users of all ages from throughout Selwyn and beyond. Due to the continuing demand for learn to swim classes, aquatic fitness activities, public swimming, and leisure programmes, the centre is unable to accommodate all customer requirements and additional pool space is now planned. Detailed design and construction would begin in 2018/19 with the pool expected to open in 2020.

In consulting on the pool extension there was a strong message from residents to provide a 50 metre pool. Sport Canterbury in its submission advised Council the new confirmed Metro Sports facility will satisfy the regional need for competition at all but the highest international standard and will also provide for training of high performance swimming for the Canterbury region. Additionally, the cost benefit and viability of a 50 metre pool cannot be demonstrated particularly in consideration of regional provision at the planned Metro Sports Centre. The plan is, therefore, to build a new 25 metre pool with additional change facilities and to reconfigure reception and office space. Council is keen to ensure the planned redevelopment will meet the districts needs into the future and will investigate a ten lane 25 metre pool within the budget.

Consultation also included the provision of a dry fitness space and a café. The provision of these additional services will be assessed in terms of feasibility and cost as the plans for the Selwyn Aquatic Centre extension are developed.

The extensions to the Selwyn Aquatic Centre are estimated to cost a total of \$12 million. Operating costs will also increase but will be offset by increases in admission and swim school fees. The cost of the project will be funded by an increase of the swimming pools targeted rate as follows:

	Targeted rate 2017/18	Targeted rate 2018/19
Zone 1	\$124	\$174
Zone 2	\$87	\$122
Zone 3	\$31	\$43

Indoor Sports Facility at Foster Park

Foster Park is developing into a major sports and recreation hub for Selwyn residents. The park now provides more than 20 junior and senior sports fields, modern LED floodlighting, a hockey turf, popular children’s playground, extensive pathways and attractive landscaping.

Recent independent research indicates the need for indoor courts is becoming a priority, as the district’s population grows and sports clubs see their membership numbers expanding rapidly. There was a very high level of public support for this facility indicated in consultation on the 2018-28 Long Term Plan.

The Council has chosen to proceed with this project having considered community feedback, demand factors and the cost impacts of a staged approach.

Therefore Council is planning to develop a multi-purpose indoor courts and sports hub complex to provide good quality facilities for a range of sports groups. The facility includes:

- 4 indoor courts built to competition standards, capable of hosting local and regional competitions.
- 4 covered courts to provide additional capacity for sports such as netball, as well a flexible space for community events, markets, exhibitions.
- Reception, administration and event management areas
- A sports hub building to accommodate changing rooms, toilets, storage, meeting space
- A mezzanine walkway to encourage active viewing

Work on the project would begin in 2018/19 and will include.

- Indoor court facility \$17m
- Sports hub building \$4m

The project will be funded from development contributions (\$5.95 million), with the majority funded by the district-wide community centre and halls rate which will increase by \$70 from 2019/20 to fund the new facility.

New and Upgraded Community Centres

Over the coming 10-year period the Council has planned to replace or refurbish three major community centres, in Hororata, Leeston and Prebbleton.

Community centres are a vital part of local life for Selwyn’s townships and rural communities. They provide a gathering and meeting place, space for recreation activities, facilities for clubs and organisations, and serve as a hub for the local community. Selwyn’s growing population is increasing the demand for new or upgraded facilities, and some older halls are becoming increasingly difficult to maintain to adequate standards. Traditional older-style halls are also less suited to the requirements of today’s communities – with the greatest need being for flexible, multi-use spaces that can be readily adapted for a variety of purposes and users.

Leeston: Leeston currently does not have a purpose built community centre. The rugby club rooms, located on Leeston Park, currently serve as a community facility, but these are not suitable in the long term for one of Selwyn’s major townships. A needs assessment has indicated a significant lack of community space in the area, and there is a high demand for a new facility.

The Council is planning the construction of a new facility in in 2025/26 at a cost of \$6 million. This would be funded through the district-wide rate, increasing it by \$20 per ratepayer from 2026/27.

The Council will start planning work to determine the best site and option for providing a community facility in Leeston.

Prebbleton: The township of Prebbleton has been one of the fast-growing in the district over a number of years, and the existing Prebbleton Hall is now struggling to meet the needs of the local population. There is a need for a larger, more flexible facility that can cater for a variety of uses including community groups, meetings, recreation and leisure programmes. It is planned to develop a new multi-purpose community facility at a location to be confirmed following further community consultation to create a hub for community activity.

A budget of \$6.1 million to build a new facility in 2020/21 for Prebbleton has been included. This would be funded through a mix of development contributions (\$3.3 million) and rates. The impact on the district-wide rate is \$8 per ratepayer.

Hororata: The Hororata Hall dates back to the 1890s and has served the community well, but is no longer meeting local needs. Local group ‘Go Hororata’ has led the initial development of planning for a new facility, and a needs assessment study and community consultation have indicated support for the project. The new facility will be a modern, multi-purpose facility, and is to be located on Hororata Reserve.

A budget of \$4.6 million has been allocated to build a new facility in 2023/24. The project will be funded through a mix of local fundraising (\$2.0 million) development contributions (\$0.6 million), insurance, other funds and targeted rates. The impact on the district wide rate is estimated to be \$5 to \$7 per ratepayer.

Having considered community feedback, needs assessments and funding impacts Council has decided to proceed with these developments.

Rolleston Council offices extension and Parking

The Selwyn District Council offices in Rolleston were opened in 2007, bringing together for the first time staff who had previously been spread over a number of locations, mainly at Leeston and Darfield. Since then Selwyn's population has increased from 36,000 to 60,000 – and the number of Council staff has needed to increase to meet additional service demands, as well as the needs of our growing population and the rapid expansion of facilities and infrastructure. Since 2007 total Council staff numbers have grown from around 150 staff to nearly 500 (254 full time equivalent), across all facilities.

The building was constructed using a 'pod' design and provision was specifically made for the later addition of extra pods as the need arose. In the past two years, staff numbers have reached the point where temporary office accommodation, such as relocatable buildings, has been required. Having considered alternatives and community feedback the Council is planning to add a new pod extension of 385m², to be completed in 2019/20. The project also includes some reconfiguration of the existing complex to provide more welcoming and efficient customer services areas. Provision for additional car parking space is also planned, which will accommodate the additional staff and expand the available public car parking areas.

The project involves:

- Construction of a 385m² extension for a customer centre and additional staff accommodation at an estimated cost of \$2.67 million
- A new car park with 122 spaces at an estimated cost of \$744,000

The Council has allocated a budget of \$2.67 million for the additional office space and reconfiguration, and \$744,000 for additional car parking space. The building extension and car park are planned to start in 2018/19 with completion in 2019/20. The expenditure will be funded through the General Rate..

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

Rolleston Library/Community Facility: The 2015 LTP included a major project to build a new library and community centre for Rolleston which received significant community support. Work is currently underway on the design of this facility which is planned to open in 2019. This project forms part of the planning for the development of Rolleston Town Centre. The existing library is located in the Rolleston Community Centre and, at only 300m², it is

too small for the population it serves. The new library and community space will be designed as a 2,200m² facility, at a cost of \$19.1 million and will meet the needs of the growing population. It would provide more space for reading, research and internet use, as well as exhibition/display/performance areas and spaces for children, youth and older adults. The flexible, multi-purpose facility will become an important community gathering place, and have capacity to host a wide range of events and activities.

Council will contribute existing libraries cash reserves and funds from Izone profits towards funding the library complex, with the balance met from a loan serviced by the Library rate. Coupled with the increased operating costs of this facility the Library rate will incrementally increase to \$190 in 2018/19 and to \$235 by 2024/25.

As a landmark building, the new library and community facility would attract people into Rolleston Town Centre and encourage them to visit nearby shops and relax at the Rolleston Reserve. As part of the new library complex it is planned to provide for complementary commercial activities such as a cinema, café and retail with a total lease area of 1,000m² to be developed. A budget of \$5.4 million has been provided for this development from 2018/19 to 2019/20 which will be funded from a loan serviced by lease income with no impact on rates.

Health Hub: Council consulted on the project to establish a Health Hub to provide improved access to health and social services for the growing population of the Selwyn district. Having considered the level of community support Council is proceeding with this project and is exploring partnerships with health service providers.

As the district's population continues to grow, the need for local access to services is also increasing. The Health Hub provides an opportunity for health providers and other related services to locate in Selwyn to meet the needs of the community as it grows. It also provides a base for not-for-profit organisations that currently have no ability to operate in Selwyn, and will supplement the current shortage of office space in the district.

Key elements of the project are:

- Building a facility on Council-owned land near its headquarters in Rolleston.
- The facility will be independently managed.
- A governance group will oversee the design, build and operation.
- Space within the hub would be leased to a combination of health professionals, not-for-profit groups, social service agencies and commercial office space.
- Construction of a 3,000m² building and associated car park at a cost of \$15 million

This project is a commercial investment by the Council, and will be funded from within existing commercial property budgets. Subject to appropriate leases and tenancies being secured, the hub is expected to provide a commercial return within approximately three years. A budget to commence work on this project is provided in 2018/19 (\$2.25 million) with the balance of the budget provided in 2019/20.

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. The Eastern Selwyn Community Spaces Plan adopted by Council in 2016 identified the need to provide extra community space to meet demand in the Township. The refurbishment of the vacated library space for use by the Rolleston Community Centre is timed for completion in 2020 and is estimated to cost \$482,000.

Community Centres Seismic Strengthening: Council has invested in seismic strengthening of a number of facilities that were found to be earthquake prone. As engineering assessments are reviewed it is likely that some further expenditure will be required to ensure facilities are strengthened to the required level. A contingent budget of \$500,000 to cover this work has been allowed for in 2018-19.

Community Centres Operation: With the opening of a number of new community centres that have recently been built or are under construction there is the opportunity to review the operational approach to ensure they provide the programmes and service that customers desire and that the spaces are managed safely, efficiently and effectively. This includes the provision of staff to manage the centres and arrange programme delivery. This will be gradually introduced as the new centres open and is estimated to cost up to \$191,000 per year.

Public Toilets: Council plans to continue to implement the programme to replace and upgrade the public toilet network over the 10 year period to meet user expectations including upgrading the Lincoln (Liffey) toilets in 2020 (\$300,000), building new toilets in Prebbleton in 2020 (\$133,000), installing additional toilets at Dunsandel in 2021 (\$171,000), renewing the facility at Lake Coleridge Village in 2022 (\$240,000), upgrading the Darfield (central) toilets in 2023 (\$36,500), building a new facility in Springston in 2024 (\$116,000) and renewing the Leeston RSA toilets in 2025 (\$320,000). Council also intends to ensure future demand on waste water capacity can be addressed by providing a total of \$200,000 for this work from 2018. A further budget is provided for installing more effluent dump stations in the district from 2018 (\$125,000). The public toilet programme will be funded from general rates and revenues. An application to the Tourism Infrastructure Fund has been made for some of these projects that, if successful, may see timing brought forward.

Rolleston Reserve Development: As part of implementing the Rolleston Town Centre Master Plan the balance of Rolleston Reserve will be redeveloped 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 from 2018-20 at a total estimated cost of \$4.7 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.

Lincoln Sports Park Extension - Further land is required at Lincoln to cater for demand from predicted growth. A provision deficit has been identified and it is planned to develop

additional land from 2018-24 (subject to the land being acquired). A total of \$3.44 million is estimated for this project with the majority being funded from reserve development contributions.

New Sports Park for Prebbleton: Land has been purchased in Prebbleton to enable the staged development of a new sports park to meet demand in the Springs Ward. The land is a short drive from Lincoln to help meet demand for space in this locality. The site will be progressively developed over the 10 year planning period as required. A total of \$8.98 million is set aside for this work and it will be primarily funded from reserve development contributions.

Foster Recreation Park: Council intends to complete development of this major hub park so that it can be used for sports competition and training, community events, and walking and cycling. The budget will fund the sports facilities, car parks, landscaping and a youth park. The cost of this project is \$4.56 million and it would be staged between 2018 and 2027. The majority of costs for the project would be funded by the Council from reserve development contributions to recognise the growth needs with the balance funded from rates.

District Park (Rolleston) Development: Council purchased the land for a large scale park (100 hectares) to provide future space to accommodate a range of sports, recreation and community activities. This site, on the eastern edge of Rolleston, has strategic advantages in being centrally located and close to major transport links. This park will 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. Potential uses include: major events, community gardens, a farm park, equestrian activities, mountain biking, ecological areas, and a future hub for major sports/recreation activities. Demand forecasts indicate that, from around 2021 Council will need to start developing the park especially for sports use but also other community uses. The total cost of the development programme is \$15.8 million which will largely be funded from reserve development contributions.

Recreation Reserves Extensions: It is planned to develop extensions for a number of recreation reserves in the district. This is required to meet demands for sport and recreation space as townships grow over the next 10 years. Projects include: West Melton Domain development from 2018-27 (\$470,000), Kirwee Reserve development from 2019 (\$200,000), Leeston Park development from 2019-21 (\$294,000) and Southbridge park development from 2020-27 (\$500,000). As these projects are mainly required to meet demand from growth they are primarily funded from reserve development contributions.

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 new library that will be a busy focal point for the town. It is planned to be built in 2019-21. The estimated cost of this project is \$2.48 million and it is to be funded from reserve development contributions (40%), land sales (45%) and the balance from a loan.

Reid's Pit Development: Reid's Pit on Selwyn Road has been identified as an ideal site to create off-road cycle tracks, walking tracks and passive areas. The Open Spaces Strategy adopted by Council in 2015 identified the need for additional areas to cater for these type of recreation. A concept plan has been prepared and work is planned to be undertaken from 2018 to 2021. Earthworks on the site would be carried out at no cost to Council as part of clean-filling the site. The estimated cost of the project is \$408,000 and it would be primarily funded from reserve development contributions.

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 \$150,000 is provided from 2018/19. 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.

Cemeteries Development: Council is developing an extension to Springston Cemetery with planning underway and works commencing in 2018/19 (\$102,000). The first stage of the extension (1 ha) will be developed to meet burial requirements as space in the existing area is used up. This cemetery is planned to service the wider district community including Rolleston. It is also planned to develop more burial space at Ellesmere Public Cemetery and a budget of \$80,500 has been provided for this work in 2020/21. Some development work is planned at Shands Road Cemetery from 2020-23 that includes extending and improving the road ways (\$125,000).

Swimming Pool Improvements and Renewal Work: 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. The work includes renewing and upgrading the plant and equipment at both Darfield Pool (\$342,500) and Southbridge Pool (\$90,000) from 2018. The planned work at Darfield will extend the life of this facility to enable planning and investigation of future aquatic needs for this community. A renewal programme has also been developed for the Selwyn Aquatic Centre where it is planned to spend \$1.04 million over the 10 year period with the majority of costs expected in the later years of the planning period. These works are funded by the swimming pools rate.

Township Reserves and Streetscapes Maintenance and Renewal Programmes:

Assessments have been carried out to determine the required maintenance and renewal programmes to ensure the assets are maintained in a safe and serviceable condition. Specific programmes include: playground renewals from 2018-27 (\$870,000 total), playground safety surface replacement from 2018-27 (\$917,000 total), other assets renewal (park furniture, courts and paths) from 2018-27 (\$936,000 total) and street and park tree maintenance from 2018-27 (\$2.12 million total). These programmes are funded from the general rate.

Township Reserves Development: Council is expecting to receive over 30 hectares of new neighbourhood reserves and playgrounds over the next 10 years as a result of residential subdivision activity. The reserves are required to provide open space and facilities for the new residents and to create attractive living environments. Some of these reserves will need to be developed by Council to the standards expected by the residents. A total of \$4.38 million has been allocated for this development work from 2018-27 which will mainly be funded from reserve development contributions.

Building Renewals and Maintenance Programmes: The Council has a number of strategic buildings that are needed to deliver services to communities. This includes the Selwyn District headquarters and the libraries and service centres at Darfield, Leeston and Rolleston. It is important to maintain the condition of these buildings to a functional standard and to ensure their longevity. Council plans to carry out renewal and maintenance programmes on the buildings over the 10 year period. This includes building renewals totalling \$751,000 and replacement of the roof at the Leeston Library/Service Centre which has had on-going performance problems at a cost of \$296,000 in 2020. It is also planned to spend a total of \$181,000 on maintaining the small heritage buildings owned or managed by Council. This work is funded from the general rate and the libraries rate as appropriate.

Hororata Reserve Irrigation: Hororata Reserve has a large area of nearly 60 hectares that was previously an airstrip and is now used for grazing. There is an opportunity to maximise returns for this land by installing irrigation via the Central Plains Water Scheme. Council is planning to provide for irrigation of this block at a cost \$400,000 in 2018/19. This will be funded by a loan with projected lease revenue covering loan servicing costs.

Service targets for community facilities

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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.	84%	≥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	4.1 ha	>3 ha	>3 ha	>3 ha	>3 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.	87%	≥80%	≥80%	≥80%	≥80%
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	80%	≥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.	81%	≥80%	≥80%	≥80%	≥80%

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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.	72%	≥70%	≥70%	≥70%	≥70%
				The % satisfaction from annual user surveys for: a) Lincoln Event Centre (LEC) b) Rolleston Community Centre (RCC) c) West Melton Community Centre (WMCC) d) Indoor Sports Facility (2021/22 on)	New measure	a) ≥90% b) ≥90% c) ≥90%	a) ≥90% b) ≥90% c) ≥90%	a) ≥90% b) ≥90% c) ≥90%	a) ≥90% b) ≥90% c) ≥90% d) ≥90%
	Community Centres and Halls continue to be valued venues for local community activities and events.	Community Centres and Halls continue to be valued venues for local community activities and events.	Community Centres and Halls continue to be valued venues for local community activities and events.	Number visits per annum at LEC, RCC and WMCC (combined)	New measure	≥150,000	≥150,000	≥150,000	>150,000

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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	The standard of pool facilities reflects the grade of pool & user expectations for that grade	The standard of pool facilities reflects the grade of pool & user expectations for that grade	The standard of pool facilities reflects the grade of pool & user expectations for that grade	The % satisfaction with SAC from User Survey	New measure	90%	90%	90%	90%
				Selwyn Aquatic Centre achieves 100% compliance with New Zealand Recreation Association Pool safe accreditation.	New measure	100%	100%	100%	100%
	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	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	5.54	≥4.5	≥4.5	≥4.5	≥4.5
				Number visits per annum at the Selwyn Aquatic Centre	New measure	≥300,000	≥300,000	≥300,000	≥345,000
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.	59%	≥50%	≥50%	≥55%	≥60%
	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 “facility compliance failures” per annum identified by independent audit	Not measured	≤6	≤6	≤6	≤6

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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.	61%	≥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	10	≤10	≤10	≤10	≤5

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
Libraries									
An educated community – Libraries provide for lifelong learning and education	A broad collection of books, digital resources, sources of information and similar resources are promoted and accessible to Selwyn residents for reference or borrowing. Programmes are delivered from libraries and / or by library staff that focus on literacy (including digital), lifelong learning and local history	New development Rolleston Library and Community Centre as well as library service and programme delivery from 3 branch libraries; Darfield, Leeston and Lincoln. Outreach services to target populations. Broadened suite of programmes that are delivered from libraries and / or by library staff that focus on literacy (including digital), lifelong learning and local history.	New development Rolleston Library and Community Centre as well as library service and programme delivery from 3 branch libraries; Darfield, Leeston and Lincoln. Outreach services to target populations. Broadened suite of programmes are delivered from libraries and / or by library staff that focus on literacy (including digital), lifelong learning and local history.	The proportion of users rating the performance of libraries in the Resident Survey as good or very good.	New measure	≥90%	≥90%	≥90%	≥90%
				The proportion of residents rating the performance of libraries in the Resident Survey as good or very good.	85%	≥90%	≥90%	≥90%	≥90%
				The average number of visits per annum to Selwyn public libraries exceeds the national average per capita; population divided by visitors per month	New measure	≥8.38	≥8.38	≥8.38	≥8.38
				The number of “digital” sessions (either logged in to library website, using a library computer or using WiFi and own device) per annum	New measure	≥50,000	≥50,000	≥50,000	≥50,000
				The number of events/sessions per annum, delivered in Libraries and / or by Library staff.	New measure	≥1,500	≥1,500	≥1,500	≥1,500

Community facilities funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	8,322	14,117	12,598	10,800	11,168	11,719	11,504	12,420	12,984	13,042	13,483
Targeted rates	8,805	10,369	13,108	14,012	14,924	15,561	16,189	16,842	17,407	18,345	18,972
Subsidies and grants for operating purposes	438	37	8	13	9	14	9	14	10	16	10
Fees and charges	3,782	4,035	5,117	6,816	7,109	7,299	7,529	7,811	8,012	8,150	8,399
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	145	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	21,492	28,558	30,831	31,641	33,210	34,593	35,231	37,087	38,413	39,553	40,864
Application of operating funding											
Payments to staff and suppliers	14,627	16,074	16,435	17,058	17,762	18,790	19,463	20,579	20,715	21,394	22,542
Finance costs	1,311	1,530	3,343	4,173	4,157	4,105	4,070	4,026	4,020	4,060	4,032
Internal charges applied	3,840	4,322	4,410	4,625	4,819	4,907	5,048	5,217	5,372	5,530	5,713
Other operating funding applications	160	174	185	197	210	220	229	239	250	261	273
Total application of operating funding (B)	19,938	22,100	24,373	26,053	26,948	28,022	28,810	30,061	30,357	31,245	32,560
Surplus / (deficit) of operating funding (A-B)	1,554	6,458	6,458	5,588	6,262	6,571	6,421	7,026	8,056	8,308	8,304
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	2,296	4	4	4	4
Development and financial contributions	2,304	6,097	5,874	6,808	6,593	8,007	1,674	2,886	4,854	4,489	4,466
Increase / (decrease) in debt	24,720	39,907	32,634	530	(1,137)	(973)	(495)	(1,342)	1,102	509	(1,650)
Gross sales proceeds from sale of assets	1,929	1,680	2,260	3,120	563	120	323	-	-	-	-
Total sources of capital funding (C)	28,953	47,684	40,768	10,458	6,019	7,154	3,798	1,548	5,960	5,002	2,820
Applications of capital funding											
Capital - growth	23,029	39,972	47,427	5,255	8,763	6,314	3,493	3,780	2,006	7,050	3,732
Capital - level of service	17,968	14,762	9,717	11,655	1,403	1,131	5,623	1,068	3,462	4,407	998
Capital - renewals	2,914	2,034	1,856	1,109	1,009	1,335	902	1,476	1,685	1,837	1,644
Increase / (decrease) in reserves	(13,902)	(4,869)	1,569	(5,184)	(903)	2,879	(1,702)	87	3,394	(764)	2,063
Increase / (decrease) of investments	498	2,243	(13,343)	3,211	2,009	2,066	1,903	2,163	3,469	780	2,687
Total applications of capital funding (D)	30,507	54,142	47,226	16,046	12,281	13,725	10,219	8,574	14,016	13,310	11,124
Surplus / (deficit) of capital funding (C-D)	(1,554)	(6,458)	(6,458)	(5,588)	(6,262)	(6,571)	(6,421)	(7,026)	(8,056)	(8,308)	(8,304)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Community services

Overview

The role of community services is to deliver, facilitate, coordinate and/ or promote a wide variety of community activities events and programmes which make Selwyn district a great place in which to live, work and play. The objective is to improve wellbeing and contributing to building Selwyn residents' sense of belonging and community pride. These activities, events and programmes focus on what people have told us is important to them and valued by them, including:

- Strong sense of community
- Friendly and safe communities
- Family-oriented activities and facilities
- Opportunities to become involved in local communities as a volunteer or community group member
- Opportunities for literacy (including digital), exploring digital technology and lifelong learning
- Opportunities to participate in the arts and culture
- Opportunities for learning more about local history
- Local economic prosperity
- Healthy and active lives.
- Leisure and social events.

Council's vision for community services is "outstanding customer and community experiences".

We deliver this vision through facilitating opportunities and providing customer-centric services and programmes, as well as building the capability of the community to deliver their own activities to achieve health and wellbeing of individuals, their whanau and their communities. We do this by:

- Building the capacity of local communities and volunteers.
- Encouraging activities and approaches that build community spirit, a sense of neighbourliness, belonging and connectedness, including initiatives to welcome new residents to Selwyn District.
- Providing a range of opportunities for people to get involved in being a volunteer and joining community groups and clubs.
- Ensuring a range of leisure, sport and recreation programmes and events are delivered that meet the needs and interests of residents of all ages and life stages.
- Promoting arts and culture and facilitating opportunities for involvement.
- Delivering excellent library customer services and programmes.

- Delivering accurate, timely, accessible and relevant information about Council services and community programmes.
- Supporting local businesses and encouraging visitors.
- Undertaking community research and social policy.
- Advocating to, a range of central government and community agencies to secure the best possible health, education and wellbeing services and programmes for our residents.

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

- Ongoing population growth in the district and increasing urbanisation of townships with Rolleston the largest township
- Changing demographics in local townships
- Increasing numbers of the population who are relatively new to the district
- A predominance of families with young children and youth (close to 25% of the population is under 15 years)
- A small but ageing population (10% of population is over 65 years)
- An increasing portion of the community are newcomers with increasingly diverse needs and expectations
- Increasing diversity within the community and across the district
- Increasing public expectations for high quality and accessible social, cultural, arts, recreation and community services and activities
- Increasing demand for volunteers
- Increasing awareness and understanding of the benefits of volunteering
- Increasing compliance demands (including legislative) on volunteer-based community groups
- Provision of services by other agencies, and central government initiatives, including funding and provision, regulation and policy
- Expected increase in the number of Council owned and operated community facilities
- Growing expectation and demand for Council ensuring Council community facilities are accessible and deliver high quality and consistent services and programmes to ensure equity of access
- Changes in demand and preferences for sport, 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, we plan to:

- Undertake regular research to better understand changing demographics and community needs / aspirations
- Routinely gather feedback from service users and programme participants
- Trial and evaluate different service models to best meet residents / customer needs
- Design and deliver a contemporary, relevant and accessible service delivery model for library and community centre operations in Rolleston
- Review, further design and expand aquatics programmes and service delivery offerings from SAC
- Ensure safe summer aquatics programme delivery across the district
- Deliver and facilitate programmes and activities from Council operated facilities that meet local community demands and interests
- Provide customised as well as generic capability building opportunities for community groups, clubs and community committees
- Build the positive reputation of the bi-annual Selwyn Awards; recognising success in our community
- Continue to foster a broad range of arts and cultural , recreation and leisure events and activities for all ages and stages of life around the district
- Work with community centre and hall voluntary committees to increase utilisation of hall facilities
- Take a district-wide approach to event / programme delivery that leverages off what is happening in larger townships to provide appropriate levels of access to smaller townships
- Provide centralised point of contact for customer enquiries related to any Council owned community centre / hall
- Engage more with local young people in the design and development of services
- Promote and support volunteers and volunteering by identifying opportunities and ensuring volunteers are well supported and their value is recognised.
- Advocate for education, health and social service delivery and partnerships in the district
- Continue to promote Selwyn to visitors

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 delivery of community and economic development, libraries, and aquatics and some community centre operations is to meet the current and future needs and expectations of communities for good quality local public services and experiences. This work is intended to contribute to building a strong sense of community, community wellbeing and to grow the economic prosperity of the district, so that people live, work and play here long-term and visitors come for the experiences offered.

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 groups and clubs in which people work together and develop a sense of common purpose; and facilitating community social, recreational, arts and cultural activities and events. Community centres and 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 providers, 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 visitor 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 key goals are:

Goal One: To increase participation in physical activity across all ages, but with a particular focus on stay-at-home parents and young people 12-18 years.

Goal Two: To increase participation, engagement and enjoyment for all, through outstanding events, programmes and lifelong learning opportunities.

Goal Three: To celebrate and promote Selwyn's uniqueness, with a particular focus on Iwi, new arrivals and community arts, culture and heritage.

Goal Four: To build community capacity, collaboration, awareness and understanding, with a particular focus on volunteer-based community groups, community committees and clubs.

Goal Five: To create and promote opportunities for volunteerism across a wide range of ages.

Goal Six: To provide accurate, timely, accessible and relevant information about Council services and community programmes.

Goal Seven: To contribute to growing the economy of Selwyn, supporting local businesses and encouraging visitors.

Goal Eight: To encourage initiatives, activities and approaches that build community spirit, a sense of neighbourliness, belonging and connectedness.

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 with local community groups, committees and clubs to promote community participation and empowerment by providing information, advice and support;
- Delivering services directly where it makes sense to do so;
- Partnering with central government, community groups and/ or community funders to deliver services, programmes and initiatives;
- Encouraging funders and service providers to deliver services and fund services within the district;
- Fostering volunteer participation where opportunities present;
- Encouraging and facilitating community groups, clubs and 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;
- Considered customer and public feedback;
- Considered national and international trends;
- 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 national service standards.

The main focus into the future will be on exploring service models that expand present levels of service to meet demands and address identified gaps and changing expectations, with a particular focus on building community groups and clubs capacity and promoting community grants to increasingly empower community groups and clubs to deliver.

Priority areas of focus for managing demand, addressing gaps as well as responding to changing expectations include:

- Service delivery enhancements in the new Rolleston Library and Community Centre and across the library network ;
- Increasing the aquatics programme offering in the redeveloped Selwyn Aquatic Centre
- Managing the operations of additional numbers of Council operated community centres, efficiently and effectively;
- Building community capacity and encouraging volunteers

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 continue to grow although not necessarily at the pace it has in recent times;
- The need and demand for services, programmes and facilities will increase with population growth, increasing diversity, 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 and culture 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;
- There will be no significant additional investment in health, literacy and learning by external parties to Council outside of central government;
- There will be no significant additional investment in wellbeing and lifelong learning by external parties to Council

Major projects

Over the next ten years we plan to:

- Evaluate the “Extended Library Hours Trial” and ensure that we have the mix right in terms of hours of opening and the service and programmes we deliver;
- Plan and deliver a library service delivery model within the new Rolleston Library and Community Centre that is world class, reflects Selwyn and is consistent across other public libraries across our district;
- Plan and deliver a refreshed aquatics programme offering in the redeveloped Selwyn Aquatic Centre, that meets current and future demands;

- Ensure an increased level of consistency and accessibility across all Council operated community centres while still reflecting the demands and interests of the local communities they serve.
- Assist newcomers and migrants to feel *welcome* and to settle well into their new neighbourhoods and communities across Selwyn;
- Actively encourage the delivery of a range of programmes for families with children and young people;
- Expand arts, culture and local history activities.
- Continue to develop visitor 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.	Community centres and Libraries/service centres act as community hubs within communities and contribute to township and district identity. Programmes are delivered across the district taking in to account individual community demands and interests.
A healthy community. Selwyn people have access to appropriate health, social and community services.	Sport, recreation and leisure programmes are delivered through Council owned community centres and pools. Community, social and health services information is delivered through SAC, Community centres and libraries/service centres Activities and initiatives build stronger and more resilient local communities; through mediums that include lifelong learning, sport and recreation as well as arts and culture Service / programme coordination and collaboration and interagency forums and projects are actively promote and facilitated Education, health and social service delivery is advocated for, for the district
A safe place in which to live, work and play.	Initiatives that build neighbourliness and a sense of identity and belonging are delivered Activities that positively engage newcomers, families with children as well as young people of the district are delivered Council promotes Neighbourhood Support groups and community safety and support
An educated community.	Opportunities for literacy (including digital literacy) and lifelong learning as well as awareness and access to local history are provided across the district Collaborations and partnerships with pre-schools, schools and tertiary institutions happen to provide opportunities for literacy, lifelong learning and fun Council's approach supports businesses in the district.

A prosperous community.	Economic development activities promote local businesses.
	The district is promoted as a destination and lifestyle destination, drawing visitors as well as new residents and workers to Selwyn. Events and initiatives that draw visitors to the district take place
An ability to experience cultural activities.	Information, learning, leisure, arts and cultural opportunities are delivered
	The historical and cultural identity of the district is promoted
	Cultural and arts activities, events and facilities allow residents to experience, and engage with, the arts and culture.

Service targets for community services

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
Continue to provide community development services and advice to Selwyn residents	Build capacity, foster coordination & co-operation with a broad range of community groups, committees & clubs	Increase participation in active leisure, physical recreation and sport	Increased emphasis on building community capacity, providing contestable community grants and the provision of district wide community service programming.	Residents sense of community with their local neighbourhood.	74%	≥75%	≥75%	≥75%	≥75%
A healthy community - Residents have opportunities to enjoy healthy, active lifestyles and have access to appropriate health, social and community opportunities and services	Provide information & advice	Increase participation in community events, programmes and lifelong learning opportunities		% of Selwyn residents who consider Selwyn a great place to live	New measure	≥90%	≥90%	≥90%	≥90%
A safe place to live, work and play – We know our neighbours	Administer community grants	Celebrate and promote Selwyn's identity, cultures and diversity	Broad range of events will continue to be delivered	% of Selwyn residents a member of a community group (sports club, community or voluntary group, hobby or interest group)	60%	≥85%	≥85%	≥85%	≥85%
	Encourage participation, social connectedness & wellbeing within neighbourhoods & communities.								
A prosperous community – Selwyn has a strong economy which fits within and complements the environmental, social and cultural environment of the district	Research, policy advice and information	Promote volunteerism		% of Selwyn residents who are volunteers.	54%	≥50%	≥50%	≥50%	≥50%
	Facilitate / deliver a range of community events	Provide timely and accurate information about Council and community services and programmes		Business excellence in Selwyn district celebrated through a bi-annual event	New measure	1 event	-	1 event	1 event bi-annually.
	Facilitates the delivery of an Economic Development Strategy & Plan	Facilitate initiatives, activities and approaches that build community spirit, and a sense of neighbourliness and belonging		Sensational Selwyn Website usage	New measure	≥10% p.a.	≥10% p.a.	≥10% p.a.	≥10% p.a.
	Promotes the district through expos, marketing and promotional collateral								
	Delivers a Bi annual Awards Evening celebrating business excellence in the district								

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
A community which values its culture and heritage – cultural activities and events allow residents to experience the arts and culture		Facilitate, coordinate and collaborate Contribute to growing the economy of Selwyn with a particular focus on delivering good practice Council services , promoting the district, encouraging events that attract visitors and celebrating business success		Community Capacity Building initiatives are delivered to more than 500 representatives of community clubs, groups / committees per annum.	New measure	≥500 participants	≥500 participants	≥500 participants	≥500 participants
				Community events are delivered / facilitated per annum (targeting youth, families with children , and older people) with more than 10,000 attendees	New measure	≥100 events	≥100 events	≥100 events	≥100 events
				Initiatives targeted at newcomers take place annually	New measure	≥12 initiatives	≥12 initiatives	≥12 initiatives	≥12 initiatives
				arts, culture and heritage initiatives take place annually	New measure	≥12 initiatives	≥12 initiatives	≥12 initiatives	≥12 initiatives
				Initiatives that foster neighbourliness take place annually	New measure	≥12 initiatives	≥12 initiatives	≥12 initiatives	≥12 initiatives
				Visitor promotion initiatives take place annually	New measure	≥12 initiatives	≥12 initiatives	≥12 initiatives	≥12 initiatives
				Visitor promotion campaigns per annum	New measure	≥1 initiative	≥1 initiative	≥1 initiative	≥1 initiative

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
				Youth consultation activities take place annually.	New measure	≥6 initiatives	≥6 initiatives	≥6 initiatives	≥6 initiatives
				Community Capacity Building participants are satisfied / very satisfied with programmes / services delivered (participant surveys)	New measure	≥90%	≥90%	≥90%	≥90%
				Arts, Culture and Heritage programme / event participants are satisfied / very satisfied with programme / event delivered (participant surveys)	New measure	≥90%	≥90%	≥90%	≥90%
				Participants in 25 community events are satisfied / very satisfied with event delivered (participant surveys)	New measure	≥90%	≥90%	≥90%	≥90%
				Community Grants Funding will enable community based initiatives per annum.	New measure	≥25 community initiatives	≥35 community initiatives	≥40 community initiatives	≥50 community initiatives

Community services funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	2,337	2,822	2,926	2,967	3,086	3,141	3,271	3,333	3,472	3,548	3,706
Targeted rates	-	-	-	-	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	100	57	59	60	61	63	64	66	67	69	71
Fees and charges	22	-	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	5	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	2,464	2,879	2,985	3,027	3,147	3,204	3,335	3,399	3,539	3,617	3,777
Application of operating funding											
Payments to staff and suppliers	2,033	2,501	2,509	2,554	2,662	2,709	2,825	2,877	3,002	3,062	3,199
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	321	349	352	364	371	375	386	400	412	425	441
Other operating funding applications	57	57	59	60	61	63	64	66	67	69	71
Total application of operating funding (B)	2,411	2,907	2,920	2,978	3,094	3,147	3,275	3,343	3,481	3,556	3,711
Surplus / (deficit) of operating funding (A-B)	53	(28)	65	49	53	57	60	56	58	61	66
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 - grow th	20	20	20	21	21	22	22	23	23	24	25
Capital - level of service	-	45	46	26	27	27	28	29	29	30	31
Capital - renew als	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	35	3	4	(3)	(3)	(2)	(3)	(3)	70	2	2
Increase / (decrease) of investments	(2)	(96)	(5)	5	8	10	13	7	(64)	5	8
Total applications of capital funding (D)	53	(28)	65	49	53	57	60	56	58	61	66
Surplus / (deficit) of capital funding (C-D)	(53)	28	(65)	(49)	(53)	(57)	(60)	(56)	(58)	(61)	(66)
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 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 a Community Board in the Malvern Ward. One role of Community Board 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 Board, in the relevant area, 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 with Management or Governance Committees.

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

There are no major projects planned for this activity.

Service targets for democracy

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
Prepare key accountability documents in accordance with good practice that allow for easy input from ratepayers and meet statutory requirements.	The annual report, annual plan and Long Term Plan meet good practice standards.			The annual report is prepared within statutory timeframes and with an unmodified audit opinion.	The 2017 annual report was adopted within the statutory deadline with an unmodified audit opinion.	The 2018/19 annual report is prepared within statutory timeframes and with an unmodified audit opinion.	The 2019/20 annual report is prepared within statutory timeframes and with an unmodified audit opinion.	The 2020/21 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 2017/18 annual plan was adopted within the statutory deadline with an unmodified audit opinion.	The 2019/20 annual plan is prepared within statutory timeframes.	The 2020/21 annual plan is prepared within statutory timeframes.	The 2021/31 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.	≥65%	≥65%	≥65%	≥65%	≥65%

Democracy funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	3,765	4,320	4,249	4,532	4,460	4,743	4,784	4,944	5,040	5,352	5,302
Targeted rates	791	824	858	893	928	963	987	1,012	1,037	1,063	1,088
Subsidies and grants for operating purposes	-	50	-	52	-	55	-	57	-	60	-
Fees and charges	-	4	106	4	4	114	4	5	122	5	5
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	4,556	5,198	5,213	5,481	5,392	5,875	5,775	6,018	6,199	6,480	6,395
Application of operating funding											
Payments to staff and suppliers	1,937	2,084	2,601	2,625	2,593	2,482	2,225	2,452	2,589	2,613	2,586
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	2,704	2,867	2,823	3,063	3,003	3,118	3,287	3,311	3,364	3,638	3,591
Other operating funding applications	137	139	144	155	160	166	171	178	184	191	199
Total application of operating funding (B)	4,778	5,090	5,568	5,843	5,756	5,766	5,683	5,941	6,137	6,442	6,376
Surplus / (deficit) of operating funding (A-B)	(222)	108	(355)	(362)	(364)	109	92	77	62	38	19
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 - grow th	-	-	-	-	-	-	-	-	-	-	-
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renew als	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	-	(1)	-	-	-	-	-	-	-	-	-
Increase / (decrease) of investments	(222)	109	(355)	(362)	(364)	109	92	77	62	38	19
Total applications of capital funding (D)	(222)	108	(355)	(362)	(364)	109	92	77	62	38	19
Surplus / (deficit) of capital funding (C-D)	222	(108)	355	362	364	(109)	(92)	(77)	(62)	(38)	(19)
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.

Strategy and Policy

The Strategy & Policy activity includes work on the development, adoption, on-going changes to, and monitoring of the District Plan. The form and nature of the District Plan is governed by the Resource Management Act 1991 (RMA). That legislation contains extensive checks and balances to protect all parties to the process. Development of the Plan requires considerable time and resources to achieve a defensible result. The existing Selwyn District Plan became fully operative on 3 May 2016.

A full and comprehensive review of the District Plan (Selwyn District Plan review) is now underway and is the most significant piece of work for the Strategy & Policy activity over the next 3 years. The Council is required to monitor the effectiveness and efficiency of its District Plan and this activity area prepares and promulgates plan changes where necessary.

The Council also 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.

The Selwyn 2031 District Development Strategy (Selwyn 2031) is a key strategic document which helps guide growth and development in Selwyn. It provides an overarching strategic framework for achieving sustainable growth across the whole district to 2031. The Strategy emphasises the importance of adopting and implementing a strategic approach to managing urban growth as a means of strengthening the district's self-sufficiency and to ensure that it continues to be a great place to live, work and play.

The Greater Christchurch Urban Development Strategy (UDS) was developed in 2007 with a subsequent update in 2016. The document is a strategic approach to managing growth in the greater Christchurch area and underpins growth management in the north eastern part of the Selwyn District, including the settlements of Lincoln, Prebbleton, Rolleston and West Melton.

This strategic approach is implemented through working with developers and the community to develop strategic plans including structure plans, area plans, urban design guides, outline development plans, the District Plan, the Long Term Plan, Asset Management Plans and

community engagement programs. The collaborative partnership to deliver the UDS has now been re-named the Greater Christchurch Partnership.

A review of the urban settlement pattern for greater Christchurch is currently underway as an initial step in a more comprehensive review of the UDS. This work entails delivery of the requirements of the National Policy Statement on Urban Development Capacity as Selwyn is considered a high growth Council. This work will also inform a future review of the Canterbury Regional Policy Statement and will also inform the Selwyn District Plan review.

Following the Canterbury earthquakes, the Council has also been implementing the Land Use Recovery Plan (LURP) which provides for residential and business activities within greater Christchurch and provides clear direction for residents businesses, and councils of greater Christchurch about where development should occur and what form it should take to support recovery. Accordingly the (LURP) and its associated actions have been a key driver for the strategic planning team and continue to have relevance through the Selwyn District Plan Review.

A key Action of Selwyn 2031 was the development of the Ellesmere and Malvern Area Plans (Area Plans) which were adopted in September 2016. The Area Plans outline the strategic approach to managing growth and development in the Ellesmere and Malvern wards in a similar way the UDS does for the Greater Christchurch area.

Resource Consents

The Resource Consents activity administers the Selwyn 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. The Resource Consents activity manages the statutory processes involved in a way that is fair, lawful, timely, and efficient and provides a sound planning framework which promotes the sustainable management of the district's natural and physical resources, and which meets the expected environmental outcomes identified in policy statements and plans.

The Council is required by the Resource Management Act 1991 and the Selwyn District Plan to process resource consent applications associated with the development and use of land, including the subdivision of land. 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. An increasing amount of this activity is taken up by providing information to applicants and facilitating their access to, and through, these statutory documents and processes.

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 2017.

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 an end to end web based building consent system.

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. Some Environmental Health issues are investigated in conjunction with Compliance requirements under the RMA 1991 and District Plan rules.

Monitoring, Compliance and Enforcement

Monitoring, Compliance and Enforcement are intrinsically linked and are the fundamental elements required to keep our environment healthy for today and for future generations. Monitoring is an important part of the resources consent journey and conditions placed on resource consents are monitored for compliance.

Compliance is important for both resource consents holders and people conducting activities that are permitted under the District Plans rules as this gives us all certainty that the environment is taken care of for all living in Selwyn.

When compliance is not met, a variety of enforcement tools can be utilised under the Resource Management Act 1991 to restore the required compliance. These enforcement tools are used when all other solutions have been exhausted. In some circumstances when the health of the environment and/or people are compromised Council also has the ability to utilise the Health Act 1956 to remedy, mitigate or stop activities.

With the growth of the Selwyn District as well as being located close to Christchurch City and on relatively inexpensive land, there is potential for increased non-rural activities being established without resource consents. Due to the continued and extensive development across the district there is pressure and an increased expectation that Council will investigate issues that impinge on the health and wellbeing of its ratepayers (citizens). By utilising provisions under the RMA 1991, the District Plan and the Health Act 1956, Council will work to remedy non-complying activities to create a safe environment where people can live work and play.

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.

This function is responsible for removing wandering stock from roads which could cause a driving hazard.

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

A full and comprehensive review of the District Plan (Selwyn District Plan review) is now underway and is the most significant piece of work for the Strategy & Policy activity included in the 10 year plan.

Service targets for environmental services

Objective	Current service	Planned service 2018-21	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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 Council plan changes to enhance the District Plan is prepared and approved by the Council each year as and when required.		The District Plan is up to date and in line with legislative requirements, including a reviewing provisions every 10 years.	100%	100%	100%	100%	100%
			Plan Changes are completed and made operative within 2 years of notification. NCS database updated and closed out.	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. NCS database updated and closed out.	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	Achieved	Achieved	Achieved	Achieved	Achieved

Objective	Current service	Planned service 2018-21	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
Resource consents and compliance								
That activities within the Selwyn District are undertaken in line with community expectations as expressed through the District Plan making timely and quality decisions on Resource Consents	Resource Consents are processed in accordance with statutory requirements		Proportion of Resource consents issued within Statutory Requirements	98%	100%	100%	100%	100%
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 requirements		Preparation of Environment Court Appeals Settled or found in Council's Favour	100%	70%	70%	70%	70%
			Proportion of Resource Consent Applicants very satisfied or satisfied	93%	85%	85%	85%	85%
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.	89%	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.	99.71%	95%	95%	95%	95%
	Building consent applicants are satisfied or very satisfied.		Proportion of Building Consent Applicants satisfied or very satisfied.	80%	90%	90%	90%	90%

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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%	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%	100%	100%	100%	100%	100%
	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.	100%	100%	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 suspected 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%	100%
			Complaints only in writing with be actioned within 3 working days (subject to human risk level).	100%	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%	100%

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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 only in writing will be actioned within 3 working days (Subject to human risk level).	100%	100%	100%	100%	100%	
			Complaints received only 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 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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 Licenses issued within 15 working days of receipt of reports filed by the Police and the Medical Officer of Health.		90%	100%	100%	100%	100%
			Proportion of all other uncontested licenses issued within 20 working days of the closing day of submissions.		90%	100%	100%	100%	100%
Monitoring, compliance and enforcement									
That activities granted a resource Consent are monitored to maintain compliance	Monitoring of each consent conducted in a timely manner to maintain Compliance		Monthly reports for monitoring of Resource Consents Conditions is completed within 1 calendar month of issue.		Not measured – new performance activity	85%	85%	85%	85%
Complaint received regarding District Plan Breaches:	Receive complaints and prioritise and respond accordingly		All complaints are recorded and investigated to conclusion		Not measured – new performance activity	100%	100%	100%	100%

Environmental services funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	6,074	8,229	7,347	9,618	8,227	8,315	8,639	8,584	9,005	9,213	9,546
Targeted rates	-	-	-	-	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	132	97	99	70	65	56	57	74	76	78	80
Fees and charges	7,422	5,358	5,407	5,314	5,434	5,243	5,371	5,611	5,765	5,923	6,090
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	13,628	13,684	12,853	15,002	13,726	13,614	14,067	14,269	14,846	15,214	15,716
Application of operating funding											
Payments to staff and suppliers	12,545	12,039	11,014	13,083	11,759	11,728	12,118	12,248	12,757	13,052	13,474
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	1,624	1,750	1,764	1,827	1,861	1,881	1,939	2,005	2,069	2,135	2,210
Other operating funding applications	5	5	5	5	5	5	6	6	6	6	6
Total application of operating funding (B)	14,174	13,794	12,783	14,915	13,625	13,614	14,063	14,259	14,832	15,193	15,690
Surplus / (deficit) of operating funding (A-B)	(546)	(110)	70	87	101	0	4	10	14	21	26
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	21	30	41	42	32	33	34	34	35	36	37
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renew als	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	-	34	34	34	34	34	34	34	34	34	34
Increase / (decrease) of investments	(567)	(174)	(5)	11	35	(67)	(64)	(58)	(55)	(49)	(45)
Total applications of capital funding (D)	(546)	(110)	70	87	101	0	4	10	14	21	26
Surplus / (deficit) of capital funding (C-D)	546	110	(70)	(87)	(101)	(0)	(4)	(10)	(14)	(21)	(26)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Transportation

Overview

The Council provides a 2,500km 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. Of this over 1,000km are low volume unsealed roads and around 300km are urban roads in our townships.

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 district's 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 principle 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.

Council, like other road controlling authorities throughout the country, have recently implemented the One Network Road Classification (ONRC) system which was a requirement to continue receiving national funding assistance for its roading and transport activities from 2018 onwards. This classification ensures that the road user, or customer, is at the forefront on how levels of service are provided on a consistent basis throughout the regions and 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.

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. The majority of the district's population lives within 25km of our boundary with Christchurch City. While this proximity creates excellent opportunities for our residents, it can also create issues in meeting the needs of those that have to regularly travel to and from Christchurch. The 2013 Census recorded that 11,200 of Selwyn residents travel into Christchurch each day for work. This number is expected to increase with more of the Central City rebuild being completed and businesses and workers shifting back into the area.

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 district's 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 coordinated over this area with our transport stakeholders. Key roading upgrade projects such as the Stage 2 of Christchurch Southern Motorway are now under construction in the district, while studies are being carried out on determining how public transport will need to evolve over the next 30 years and other travel demand initiatives to cater for a predicted population of over 600,000 in the Greater Christchurch area.

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. A good example of this is the expectations around the sealing of unsealed roads. At cost of \$150,000 per km upwards to do this it is not financially viable for the Council to undertake this unless on perhaps some very key links.

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:

- Selwyn population has increased by 42% in the last six years, which equates to an annual growth rate of 6%. The population is expected to double to over 100,000 by 2048.
- Traffic is increasing by 4.1% per year and more than 350 million km are travelled on our network each year.
- 88% of maintained roads are in the rural area, but generally carry only a small proportion of the traffic compared to those in the urban areas.
- 15-20km of new roads are added to Council's roading network per year from development that are then required to maintained and operated.
- The combined value of the Council's transport assets over the last 15 years has increased Three-fold to \$728 million.
- Two new primary schools and one secondary school have opened in Rolleston, with another new primary school at Lincoln planned for 2019
- Two new Inland Freight Ports have opened at Rolleston's Industrial Zone that will each generate around 600 heavy truck movements per day when fully operational in conjunction with rail support.
- Council is planning a series of key major roading safety and efficiency projects around Rolleston and Prebbleton to cater for the introduction of the new motorway and related traffic increases
- About 30 roading and transport upgrade projects are planned to support the implementation of the Rolleston and Lincoln Town Centre developments to cater for the increase in traffic and connectivity for pedestrians and cyclists

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.

Since then the UDS has been updated and evolved into the Greater Christchurch Partnership since the dramatic effects of the Canterbury Earthquakes. 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. In simple terms growth accelerated in places like the Selwyn and Waimakariri 10 years in advance of what was originally expected pre earthquakes. Correspondingly this put significant pressure on the transport networks to cater for this.

In 2012 the Greater Christchurch Transport Statement (GCTS) was released to ensure our energies were focused correctly to ensure the transport system could respond to these changes while the 2013 Land Use Recovery Plan (LURP) was developed in response to the Canterbury earthquakes to assist recovery and rebuild. For Selwyn this included 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.

The introduction of 2013 Housing Accords and Special Housing Areas Act saw two large residential developments fast tracked through the normal consenting processes to the south of Rolleston. With a combined number of lots of 1300 this required the expedient planning of infrastructure to support these outcomes including new and upgraded roads.

Currently the Council is working through an update to its District Plan. While Plan Change 12 was carried out in 2012 that reviewed transport provisions at that time, these are being looked further in the context to a complete District Plan Review, and the lessons learnt in the intervening years dealing with a wide range of new developments. In addition the Council is also responding to the 2016 National Policy Statement – Urban Development Capacity (NPS-UDC) that will become a three-yearly assessment on providing for housing and business development capacity to support growth.

This is being assessed as part of a Greater Partnership initiative on where further land maybe needed, or existing land use optimised through intensification to achieve this. Naturally how the transport system can cater for this, or needs to be upgraded is fundamental factor in these considerations. From this settlement pattern and future development strategies will evolve in more detail, including what this may mean for Selwyn and how its land use and transport systems will need to cater for this type and location of growth.

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 three 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 2018 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 \$3.8 billion investment in land transport per year, in conjunction with a \$1 billion contribution by local government. Not surprisingly the government 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). The current 2018 draft is guided by four priorities and areas for investment for the transport system, being:

- Is a safe system, free of deaths and serious injury
- Improves access to move towards more liveable cities and thriving regions
- Ensures the transport system enables better environmental outcomes
- Delivers the best possible value for money

Accordingly Selwyn, like all other road controlling authorities, need to align how they plan, fund and deliver their transport activity to meet these high level priorities. The legislative framework requires 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 as detailed in its AMP. Legislatively the processes and outcomes are established by the Land Transport Management Act 2003 and its subsequent amendments.

This responsibility 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.

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.

This case is formalised into a business case format that follows a set procedure required by the NZTA. The council's AMP is in itself the overarching business case to a range of individual ones it encapsulates. The fundamentals of a business case process require the following:

- Confirming the extent and scale of the problems needing to be solved
- What the benefits are of solving the problems
- What is the evidence to support this?
- What are the range of options or programmes available?
- What is the most effective and value for money solution?

For its AMP business case formulation Council has established the following three main problem statements relating to its transport activity.

- 1. Growth is reducing the Level of Service of key links and intersections in the district reducing travel time reliability**
- 2. Increased traffic volumes on our roads are increasing the likelihood of crashes on local road and intersections thereby increasing the risk of serious and fatal injuries.**
- 3. Managing transport assets in a diverse range of urban and rural growth areas and in line with ONRC outcomes is becoming more difficult. This is reducing resident's satisfaction in the transportation network in these areas.**

Correspondingly the following three main benefits are associated to solving these problems:

- 1. Road users do not experience inappropriate delays on key links and intersections**
- 2. Road users are able to experience the appropriate journey experience based on road hierarchy**
- 3. All road users are able to get from A to B Safely**

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 from our AMP that need to be considered going forward that underpin the main problem and benefits identified above:

- ❖ 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.
- ❖ 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.
- ❖ 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.
- ❖ 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.
- ❖ 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' using the One Network Road Classification (ONRC) as described above.

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 related transport action is to create 'better transport links' through improved 'one network' and land use planning using outline development plans to establish coordinated transport outcomes.

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 using a 'safe system' approach which uses a combination of responses and techniques that makes the roading environment more forgiving of mistakes that have potentially fatal consequences. 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 District Road Safety Subcommittee that includes key stakeholders such as the Police, NZTA

and Trucking Association. 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 and RTC. To assist in this there is a group of transport officers that meet to plan, implement and monitor transport actions related specifically to Greater Christchurch and also the wider Canterbury region.

This also includes formal transport related sub committees to the RTC such as the Greater Christchurch Public Transport Committee and the Regional Road Safety Working Group. This includes a mixture of both elected members and transport managers from the partner organisations that work together to achieve effective outcomes.

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.

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 Council's 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, GPS and RLTP. 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 set the following ongoing 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 the various business cases and our current strategies and action plans e.g. walking and cycling are also being progressively implemented, together with developing transport models to understand the effects of increasing levels of traffic. In 2015 a 21% increase in funding for road maintenance and repairs from the NZTA 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 realise 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 Council's 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 Council's transportation activity include roads, bridges, footpaths, cycleways, street lights and signs. Since 1999 spending on maintenance and repair has increased from \$5 million to around \$11 million per annum in 2015. For 2018 and onwards our business case is indicating this should increase to \$15 million per annum. Adding the

capital roading improvement programme results in an average total transport activity cost of on average \$25 million per annum averaged over the 2018–2038 forecast period. Of this the NZTA would provide around \$10 million per annum in subsidies at the Council's current Financial Assistance Rate of 51% it receives on eligible transport activities.

It is fair to say these significant funding increases are related to the district's continuing high growth rates which is driving the need for further investment in the transport activity. This mainly needs to deal with the fact that more people are using our roads which requires more maintenance from the resulting wear and tear, and that people expect higher standards and improvements as the district transforms from a more rural area to a metropolitan one closer to Christchurch city. Traffic models are currently predicting if growth rates continue over Greater Christchurch the average travel time from Selwyn to the central city in the morning peak would increase from around 30 minutes now to 45 minutes in 2048 - even with the new Southern Motorway in place. To deal with this, significant investment will be required over the next two decades to cater for issues resulting from higher traffic volumes that lead to delays, congestion and safety problems for all types of road users.

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
- Changes in land use patterns such as more greenfield development
- Increasing freight traffic
- More wear and tear on the roading network
- Constrained national transport funding
- Implementing the new Rolleston and Lincoln town centre plans
- Catering for Rolleston's Industrial Zone growth and heavy vehicle demands
- Connecting to Stage 2 of the Southern Motorway at Rolleston and Prebbleton
- Brougham Street congestion issues as it may effect travel from Selwyn
- National directives around providing for growth and infrastructure
- Responding to community calls for improved walking and cycling facilities
- An appropriate and affordable public transport system over the next 30 years
- Implementing travel demand measures to control the use of single occupant cars

Fortunately based on national indicators the Council's roading network is still of a good standard with relatively smooth roads. Based on recent data collected by the NZTA the cost

to maintain our roading network is \$3,776 per kilometre which is the sixth lowest compared to the other 24 Councils in our peer group with similar roading networks.

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 on some key rural arterial roads. There are tell-tale signs the underlying pavement structures are under stress from water ingress and heavier vehicle loads. In most cases, the original road that was constructed many decades ago, starting as a simple track, was never designed or constructed to cater for the types of heavy vehicles that routinely use our network of 50 tonnes and over.

In 2013 Council introduced a \$60 targeted rate to help fund further road repair and reconstruction work beyond what national funding assistance allocated to Council could achieve on its own. 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.

The approximately \$1 million in extra funding generated per annum to carry out this work has proven to be very valuable in halting the deterioration of the network in key problematic areas. Through the work in developing its business cases with the NZTA, the Council is advocating that this work has sufficient evidence and justification for additional funding to be included in Council subsidised transport programmes rather than being fully funded by its ratepayers.

Council continues to make a concerted effort to provide an acceptable standard of its rural sealed and unsealed roading network. While these are all mostly low volume roads, this reflects 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 district's economy. But with the rapid increase in heavy vehicles like dairy tankers, quarry and forestry trucks 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.

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.

Well-being	Possible negative effect	The Council's response is to
	Failure to make adequate service provision, together with unreliable services, may limit growth and impact on economic prosperity.	Work with other Local and Regional Authorities to 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.

Well-being	Possible negative effect	The Council's response is to
	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

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 putting demands on the key arterial routes between Eastern Selwyn and Christchurch such as Springs Road, Shands Road and Ellesmere Road. In regards to Shands and Springs Road, these routes will connect onto the Stage 2 of the new Southern Motorway currently being constructed which will add to their use and add to problems with intersection safety in the surrounding area.

To address this a business case has been carried out with the ultimate intention to upgrade five key arterial intersections with roundabouts and/or traffic signals. One on these, the Shands and Blakes Road intersection is listed in the top 100 intersections nationally for crashes. Over the next 10 years this LTP includes funding of \$24 million to carry out these upgrades anticipated to be subsidised by the NZTA.

Over the course of 2016 Council participated in a NZTA business case process as one of a number key stakeholders tasked to identify the future requirements to upgrade State Highway 1 from Christchurch city to Burnham, State Highway 73 to Darfield and State Highway 76 along the strategic corridor to the Lyttelton Port. From this, a series of key state highway and complementary local roading upgrade projects have been identified and included each organisations future plans and forecasts in a coordinated manner.

This is detailed in the 2017 'Christchurch Transport Investment Story – Collective Business Case Summary Document' and have been included the 2018 Regional Land Transport Programme. For Selwyn this is of significant benefit as projects previously included in its 2015 LTP for future funding have now been adopted by the NZTA funded projects. This includes state highway intersection upgrades through Rolleston and the previously referred to "Rolleston Flyover" or grade separation over State Highway 1 and the main railway line. Council's obligation to assist in the funding of this \$30–\$40 million project still remains in its financial forecast to a maximum level of \$10 million likely in 2023/24.

Council has also included a package that consists of 10 local roading widening and cycling improvement projects which coordinate with NZTA projects for both State Highway 1 and 73 worth \$4.6 million over the next 20 years that are anticipated to be subsidised by the NZTA. These centre on improving the standard of key arterial routes and constructing new off-road cycleways that connect Rolleston, West Melton, Burnham, Templeton and Prebbleton together.

On a wider district level, Council is reintroducing a number of key seal widening and seal extension projects. These will address gaps in the roading network that have emerged from programmes 10–15 years ago that completed the majority of these. These upgrades will address issues with increasing maintenance costs from increasing traffic volumes, and improve levels of service on key links.

The seal widening projects will include rural intersection upgrades at the same time to improve the overall safety of these routes. Over the next 20 years, nine key seal widening projects valued at around \$15 million are planned, while 14 'missing link' seal extension projects worth around \$5.5 million are also planned.

The Council's transport activity has a high responsibility to assist in the delivery of the respective Rolleston and Lincoln Town Centre Master Plans. These plans set to rejuvenate, improve and expand these centres to meet the expectations of our new residents at Lincoln and Rolleston to have services and activities close to where they live, work and play. From a roading and transport perspective, a series of projects will improve both the efficiency and safety of these town centre networks for both motorists, pedestrian and cyclists but deliver this in a way that include a high levels of amenity where possible to improve the overall streetscape and these public spaces.

For example, in Rolleston portions of Tennyson Street close to the town centre will be upgraded to a "High Street" with attractive paving, street furniture and plantings to complement the new retail areas. New streets are also planned to provide access to the new library/community centre and the re-developed reserve areas. In Lincoln the upgrade of Gerald Street is the key component that will similarly focus on improving the amenity in the existing town centre but also use the progressive upgrade of Gerald Street west to the university to link east and west of Lincoln together. Projects include reconstruction of the road surfaces, new paving and kerbing and undergrounding overhead lines. A key component is the addition of cycle lanes along the full length of Gerald Street that will connect the Rail Trail to the university. In both townships traffic signals will be installed at some key intersections to help with managing increasing traffic volumes and to improve safe pedestrian crossing points

Over the next 10 years, 16 roading projects worth around \$20.5 million will be rolled out in conjunction with the wider Rolleston town centre implementation. Council's first priority is to Rolleston, with Lincoln soon after with its 12 projects worth around \$14.6 million. This also reflects Council needs to resource and plan for these significant series of works as these cannot be undertaken all at once and need to be successively planned and managed to avoid undue disruptions to business owners, residents and road users in these townships.

Other transport initiatives and options

Providing travel options for our residents that doesn't depend on cars alone has been a focus of Council as part of an ongoing range of responses in the delivery of its transport activity and the increasing demands to provide more infrastructure and services stemming from high levels of growth.

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. One of the main problems faced in the Greater Christchurch area is the use of single occupant vehicles which clog main roads especially in peak morning and evening commuter periods closer to Christchurch e.g. Brougham Street. The more we can encourage people out of cars to use other, more sustainable methods of transport, the better placed we will be to manage expectations to provide continual and expensive roading upgrades.

Our forward planning not only revolves around providing a well maintained network of roads for vehicles, as we understand this is essential for the likes of our district and its expansive rural areas, but also providing walking and cycling routes and bus services and that link our new urban areas together. This is where the bulk of our future transport demands are now starting to emerge from.

In 2009 Council adopted its first Walking and Cycling Strategy and this has been instrumental in delivering a series of walking and cycling improvements in the district to date. Initially our priorities centred on the establishment of the "Rail Trail" cycleway that connects Hornby to Lincoln through Prebbleton, and this is seen as the 'spine' to the cycling network being implemented across eastern Selwyn. The other more recreational sections south of Lincoln have been competed to link to the existing Little River sections. In other areas of the district cycleways are being provided and planned that will improve the safety of children riding to school between our smaller townships eg Coalgate to Glentunnel. Cycleway links incorporated into the construction of Stage 2 of the Southern Motorway Extension will connect to current and planned cycleways to Christchurch and to more local townships like Templeton and Prebbleton, with Council filling in the 'gaps' where necessary.

Historically national funding assistance for undertaking cycling projects has been limited but recent changes in funding policies by the NZTA are providing Council with further opportunities to have some projects subsidised. 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 important in their own right, 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 continually 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 further work has occurred to identify all opportunities within each of the district's townships to improve the footpath networks.

The 2018 Walking and Cycling Strategy is an update to the current strategy adopted in 2009, and has been used to inform this LTP with the introduction of supporting activities and projects detailed in its accompanying Action Plan. This updated strategy has been informed by consultation with the district's township committees around their aspirations for walking and cycling within and between their townships, and other ideas received from the wider public.

As a result this LTP includes increases in funding levels for discretionary annual township footpath extensions throughout the district from around \$50,000 per annum previously to \$400,000 per annum over the next 10 years. This is in conjunction with the routine footpath and resurfacing and reconstruction work that occurs throughout our townships of around \$350,000 per annum.

A total of 16 major new cycleways are planned to be developed over the next 20 years' worth around \$12.5 million of which some are anticipated to be subsidised by the NZTA. These projects are listed in the strategy's Action Plan along with maps and plans showing the progressive improvement of footpath and cycleway networks between and with the district's townships.

Subsidised Metro bus services in the region are provided by Environment Canterbury, and Selwyn is well served in the Greater Christchurch area with services connecting to Rolleston and Lincoln from the city and a shuttle service between Burnham, Rolleston, Springston and Lincoln.

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, or fares become overly expensive that deters people from using them. This is unless a bus company is willing to provide a direct "user pays" service outside that provided by Environment Canterbury like that running between Darfield and the city via West Melton. Council is also aware of the call for bus services to extend to Leeston, and for the Darfield situation, continue to work with Environment Canterbury to investigate opportunities to achieve this within the funding constraints currently present.

Councils like ours are responsible for providing the supporting infrastructure such as bus stops, seats and bus shelters for example. Environment Canterbury overhauled how metro bus services are provided throughout Greater Christchurch in the wake of the earthquakes where traditional routes and services became compromised or ineffective. However the corresponding 'hubs and spokes' model has been struggling to lift patronage levels to a point that economic viability is assured overall for the metro service.

In 2016 The Great Christchurch Public Transport Joint Committee was created to improve the coordination and provision of current and future public transport services over Greater Christchurch. This includes Christchurch City Council, Selwyn and Waimakariri District Councils, Environment Canterbury and the NZTA. This committee regularly meets and is working through a series of initiatives to re-energise and improve public transport services that will be both affordable and attractive to use over the short, medium and long terms. Currently the committee is working on a Public Transport Futures Business Case that will set the scene on what needs to be considered and provided for public transport over the next 30 years based on population growth and land development.

Council is waiting for the results of this study to determine what it needs to plan for in the future such as encouraging further public transport by establishing "Park N Ride" facilities at Rolleston and Lincoln or providing more bus shelters etc. on revised bus routes. The introduction of new technology such as electric buses may then need the installation of charging points for example. Council is looking at opportunities to coordinate any informal or formal public transport improvements with its planned town centre upgrades and other new public or private developments 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. Previous transportation studies showed that this was not economically viable in the foreseeable future. However investigations through the Public Transport Business Case will further inform this further. 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. At this stage the Council supports the continuing use of more flexible bus based passenger public transport services while utilising rail for moving freight to reduce the number of heavy trucks on our roads.

Council is also working collaboratively with its Greater Christchurch partners on developing a Greater Christchurch Travel Demand Management Strategy Business Case that seeks 'to establish a programme of appropriate strategies and interventions to address critical transport problems identified on the Greater Christchurch transport system' by

- Providing more transport choices and influencing travel behaviour away from using single occupant cars
- Making the transport system more efficient and balanced to cater to a wider range of journeys
- Maximising the return on investment on transport infrastructure investments

Being able to provide more opportunities for its residents to walk, cycle and use public transport Selwyn is not only ensuring its district can cater for the transport demands from its growth, but we are assisting in dealing with this over the wider Greater Christchurch area in a collaborative way with our partners that will benefit all roading and transport users.

Key assumptions

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 2028. 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. 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 rates, government subsidy, reserves, development contributions and external borrowing.
- 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.

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Service Area	Current performance	2018/19	2019/20	2020/21	2021-28
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	83%	>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 percentage of residents in the Residents' Survey that rate the performance as 'good' or 'very good'	Urban roads	50%	≥50%	≥50%	≥50%	≥50%
					Rural roads	32%	≥30%	≥30%	≥30%	≥30%
					Footpaths	55%	≥55%	≥55%	≥55%	≥55%
					Cycleways	54%	≥50%	≥50%	≥50%	≥50%
				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	98%	≥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	62km	≥75km	≥75km	≥75km	≥75km

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Service Area	Current performance	2018/19	2019/20	2020/21	2021-28
				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	92%	≥80%	≥80%	≥80%	≥80%
Cater for any significant projected traffic increases in a sustainable manner	Complete 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	75%	≥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	4 fatal, 34 serious	Progressively reducing number of fatal and serious crashes.			
				The percentage of residents in the Residents' Survey that rate the performance as 'good' or 'very good'	Promotion of road safety	54%	≥50%	≥50%	≥50%	≥50%
					Making district roads and footpaths safer	40%	≥40%	≥40%	≥40%	≥40%

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Service Area	Current performance	2018/19	2019/20	2020/21	2021-28
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%	≥80%	≥80%	≥80%	≥80%

Transportation funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	5,357	-	3,748	4,843	8,166	9,783	11,980	13,502	15,075	17,420	19,756
Targeted rates	1,234	-	-	-	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	2,570	5,972	7,097	7,048	9,390	8,509	4,882	4,992	4,821	5,487	5,553
Fees and charges	-	-	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	187	270	276	282	288	295	303	310	318	327	336
Total operating funding (A)	9,348	6,242	11,121	12,173	17,844	18,587	17,165	18,804	20,214	23,234	25,645
Application of operating funding											
Payments to staff and suppliers	5,577	7,543	7,781	7,972	8,349	8,789	9,254	9,669	10,113	10,588	11,080
Finance costs	479	77	382	896	1,425	1,858	2,275	2,648	2,937	3,175	3,285
Internal charges applied	1,737	1,788	1,826	1,880	1,942	1,962	2,015	2,089	2,148	2,206	2,287
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	7,793	9,408	9,989	10,748	11,716	12,609	13,544	14,406	15,198	15,969	16,652
Surplus / (deficit) of operating funding (A-B)	1,555	(3,166)	1,132	1,425	6,128	5,978	3,621	4,398	5,016	7,265	8,993
Sources of capital funding											
Subsidies for capital expenditure	6,155	3,715	3,823	3,363	4,067	3,375	4,479	4,735	4,881	5,102	5,332
Development and financial contributions	1,900	2,240	2,274	1,808	1,845	1,884	1,657	1,692	1,728	1,763	1,783
Increase / (decrease) in debt	3,287	3,062	9,137	11,428	9,765	7,536	9,149	5,767	5,792	3,712	695
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	11,342	9,017	15,234	16,599	15,677	12,795	15,285	12,194	12,401	10,577	7,810
Applications of capital funding											
Capital - grow th	7,257	10,278	12,716	10,192	13,498	9,020	18,425	6,459	7,007	7,006	4,904
Capital - level of service	1,376	2,071	1,227	1,181	1,213	2,341	2,123	1,440	1,359	1,401	2,067
Capital - renew als	6,399	6,658	6,508	6,632	7,072	7,390	7,723	8,047	8,393	8,762	9,146
Increase / (decrease) in reserves	1,217	(327)	(988)	(459)	22	569	(3,997)	(929)	22	187	286
Increase / (decrease) of investments	(3,352)	(12,829)	(3,097)	478	(0)	(547)	(5,368)	1,575	636	486	400
Total applications of capital funding (D)	12,897	5,851	16,366	18,024	21,805	18,773	18,906	16,592	17,417	17,842	16,803
Surplus / (deficit) of capital funding (C-D)	(1,555)	3,166	(1,132)	(1,425)	(6,128)	(5,978)	(3,621)	(4,398)	(5,016)	(7,265)	(8,993)
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 District, covering more than 19,000 households. Household waste is mostly collected through the residual waste, recycling and organic kerbside collection system. The remainder take the bins, bags or crates to the nearest kerbside drop off collection point, to Pines Resource Recovery Park (Pines RRP), or in some cases, dispose of waste into farm pits or burn waste on site. Residents pay for the household service through a mix of targeted and compulsory rates. Users of Pines RRP pay on a per tonne basis.

It is a requirement of the Waste Minimisation Act 2008 for all local authorities to complete a Waste Assessment and conduct a review of their Waste Management and Minimisation Plan's (WMMP) every 6 years. The Council adopted its WMMP in August 2011. A Waste Assessment was completed in 2017. Subsequently the WMMP was reviewed and a recommendation is to be put to Council that the 2011 WMMP is retained until a new WMMP is written, consulted upon, and adopted.

In accordance with the Act, 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.

Recent legislative changes in China have significantly impacted the viability of several recyclable materials. Investigations into onshore processing options are being considered by countries around the world, including New Zealand. Significant processing costs for recyclables are expected in the medium term.

Why is the Council involved?

The management of solid waste is deemed 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. Harm to the environment and community could easily occur if waste accumulated and was left to decompose and become a source of food for vermin and increase risk of disease. There is also a danger that pollution of surface and 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; facilitating waste minimisation; developing policy and strategic direction; supporting educational programmes; providing cleanfill disposal locations; and providing a Resource Recovery Park for waste transfer, organic waste processing, and a drop off location for recyclables and hazardous waste.

Council manages all aspects of the solid waste activity including the managing of private providers/contractors that carry out the following, under contract to the Council.

Waste collection services

The Council provides kerbside residual waste collections in urban, rural-residential and some rural areas. An optional garden and food (organic) waste collection is also available in the larger townships.

Residual waste disposal facilities

Residual waste is sent to the Kate Valley Regional Landfill, which currently has resource consent until 2039.

The Council provided services 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. Maximise the avoidance, recovery or recycling of waste whilst having regard to the environmental, social and economic 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

There are risks from providing a solid waste service and these have been assessed in the light of the four aspects of community wellbeing per s10 of the Local Government Act 2002. The Council's response to the possible impact of the activity on the community is set out in table below.

Well-being	Possible negative effect	The Council's response is to
Social	With regard to compulsory recycling and Uniform Annual charges, the interests of the individual may, sometimes, have to take a secondary position to the wider needs of the community.	Provide pricing incentives and options that encourage waste reduction behaviours in order 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 efficient and highly rated services. Provide a range of user pays services (where practical) so people can make a cost-effective choice which best suits their household needs. Ensure that disposal fees are reasonably consistent with those of surrounding Districts.
Environmental	The kerbside collection relies on bins, bags and some crates being left out in the street awaiting collection. Strong winds can lift lids and topple bins, contributing to litter. Animals can tear open bags, causing litter and attracting vermin.	Provide high quality bins and crates. Collection takes place at a regular time (as much as is practical). Investigate lid clips for high wind areas. Disincentivise bags, and incentivise 80L refuse bins through pricing. Extend kerbside service to additional properties wherever practical and cost effective. This allows for better uptake of wheelie bins instead bags and crates. Investigate conveniently located recycling drop off hubs accessible to those properties that are off-route.

Well-being	Possible negative effect	The Council's response is to
Environmental	There is the potential for nuisance from litter, dust and odours at the Pines Resource Recovery Park.	Provide well sealed bins and practice good housekeeping at the Pines Resource Recovery Park. Utilise fencing and planting to capture litter or to reduce wind speed in operational areas. Operate regular litter collections across the site and along approaching road side. Adhere to Resource Consent conditions. Do not turn compost during high wind events.
Cultural	The pollution of groundwater is an important cultural concern for our community.	Dispose of cleanfill only at consented cleanfill sites and monitor groundwater regularly. Monitor cleanfill closely to ensure compliance. Dispose of residual waste at Kate Valley Regional Landfill where stringent Resource Consent conditions are met. Help facilitate alternatives to burning or burying of waste in rural areas. Work collaboratively with other Councils to manage illegal waste related activity.
Safety	Bag collections increase risks to collection contractors through manual handling injuries, cuts, needle stick injuries, slips, trips and falls.	Disincentivise bags, and incentivise 80L refuse bin through pricing. Extend kerbside service to additional properties wherever practical and cost effective. This allows for better uptake of wheelie bins instead bags and crates.

Major projects for the 2019/20 financial year

Several significant projects are planned to commence in the 2019/20 year. Depending on the outcome of the composting trial underway at the time of writing, there may be a requirement to invest capital funds in a replacement compost system \$1.5M. It is hoped that the trial will prove successful and that this will not be required. Repair/renewal of the residual waste concrete pad needs to be undertaken \$500k budgeted. Commencement of "Reconnect" project at Pines RRP – Stage 1 \$3.4M. Stage 1 is the relocation and replacement of the Recycling Drop-off area, the construction of a car parking area and investigation of a basic sorting line for Construction waste (\$300k budgeted). Finally, a program of retrofitting RFID tags to wheelie bins is planned to commence in July 2019.

Service targets for solid waste management

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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.		User satisfaction rating good or very good in the residents' satisfaction survey.					
			Rubbish collection	96%	≥90%	≥90%	≥90%	≥90%	≥90%
			Recycling	95%	≥90%	≥90%	≥90%	≥90%	≥90%
			Organic waste collection	89%	≥85%	≥85%	≥85%	≥85%	≥85%
			Pines Resource Recovery Park	82%	≥75%	≥75%	≥75%	≥75%	≥75%
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.	46%	≥40%	≥40%	≥40%	≥40%	≥40%
The solid waste service is effective and efficient.	The solid waste service is effective and efficient.	The solid waste service is effective and efficient.	Number of substantiated formal complaints received per annum related to the solid waste service	2	≤15	≤15	≤15	≤15	≤15
Waste to landfill is minimised	Total residual waste to landfill in the District equates to 348kg per capita.	Total kilograms of residual waste per capita remains static or increases at no greater than 2% per annum.	The total annual amount of residual waste to landfill per capita does not increase more than 2% per annum	2% increase in kg per capita on last year	≤ 2% increase in kg per capita compared with the previous year	≤ 2% increase in kg per capita compared with the previous year	No increase in kg per capita compared with the previous year	No increase in kg per capita compared with the previous year	
	Total household kerbside residual waste to landfill in the District equates to 175kg per capita.	Kilograms of household kerbside residual waste per capita remains static or decreases year on year.	The annual amount of kerbside residual waste to landfill per capita does not increase over 2016/17 levels (175kg / capita)	7% increase in kg per capita on last year	No increase in kg per capita compared with the previous year	No increase in kg per capita compared with the previous year	2% decrease in kg per capita compared with the previous year	2% decrease in kg per capita compared with the previous year	

Solid waste management funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	6,086	7,677	8,232	8,791	9,359	9,934	10,363	10,797	11,235	11,679	12,127
Subsidies and grants for operating purposes	15	68	69	71	72	74	75	77	79	81	83
Fees and charges	3,015	3,219	3,464	3,805	4,132	4,439	4,807	5,276	5,724	6,213	6,748
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	9,116	10,964	11,765	12,667	13,563	14,447	15,245	16,150	17,038	17,973	18,958
Application of operating funding											
Payments to staff and suppliers	8,002	9,135	10,352	11,018	11,866	12,750	13,584	14,708	15,748	16,746	17,935
Finance costs	-	-	34	148	287	391	428	418	457	507	504
Internal charges applied	380	541	551	565	587	595	609	635	651	666	694
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	8,382	9,676	10,937	11,731	12,740	13,736	14,621	15,761	16,856	17,919	19,133
Surplus / (deficit) of operating funding (A-B)	734	1,288	828	936	823	711	624	389	182	54	(175)
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	-	-	1,366	3,204	2,338	1,829	(344)	(70)	1,644	336	(455)
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	-	-	1,366	3,204	2,338	1,829	(344)	(70)	1,644	336	(455)
Applications of capital funding											
Capital - grow th	642	2,099	3,626	3,371	2,797	546	788	2,268	704	-	12
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renew als	-	-	511	-	-	-	-	-	141	-	247
Increase / (decrease) in reserves	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) of investments	92	(811)	(1,943)	769	364	1,994	(508)	(1,949)	981	390	(889)
Total applications of capital funding (D)	734	1,288	2,194	4,140	3,161	2,540	280	319	1,826	390	(630)
Surplus / (deficit) of capital funding (C-D)	(734)	(1,288)	(828)	(936)	(823)	(711)	(624)	(389)	(182)	(54)	175
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	21 schemes (urban stormwater management).
Water races rural and urban	3 schemes (stock water, amenity, habitat)
Community wastewater schemes	14 schemes + ESSS and Ellesmere WWTP (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 and reliable drinking 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 78 separately rated water based schemes within the District. The 5 Waters assets are valued at \$602 million with water supplies valued at \$149 million, wastewater schemes \$242 million, stormwater \$57 million, land drainage \$43 million and water races \$111 million.

Drinking water is provided by the Council to over 82% of the population of the District. By comparison, wastewater services are provided to approximately 63% of the District. 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 5 waters 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 this 2018/2028 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. This coordination brings better results than a fragmented approach, which could occur if the activities were separately managed, especially by more than one provider.

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 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 wastewater 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 Land and Water 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 into the future'.

Council contribution to community outcomes

This activity contributes to the following community outcomes:

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

The 5 Waters 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.	Manage the 5 Waters activities in a way that minimises their potential adverse impact on the environment.
A district with a rural identity	A living environment where the rural identity of Selwyn is maintained	Provide 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	We have appropriate health, social and community services & they are accessible to all residents of the district.	Provide 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.	Provide 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.	Provide 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.	Respond 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.	Provide 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.	Provide 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. Local history and heritage is preserved, shared and promoted	Provide 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 E.coli levels to ensure that safe levels are achieved and maintained.
	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. The adoption of technology to minimise adverse impacts as far as practicable.
	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 long term.	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.

Well-being	Possible / negative effect	The Council's response is to
Economic	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 for growth through development contributions.
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, in places, solar panels for energy and can run generators powered by diesel instead of electricity if required.
		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 seepage 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 2018/28 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 Darfield, Kirwee, Leeston, Lincoln, Prebbleton and Rolleston including the development of new wells, reservoirs and pump stations. The costs of these improvements are: Darfield \$2.1 million with work to be undertaken between 2018 and 2024, Kirwee 0.83 million dollars 2019/2020, Leeston 2.2 million dollars with work to be undertaken between 2018-2028, Lincoln \$5.9 million with work to be undertaken between 2018-2028 and Prebbleton \$2.6 million with work undertaken between 2019-2020, Rolleston \$10.5 million with work to be undertaken between 2018 and 2028.
- 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. In 2018/19 extension to the solar drying hall and associated works is planned at a cost of \$3.1 million dollars. Pines IV – plant expansion for additional capacity will occur 2020/21 at a cost of \$5.4 million dollars Costs will be funded largely from development contributions.
- 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. The upgrade is planned to be completed by 2024 at an estimated cost of \$7.5 million dollars.

The major levels of service projects are:

- The upgrade of water supply treatment plants across the district to meet or exceed drinking water standards as a budgeted cost of \$6 million dollars with work undertaken between 2018-2021.
- District-wide flood protection and treatment works will be designed and constructed between 2018-2028 in line with the developed stormwater management plans. This work has a budget of \$2.1 million dollars.
- At the Pines Waste Water Treatment Plant a septage receiving facility will be constructed to accept waste collected from the districts septic tanks. This \$1 million dollar project is programmed for 2019/2020.
- In Leeston the new flood diversion channel has commenced construction with the final stage of work taking place between 2018 and 2020. This work has a budget of \$1 million dollars.
- Closure of the Kowhai water race tunnel. The tunnel carries water from the lower Kowhai River intake to Malvern water races. The replacement / renewal of the tunnel

is uneconomic. Over the last couple of years Council has operated the scheme using only the upper intake to trial future permanent closure of the tunnel. This trial was successful.

- Council will review the future of other significant water race assets as they reach the end of their predicted useful life

Other major projects and decisions include:

- Progress the development and implementation of stormwater catchment management plans for all townships.
- Investigate and implement opportunities to improve water supply scheme efficiency and resilience through scheme interconnections.
- Work with Central Plains Water and other third parties to develop shared water services / infrastructure where such ventures provide benefit to and are supported by Council.
- Progress ratepayer initiated water race closures to public consultation once approved by the Water Race Committee for closure. The committee will consider ratepayer initiated closures once 80% written support from directly affected property owners is obtained. All closures are subject to Council approval. Council initiated race closure will also occur over this LTP period.
- Work towards the closure of the Upper Ellesmere Water Race network.
- Work with Environment Canterbury and key stakeholders to realise opportunities to use consented stock water for environmental enhancement including targeted stream augmentation and habitat enhancement.
- Review rating and governance structure of all land drainage schemes in consultation with the land drainage committees.
- Review the environmental risks relating to the operation of the districts wastewater network.
- The implementation of a risk-based approach to the protection of drinking water schemes with filtration, UV treatment and chlorination as needed, will be progressed. Blanket chlorination of supplies is not planned. The proposal to chlorinate the community supplies at Malvern Hills and Sheffield-Waddington will proceed in the first quarter of the 2018/19 year.

Water and sanitary assessment

In 2006 Council adopted its first Water and Sanitary Services assessment. Review of Water and Sanitary Services Assessment occurred in 2017/18 and is reported in the 2018-2028 5 Waters Activity Management Plan. The assessment will be reviewed again before the end of the 2018-2028 LTP period.

The assessment covers water, wastewater and stormwater (including land drainage services). There have been significant improvements since 2006, these are cited below:

Wastewater

- The Council is migrating onsite serviced properties within township reticulated areas to the network. Council has also been assessing the requirements for installing reticulated networks within township which currently rely on onsite wastewater disposal.
- The Eastern Selwyn Sewage Scheme and Ellesmere Sewage Scheme have been and are programed for further upgrading to service the connected growing communities.
- The standard of wastewater quality at the point of disposal continues to be a focus for Council.

Water Supply

- Water Safety Plans are in place for all schemes, with improvements in water quality underway or provided.
- Council water supplies were monitored in 2016/17 with 99.2% of samples taken from the reticulation and 99.8% from the treatment plants 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, pump stations 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 an intermediate 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 has the potential to exceed consented and capacity 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), the Land Use Recovery Plan (LURP) process and more recently the NPS on Urban Development, 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, existing parts of townships are expected to upgrade their stormwater services to meet consenting limits and requirements

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 level of service.

Council are actively implementing a Water Demand Management Strategy which has included the installation of water meters and implementation of volumetric water charging.

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 Councils 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.

Council is aware of the potential impact climatic cycles and trends has on its five waters and is actively monitoring and planning for this.

Key Assumptions

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

- The Selwyn District population will continue to grow at a high rate, similar to that experienced over the past ten years. Growth will be focused in Rolleston and the Eastern Selwyn area, with moderate rates elsewhere. Some more remote communities will only experience limited growth. Total population will grow to nearly 77,000 in 2028 and 105,000 in 2048.
The numbers of persons per house will vary between townships, with a decrease over time.
- 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.
- 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.
- 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 and ongoing needs in the future.
- There will be no new technologies deployed that will significantly change the demand for or of provision of services.

- 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.
- 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.
- That reviews of service delivery modes (LGA 2002 s17) will not initiate significant changes to service delivery modes
- The condition and remaining typical life have been accurately assessed, permitting appropriate renewal forward programmes to be developed and routinely updated.
- 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.
- Our communities will not qualify for central government funding to improve sewer or water scheme works e.g. water quality upgrades.
- 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.
- Stormwater Management Plans will be completed and consented in all townships. That budgets will be sufficient for implementing the required actions
- That there will be no requirement imposed to floriate SDC Managed Water Supplies.
- That any additional actions arising from the Havelock North Water Enquiry can be accommodated with current management practices and budgets.
- Community expectations for stormwater services across district township will increase over time, but there will be no urgent demand for extensive new networks and / or flood protection works within the first three years of the LTP
- Council will adopt a risk management approach for the assessment and use of chlorine treatment in its water supplies.
- That groundwater nitrate levels will remain below the Maximum Acceptable Values (MAV) over the next ten years.
- Secure ground water status will be lost over the next ten years on bores located in semi aquifers and bores less than 30m deep in confined aquifers.

Service targets for 5 waters activities

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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.	45%	≥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.	3.37	Less than 10	Less than 8	Less than 6	Less than 5
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.	\$74	≤\$100	≤\$100	≤\$110	≤\$120
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)	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	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.	51%	≥45%	≥45%	≥45%	≥45%
	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)	4.87	Less than 10	Less than 8	Less than 6	Less than 6
	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)	Nil	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 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
	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)	Nil	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)	Nil	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.	\$73	≤\$85	≤\$85	≤\$85	≤\$85

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)	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	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.	78%	≥65%	≥65%	≥65%	≥65%	≥70%
	The wastewater network is managed to give a good quality service.	The total number of complaints received about sewage odour, blockages, system faults and response to issues with the sewerage system, expressed per 1000 rated properties. (Mandatory Performance Measure)	3.22	Less than 10.	Less than 8.	Less than 6.	Less than 6.	

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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)	a) 30 minutes b) 2 hours 36 minutes.	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.	63%	≥60%	≥60%	≥60%	≥65%
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)	1.1	Less than 1.5 overflow.	Less than 1.4 overflow.	Less than 1.3 overflow.	Less than 1.2 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.	\$349	≤\$360	≤\$360	≤\$360	≤\$360

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.	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	a) Nil b) Nil c) Nil d) Nil
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Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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.	74%	≥65%	≥65%	≥65%	≥70%
	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 or flow and the response to any of these issues, expressed per 1000 rated properties. (Mandatory Performance Measure)	11.14	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)	a) 1 hour b) 23 hours 24 minutes	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)	a) 32 minutes b) 2 hours 17 minutes	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 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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.	82%	≥80%	≥80%	≥80%	≥85%
	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. A water balance calculation methodology is used. (Mandatory Performance Measure)	16.4%	24%	22%	20%	20%
	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.	70%	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)	0.43m³ per day	Less than 0.6m³ per person per day within urban schemes	Less than 0.5m³ per person per day within urban schemes	Less than 0.5m³ per person per day within urban schemes	Less than 0.5m³ 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)	Treatment 99.8%	≥99% of monitoring samples comply, at both the treatment plant and within the reticulation, across the district	≥99.5% of monitoring samples comply, at both the treatment plant and within the reticulation, across the district	≥99.5% of monitoring samples comply, at both the treatment plant and within the reticulation, across the district	≥99.9% 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)	50%	≥70% of the treatment plant sites are compliant across the district	≥80% of the treatment plant sites are compliant across the district	≥90% of the treatment plant sites are compliant across the district	≥90% of the treatment plant sites are compliant across the district

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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.	\$310	≤\$330	≤\$330	≤\$330	≤\$330
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.	44%	≥35%	≥35%	≥35%	≥35%
	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.	29.66	Less than 50.	Less than 50.	Less than 50.	Less than 50.
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.	a) 2 hours 4 minutes b) 3 hours 20 minutes	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.	\$139	≤\$200	≤\$200	≤\$200	≤\$200
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.	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	a) Nil b) Nil c) Nil d) Nil

Community water supplies funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	6,227	6,081	6,548	7,097	7,694	8,344	8,882	9,455	10,067	10,718	11,413
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees and charges	-	119	124	129	134	140	145	152	159	166	175
Internal charges and overheads recovered	1,235	1,312	1,340	1,379	1,425	1,441	1,479	1,534	1,577	1,620	1,679
Other operating funding	23	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	7,485	7,512	8,012	8,605	9,253	9,925	10,506	11,141	11,803	12,504	13,267
Application of operating funding											
Payments to staff and suppliers	3,806	4,493	3,604	3,749	4,109	4,032	4,395	4,565	4,467	4,641	5,070
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	2,470	2,624	2,680	2,758	2,851	2,881	2,959	3,069	3,154	3,239	3,358
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	6,276	7,117	6,284	6,507	6,960	6,913	7,354	7,634	7,621	7,880	8,428
Surplus / (deficit) of operating funding (A-B)	1,209	395	1,728	2,098	2,293	3,012	3,152	3,507	4,182	4,624	4,839
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	2,068	2,117	2,158	2,197	2,238	2,280	1,381	1,408	1,437	1,462	1,470
Increase / (decrease) in debt	-	-	-	-	-	-	-	-	-	-	-
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	2,068	2,117	2,158	2,197	2,238	2,280	1,381	1,408	1,437	1,462	1,470
Applications of capital funding											
Capital - grow th	6,865	12,203	5,845	920	2,401	656	4,820	-	243	-	3,883
Capital - level of service	2,669	3,710	2,859	1,614	64	-	-	-	-	-	75
Capital - renew als	2,104	2,947	1,397	2,024	2,110	5,070	2,437	1,803	2,108	1,971	1,455
Increase / (decrease) in reserves	(3,622)	(10,903)	(3,511)	843	446	(3,014)	174	1,144	692	1,066	1,621
Increase / (decrease) of investments	(4,739)	(5,445)	(2,704)	(1,106)	(490)	2,580	(2,898)	1,968	2,576	3,049	(725)
Total applications of capital funding (D)	3,277	2,512	3,886	4,295	4,531	5,292	4,533	4,915	5,619	6,086	6,309
Surplus / (deficit) of capital funding (C-D)	(1,209)	(395)	(1,728)	(2,098)	(2,293)	(3,012)	(3,152)	(3,507)	(4,182)	(4,624)	(4,839)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Community wastewater supplies funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	5,940	6,233	6,542	6,868	7,209	7,568	7,772	7,982	8,198	8,419	8,646
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees and charges	674	638	654	669	685	702	719	738	757	778	799
Internal charges and overheads recovered	853	814	831	856	884	894	919	952	979	1,006	1,042
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	7,467	7,685	8,027	8,393	8,778	9,164	9,410	9,672	9,934	10,203	10,487
Application of operating funding											
Payments to staff and suppliers	3,600	3,543	3,714	3,696	3,853	4,045	4,165	4,368	4,569	4,715	4,897
Finance costs	1,283	65	94	117	128	38	146	264	198	281	359
Internal charges applied	1,706	1,628	1,663	1,712	1,769	1,788	1,837	1,904	1,958	2,012	2,084
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	6,589	5,236	5,471	5,525	5,750	5,871	6,148	6,536	6,725	7,008	7,340
Surplus / (deficit) of operating funding (A-B)	878	2,449	2,556	2,868	3,028	3,293	3,262	3,136	3,209	3,195	3,147
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	5,854	5,075	5,015	5,064	5,117	5,173	2,691	2,729	2,769	2,799	2,784
Increase / (decrease) in debt	6,204	2,600	(1,436)	2,349	(1,913)	(1,694)	6,047	(1,359)	(1,253)	4,546	(1,407)
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	12,058	7,675	3,579	7,413	3,204	3,479	8,738	1,370	1,516	7,345	1,377
Applications of capital funding											
Capital - grow th	11,025	7,382	2,351	6,162	1,943	2,309	7,466	-	237	6,014	-
Capital - level of service	537	956	1,520	85	5	-	-	-	-	-	-
Capital - renew als	546	1,706	435	1,157	347	5,806	748	402	3,964	4,312	1,869
Increase / (decrease) in reserves	550	(717)	472	287	1,084	(4,656)	558	973	(3,119)	(3,087)	(637)
Increase / (decrease) of investments	278	797	1,357	2,590	2,853	3,313	3,228	3,131	3,643	3,301	3,292
Total applications of capital funding (D)	12,936	10,124	6,135	10,281	6,232	6,772	12,000	4,506	4,725	10,540	4,524
Surplus / (deficit) of capital funding (C-D)	(878)	(2,449)	(2,556)	(2,868)	(3,028)	(3,293)	(3,262)	(3,136)	(3,209)	(3,195)	(3,147)
Funding balance (A-B) + (C-D)											
	-	-	-	-	-	-	-	-	-	-	-

Stormwater funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	1,026	1,120	1,238	1,365	1,505	1,660	1,830	2,017	2,224	2,452	2,703
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees and charges	-	-	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	256	169	173	178	183	185	191	197	203	209	216
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	1,282	1,289	1,411	1,543	1,688	1,845	2,021	2,214	2,427	2,661	2,919
Application of operating funding											
Payments to staff and suppliers	831	894	780	814	848	855	887	944	955	1,019	1,031
Finance costs	117	118	100	82	64	45	31	20	10	2	-
Internal charges applied	512	338	346	357	367	370	382	394	406	418	431
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	1,460	1,350	1,226	1,253	1,279	1,270	1,300	1,358	1,371	1,439	1,462
Surplus / (deficit) of operating funding (A-B)	(178)	(61)	185	290	409	575	721	856	1,056	1,222	1,457
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	182	351	358	364	372	379	204	209	213	218	223
Increase / (decrease) in debt	(500)	(351)	(358)	(364)	(372)	(379)	(204)	(209)	(213)	(87)	-
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	(318)	-	-	-	-	-	-	-	-	131	223
Applications of capital funding											
Capital - grow th	68	18	-	-	-	-	-	-	-	-	-
Capital - level of service	550	1,669	1,077	734	718	340	113	116	119	61	63
Capital - renew als	-	-	118	79	8	131	4	12	225	37	-
Increase / (decrease) in reserves	7	212	159	144	223	137	234	234	64	216	261
Increase / (decrease) of investments	(1,121)	(1,960)	(1,169)	(667)	(540)	(33)	370	494	648	1,039	1,356
Total applications of capital funding (D)	(496)	(61)	185	290	409	575	721	856	1,056	1,353	1,680
Surplus / (deficit) of capital funding (C-D)	178	61	(185)	(290)	(409)	(575)	(721)	(856)	(1,056)	(1,222)	(1,457)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Water races and land drainage funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	40	40	41	42	43	44	45	46	47	49	50
Targeted rates	2,356	2,597	2,724	2,878	3,048	3,249	3,459	3,691	3,976	4,291	4,640
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees and charges	365	383	404	427	452	478	508	540	576	615	658
Internal charges and overheads recovered	351	388	396	408	421	426	438	454	466	479	496
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	3,112	3,408	3,565	3,755	3,964	4,197	4,450	4,731	5,065	5,434	5,844
Application of operating funding											
Payments to staff and suppliers	2,565	2,866	2,651	2,649	2,736	2,768	2,835	2,935	2,999	3,090	3,202
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	703	776	792	816	843	852	875	907	933	959	992
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	3,268	3,642	3,443	3,465	3,579	3,620	3,710	3,842	3,932	4,049	4,194
Surplus / (deficit) of operating funding (A-B)	(156)	(234)	122	290	385	577	740	889	1,133	1,385	1,650
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 - grow th	45	42	-	-	-	-	-	-	-	-	-
Capital - level of service	1,527	484	41	-	-	-	113	-	-	-	-
Capital - renew als	690	1,249	2,538	-	2,568	1,252	648	4	492	115	280
Increase / (decrease) in reserves	(185)	(712)	(2,173)	366	(2,202)	(886)	(281)	363	(75)	297	133
Increase / (decrease) of investments	(2,233)	(1,297)	(284)	(76)	19	211	260	522	716	973	1,237
Total applications of capital funding (D)	(156)	(234)	122	290	385	577	740	889	1,133	1,385	1,650
Surplus / (deficit) of capital funding (C-D)	156	234	(122)	(290)	(385)	(577)	(740)	(889)	(1,133)	(1,385)	(1,650)
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

There are no major projects planned for this activity.

Service targets for Izone Southern Business Hub

Objective	Current service	Planned service 2018-21	Indicative service 2021-2028	Performance measure	Current performance	2018/19	2019/20	2020/21	2021-28
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.	21.8 ha	10 ha (expected completion 2019)	-	-	-

Izone Southern Business Hub funding impact statement

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	-	-	-	-	-	-	-	-	-
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Other operating funding	-	-	-	-	-	-	-	-	-	-	-
Total operating funding (A)	31	31	-	-	-	-	-	-	-	-	-
Application of operating funding											
Payments to staff and suppliers	1,026	409	323	333	-	-	-	-	-	-	-
Finance costs	-	-	-	-	-	-	-	-	-	-	-
Internal charges applied	-	-	-	-	-	-	-	-	-	-	-
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
Total application of operating funding (B)	1,026	409	323	333	-	-	-	-	-	-	-
Surplus / (deficit) of operating funding (A-B)	(995)	(378)	(323)	(333)	-	-	-	-	-	-	-
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	-	-	-	-	-	-	-	-	-	-	-
Gross sales proceeds from sale of assets	15,643	9,473	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	15,643	9,473	-	-	-	-	-	-	-	-	-
Applications of capital funding											
Capital - grow th	1,452	-	-	-	-	-	-	-	-	-	-
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renew als	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) of investments	13,196	9,095	(323)	(333)	-	-	-	-	-	-	-
Total applications of capital funding (D)	14,648	9,095	(323)	(333)	-	-	-	-	-	-	-
Surplus / (deficit) of capital funding (C-D)	995	378	323	333	-	-	-	-	-	-	-
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

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	(8,386)	(8,953)	(8,391)	(8,192)	(8,280)	(8,430)	(8,620)	(8,768)	(8,921)	(9,085)	(9,259)
Targeted rates	795	417	390	330	330	330	328	299	269	258	258
Subsidies and grants for operating purposes	96	79	81	83	85	87	89	92	94	97	99
Fees and charges	1,706	2,044	2,069	2,140	2,167	2,195	2,271	2,302	2,334	2,369	2,406
Internal charges and overheads recovered	15,091	16,239	16,416	17,168	17,550	17,855	18,447	19,003	19,521	20,266	20,802
Other operating funding	9,574	8,875	7,466	6,912	7,102	7,367	7,470	7,685	8,295	8,899	9,482
Total operating funding (A)	18,876	18,701	18,031	18,441	18,954	19,404	19,985	20,613	21,592	22,804	23,788
Application of operating funding											
Payments to staff and suppliers	13,855	14,754	14,980	15,721	16,163	16,668	17,215	17,721	18,190	18,886	19,368
Finance costs	123	91	78	64	49	39	37	37	37	37	37
Internal charges applied	1,789	1,939	1,950	2,021	2,052	2,072	2,136	2,208	2,279	2,353	2,434
Other operating funding applications	140	140	143	147	150	153	157	161	165	169	173
Total application of operating funding (B)	15,907	16,924	17,151	17,953	18,414	18,932	19,545	20,127	20,671	21,445	22,012
Surplus / (deficit) of operating funding (A-B)	2,969	1,777	880	488	540	472	440	486	921	1,359	1,776
Sources of capital funding											
Subsidies for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in debt	(228)	(247)	(267)	(289)	(313)	(82)	-	-	-	-	-
Gross sales proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Total sources of capital funding (C)	(228)	(247)	(267)	(289)	(313)	(82)	-	-	-	-	-
Applications of capital funding											
Capital - grow th	566	543	511	522	534	546	559	572	586	602	618
Capital - level of service	-	-	-	-	-	-	-	-	-	-	-
Capital - renew als	-	-	-	-	-	-	-	-	-	-	-
Increase / (decrease) in reserves	51	52	55	56	58	59	61	63	66	67	69
Increase / (decrease) of investments	2,124	935	47	(379)	(365)	(215)	(180)	(149)	269	690	1,089
Total applications of capital funding (D)	2,741	1,530	613	199	227	390	440	486	921	1,359	1,776
Surplus / (deficit) of capital funding (C-D)	(2,969)	(1,777)	(880)	(488)	(540)	(472)	(440)	(486)	(921)	(1,359)	(1,776)
Funding balance (A-B) + (C-D)	-	-	-	-	-	-	-	-	-	-	-

Financials



Financial strategy

Introduction

The financial strategy guides the way the Council makes decisions over revenue, 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 2018-28 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 six years of extraordinary population and business growth. Recent years' financial results have been positive, borrowing is low 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 Lincoln and Rolleston Town Centres 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 surpluses being generated by the Izone Industrial Park, rate increases, contributions from developers and external sources including the New Zealand Transport Agency. The financial strategy includes the use of \$39 million of the anticipated \$45 million total surplus from the development of Izone. Without using this Izone surplus, these major projects would require rate increases that would be unaffordable for many ratepayers.

The surplus is a result of the success of the Izone development. It 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.

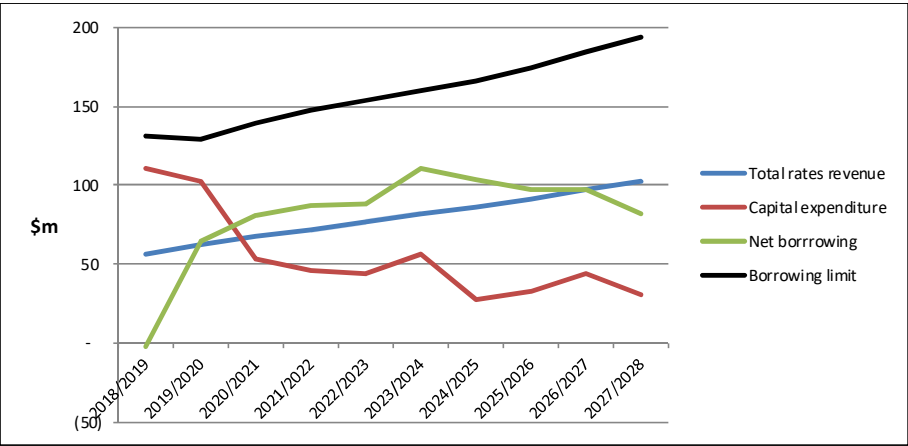
While rates will need to increase above the rate of inflation, the level of increase will be tightly managed and rates will remain reasonable. Rates are rising to fund the transformation of the district and improve the services, facilities and infrastructure for all residents. Similarly the level of 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 4.0% 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 2.9%). 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 7% 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 \$110 million over the period of the LTP. This additional borrowing will be used to help fund the Council's major capital projects. The forecast borrowing is within the 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 revenue 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 the substantial level of capital expenditure over the next few years will result in an increase in the level of borrowing, and how increasing rates revenue will allow the borrowing to be kept under control so that it starts to reduce towards the end of the period. Rates revenue goes up due to both more ratepayers and rate rises.

The Council’s forecast rates, capital expenditure and net borrowing 2018 to 2028



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

- Objectives
- 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.

Objectives

The objectives of the financial strategy are to:

- Provide funding for the continuing transformation of the district.
- Keep rate levels at reasonable levels, whilst allowing them to rise sufficiently to allow for improved community facilities and essential infrastructure to meet the needs of the community.
- Use borrowing to spread the cost of new facilities and infrastructure between current and future ratepayers.
- Preserve the Council's strong financial position so that future generations benefit in the same way that the current generation has done.

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

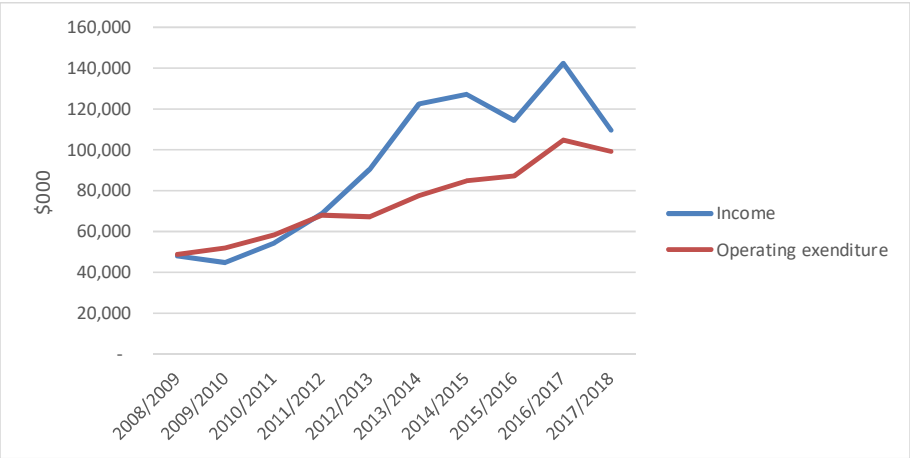
As at 30 June 2017 the Council had net assets of \$1.503 billion. This is equal to \$63,000 per ratepayer. The majority of the Council's assets are the roads, water and sewerage systems that provide the District's essential infrastructure. In addition, the Council has some long term investments, including its shareholding in Orion New Zealand Limited and investment property.

Revenue and operating expenditure

The cost of providing services is currently over \$100 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 revenue and operating expenditure over the past 9 years plus the budget for 2017/18 is set out in the chart below. (The figures exclude vested assets revenue - the value of roads and water pipes etc. received from developers – because this is non-cash revenue that does not improve the Council’s ability to fund its activities.)

Revenue and operating expenditure 2008/09 to 2017/18 (excluding vested assets revenue)



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 revenue and the post-earthquake growth where revenue has exceeded operating expenditure. The surpluses in recent years reflect the development contributions being paid by land developers towards the cost of new infrastructure plus Izone land sales. This

surplus of revenue 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. The smaller surplus in 2017/18 reflects the Council's budget and lower anticipated land sales.

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 projects and service development, the Council has taken on borrowing. The Council's borrowing is expected to be about \$15 million by June 2018. This is around \$600 per ratepayer.

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 the Izone surplus
- funding of renewals and depreciation.

Population growth, changing land use and infrastructure requirements

As the second 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 rapid growth to continue for the next few years and then start to slow.

The current population of the District is about 58,000 and the forecast is that it will be 79,000 by 2028 (the end of the period covered by the LTP).

To help the Canterbury Region to recover after the earthquakes, the Minister of Earthquake Recovery 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 was 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 a fair share of the costs of new infrastructure that is required to serve the growing population. In this way the whole community benefits from the growing population but is not burdened with all of the costs. There is however some risk with this strategy. If the Council spends money providing infrastructure to allow more houses in the anticipation of future funding from land developers, 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 2017/18 (the figures are cumulative)

Operating expenditure	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Community Services	454	459	493	580	605	698	728	822	861	964
Community Facilities	4,218	8,066	10,607	11,606	12,698	13,241	14,074	14,523	15,128	15,949
Water races and land drainage	542	283	268	300	265	318	369	369	424	432
Transportation	4,059	3,939	5,772	7,330	9,592	11,641	12,094	12,882	14,948	16,156
Waste water	-	159	747	1,046	1,202	1,980	2,320	2,406	3,178	3,424
Stormwater	-	-	22	99	136	278	331	343	516	534
Water supply	323	-	482	930	907	1,676	1,871	1,766	2,309	2,677
Solid waste management	1,469	2,689	3,489	4,375	5,198	5,801	6,673	7,413	8,038	8,723
Total	11,065	15,595	21,881	26,265	30,604	35,634	38,461	40,524	45,403	48,860

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

Capital expenditure	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
Community services	20	20	20	21	21	22	22	23	23	24
Community facilities	39,972	47,427	5,255	8,763	6,314	3,493	3,780	2,006	7,050	3,732
Environmental services	30	41	42	32	33	34	34	35	36	37
Water races and land drainage	42	-	-	-	-	-	-	-	-	-
Transportation	10,278	12,716	10,192	13,498	9,020	18,425	6,459	7,007	7,006	4,904
Waste water	7,382	2,351	6,162	1,943	2,309	7,466	-	237	6,014	-
Stormwater	18	-	-	-	-	-	-	-	-	-
Water supply	12,203	5,845	920	2,401	656	4,820	-	243	-	3,883
Solid waste management	2,099	3,626	3,371	2,797	546	788	2,268	704	-	12
Support services	543	511	522	534	546	559	572	586	602	618
Total	72,587	72,537	26,485	29,989	19,446	35,607	13,136	10,841	20,732	13,211

* 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 partly met by the new ratepayers as they increase the rating base. This means that existing ratepayers will not need to meet all 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 nearly one third over the next 10 years. Although some activities are more affected than others, 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 including indoor courts, expansion of the Selwyn Aquatic Centre and Prebbleton Community Centre
- Improvements to sporting facilities in a number of townships.
- A new library and community facility in Rolleston
- A health hub complex.

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:

- 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 Limited plus cash holdings. The property portfolio includes the development land at the Izone Southern Business Hub and 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 ultimately provide a capital surplus to the Council that is currently estimated to be \$45 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 6%. Revenue from 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 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 main objective of having cash is to hold reserve funds that have been set aside for specific purposes in near risk free investments.

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	6.0%	Will be used to support the general rate requirement.
Shareholdings	5%*	Will be used to support the general rate requirement.
Cash	3.5%	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 allocate \$39 million of funds from the surplus generated by Izone to fund major roading projects. \$5.5 million will also be used to part fund the new library and community centre in Rolleston, meaning that all of the Izone surplus will be utilised in the period covered by the Long Term Plan.

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 30 years (20 years in the 2009-19 and 2015-25 LTPs) 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 30 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 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.

Assumptions

This financial strategy is based on certain assumptions about the future. Including:

- That the population of the district will continue to increase
- That capital expenditure will be incurred as planned
- That interest on borrowing will be 5%
- That returns on investments will be in line with expectations, generally 3.5 – 6%
- That inflation will be in the range 2-3% per year
- There is no change in tax rates
- That there is no major destabilising event locally, nationally or globally.

We know that reality rarely turns out as we expect and the advantage of having a financial strategy is that it seeks to maintain a strong financial position with flexibility to adapt to changing conditions.

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

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	50,769	56,182	62,445	67,136	72,166	77,228	81,725	86,476	91,443	97,098	102,772
Development contributions	12,308	15,879	15,679	16,241	16,165	17,724	7,608	8,923	11,001	10,731	10,727
Subsidies and grants	9,507	10,075	11,237	10,760	13,749	12,232	11,952	10,111	10,031	10,993	11,232
Vested assets	19,099	29,257	30,373	28,647	27,716	22,462	14,376	13,693	12,172	13,006	13,521
Other revenue	36,918	34,643	25,789	29,193	28,020	28,663	29,733	30,818	32,463	33,857	35,525
Total revenue	128,601	146,036	145,523	151,977	157,816	158,309	145,394	150,021	157,110	165,685	173,777
Operating expenditure	98,956	107,961	112,649	122,346	125,870	130,157	137,065	142,409	146,741	153,961	159,331
Surplus/(deficit)	29,645	38,075	32,874	29,631	31,946	28,152	8,329	7,612	10,369	11,724	14,446
Net assets	1,478,773	1,606,078	1,723,958	1,753,590	1,824,395	1,956,261	1,964,589	2,015,447	2,147,257	2,158,981	2,220,896

Note: The net assets shown in the Annual Plan for 2017/18 is lower than the net assets as at 30 June 2017 because the estimates in the Annual Plan were prepared prior to the revaluation of Council's assets as part of the preparation of the Annual Report 2016/17. Due to timing, the increase in the value of assets was not fully reflected in the Annual Plan 2017/18.

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 revenue 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 revenue 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 revenue will go up and help reduce the Council's level of borrowing. If growth is slower then there will be less revenue 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 2028 we forecast that net assets will continue to be around \$66,000 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

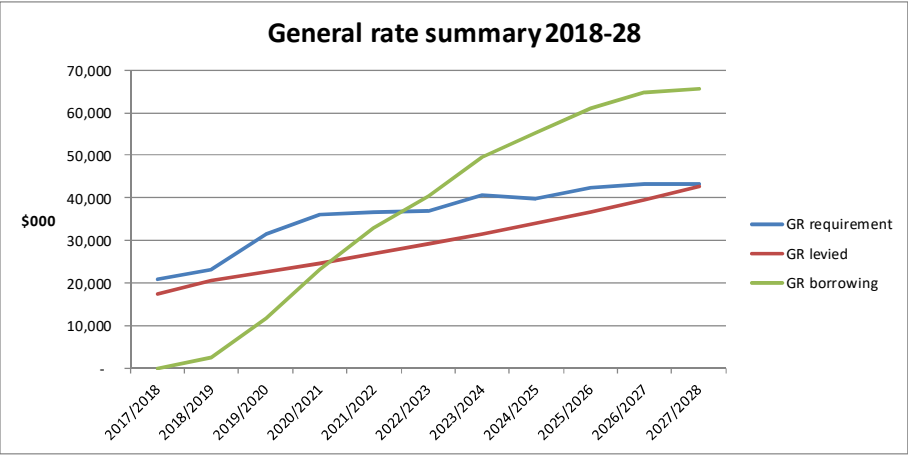
The general rate accounts for around 40% of the total rates revenue (the other 60% is from targeted rates). The activities funded by the general rate include:

- land transport
- community services
- 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 planned 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
- Malvern Community Board.

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 borrowing that is repaid over a period of time, typically 20 -25 years.

The Long Term Plan includes a change to the way the Council is rating for reserves and community centres and halls. Previously each 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.

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 revenue, average rates per ratepayer and average annual percentage increase is set out in the table below.

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	17,509	20,565	22,498	24,589	26,849	29,292	31,580	34,037	36,677	39,512	42,554
Targeted rates	32,945	35,317	39,640	42,234	44,997	47,608	49,810	52,096	54,414	57,225	59,847
Total rates (excluding penalties)	50,454	55,882	62,138	66,823	71,846	76,900	81,390	86,133	91,091	96,737	102,401
Average per ratepayer (excl GST)	2,132	2,261	2,410	2,488	2,572	2,651	2,745	2,843	2,944	3,062	3,177
Average \$ per ratepayer (incl GST)	2,452	2,600	2,772	2,861	2,958	3,049	3,157	3,269	3,386	3,521	3,654
Average increase per ratepayer	4.5%	6.0%	6.6%	3.2%	3.4%	3.1%	3.5%	3.5%	3.6%	4.0%	3.8%
Number of ratepayers	23,660	24,712	25,785	26,858	27,931	29,004	29,650	30,297	30,943	31,589	32,236

The average annual rates increase per ratepayer over the 10 years is 4.0%. 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 \$3,700 (including GST) per ratepayer.
- The average percentage increase per ratepayer across the District will not exceed 7% 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.

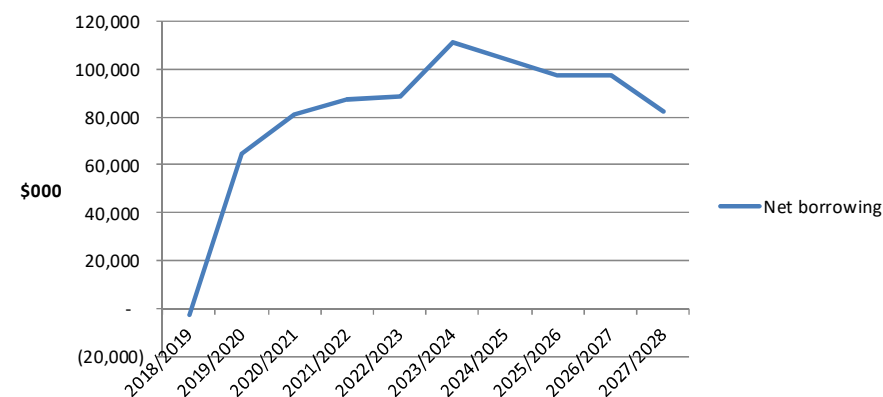
These limits cover both general rates and targeted rates combined.

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 2018-28
Net borrowing as a percentage of revenue	130%	90%
Net interest as a percentage of revenue	8%	5%
Net interest as a percentage of rates revenue	15%	7%

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.

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

Annual Rates revenue 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 revenue 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 of services will be broadly similar to current provision, but capacity will increase. 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.

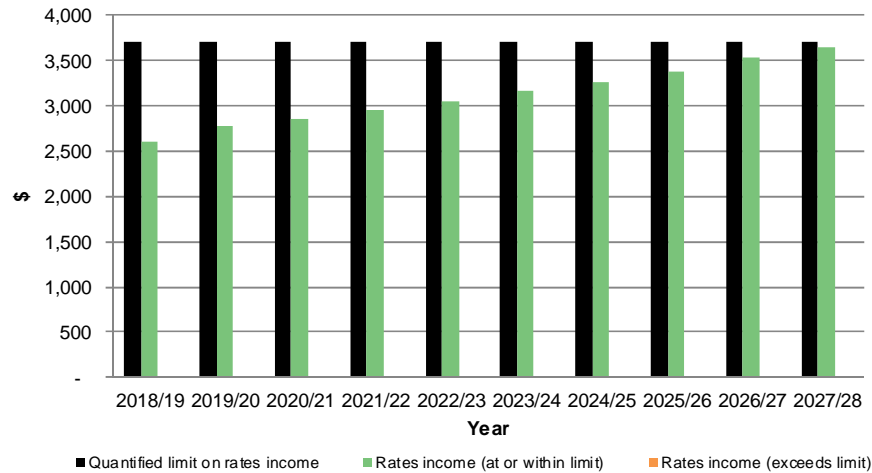
Rates affordability benchmark

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.

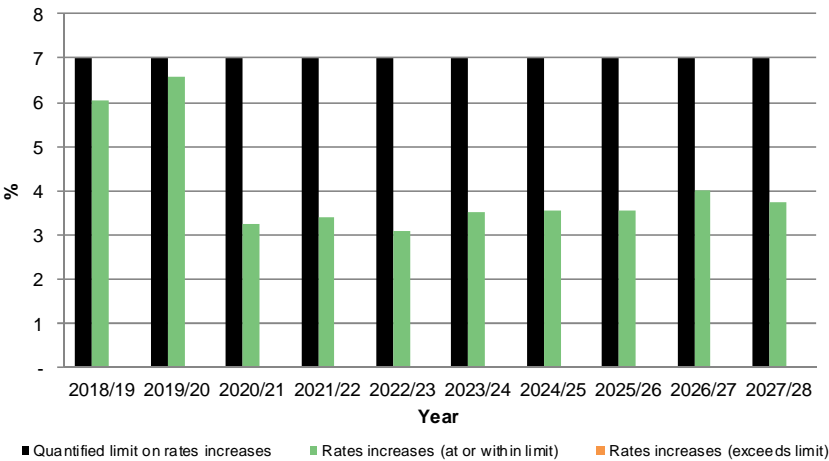
Rates (income) affordability

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 (including GST) will not exceed \$3,700 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 7% per annum.

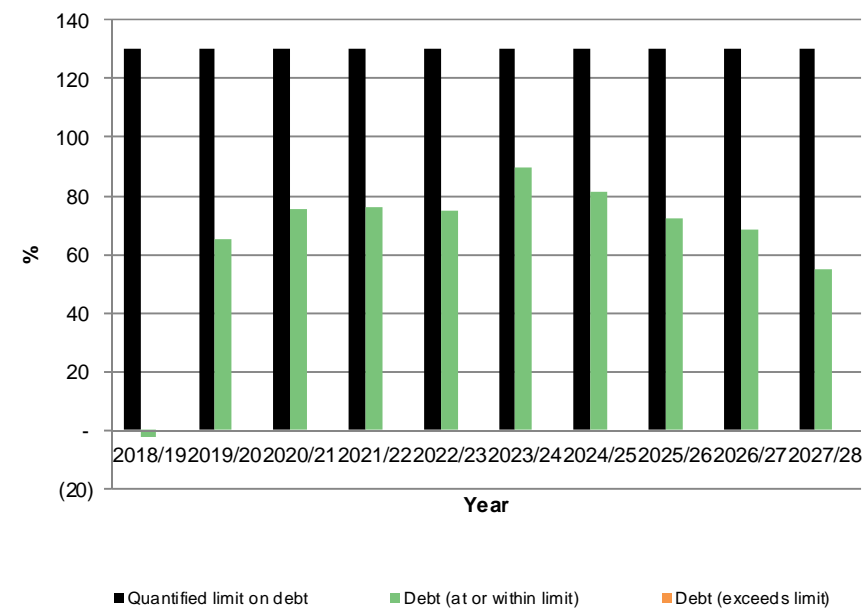


Debt affordability benchmark

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

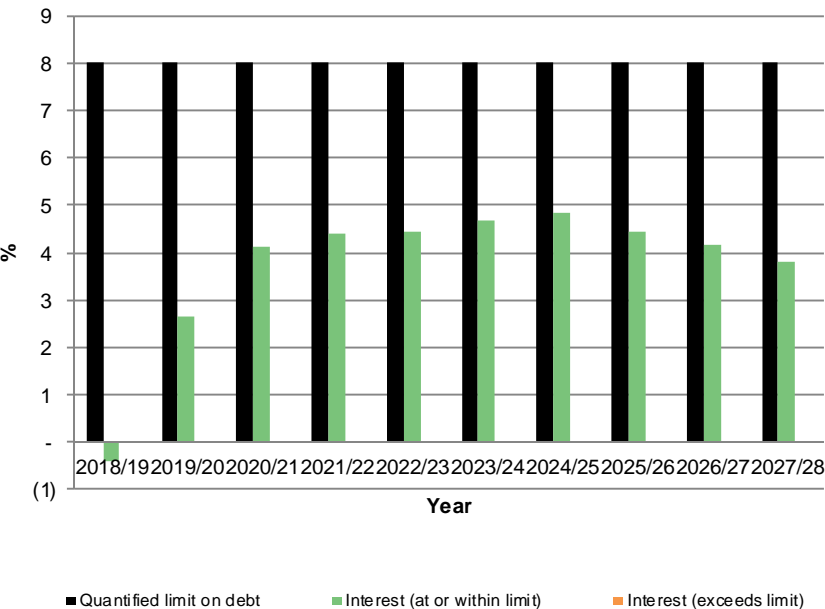
Net borrowing as percentage of income

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 130%.



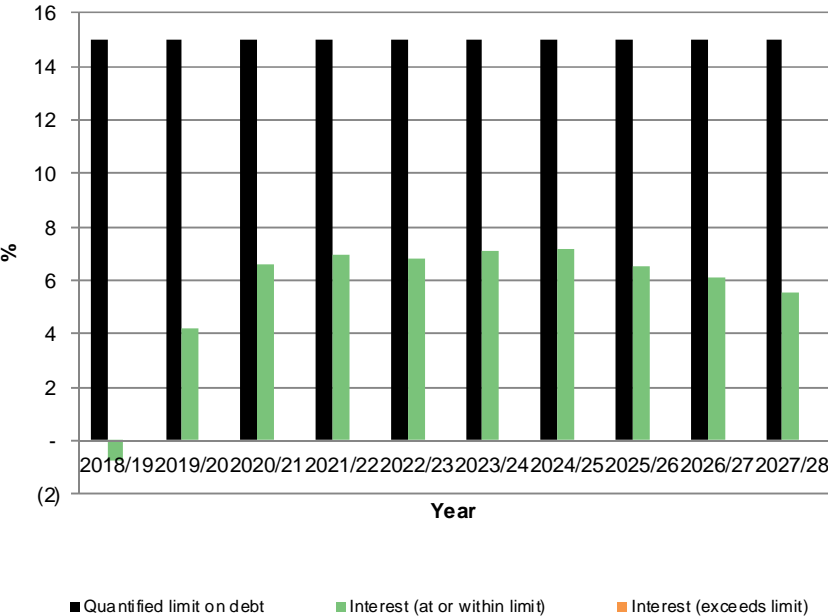
Net interest as percentage of income

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 8%.



Net interest as percentage of rates income

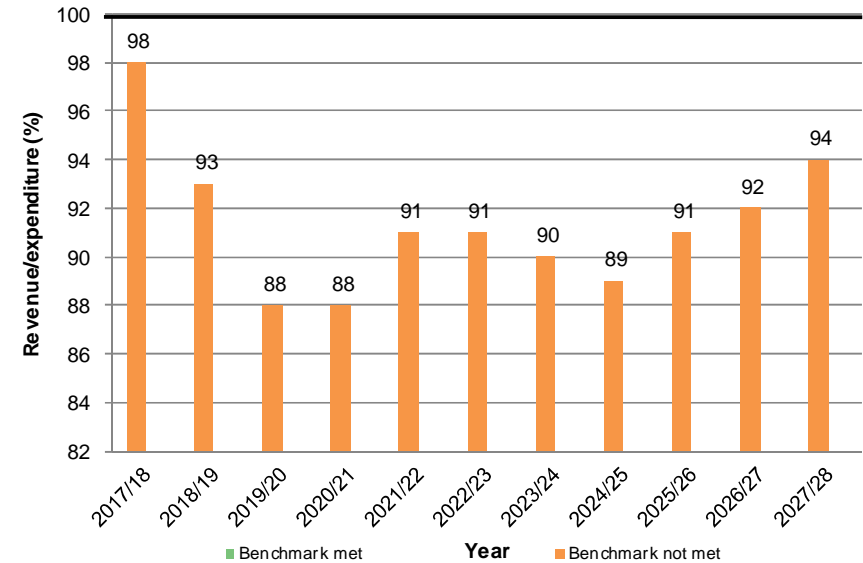
The following graph compares the Council's actual borrowing with a quantified limit on borrowing stated in the financial strategy included in the Council's long-term plan. The quantified limit is net interest as a percentage of rates income will be less than 15%.



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.

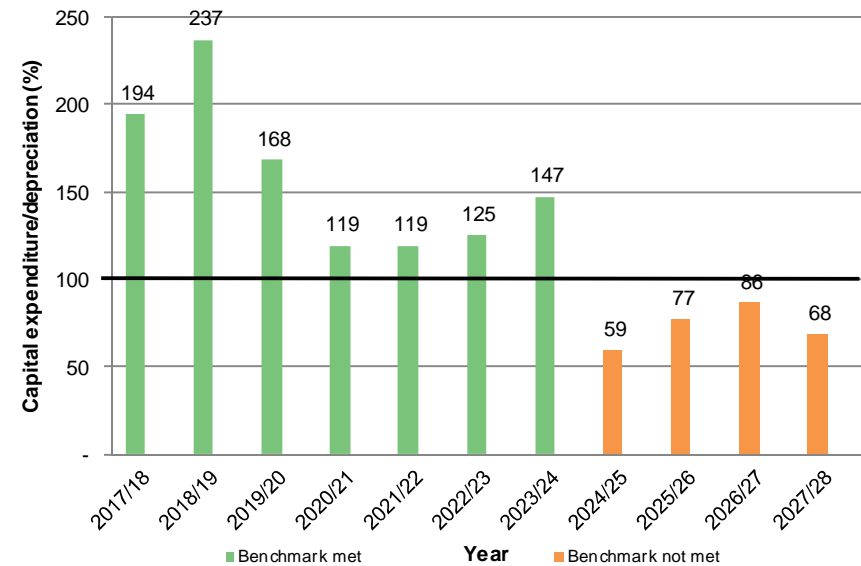


The Council will not meet the balanced budget benchmark due to the Council's decision to not fully fund depreciation (the Council generally funds renewals rather than depreciation).

Essential services benchmark

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

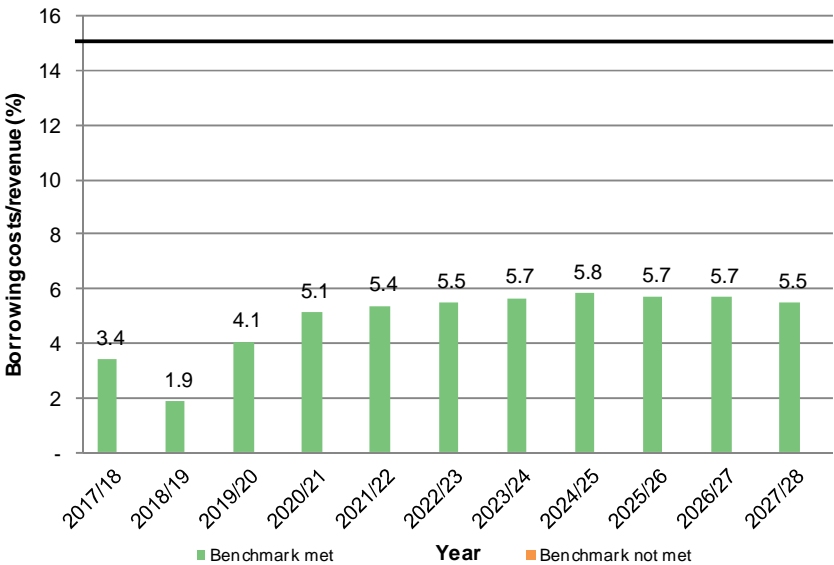
The Council meets this benchmark if its capital expenditure on network services equals or is greater than depreciation on network services.



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
2018/19	28,400
2019/20	29,473
2020/21	30,546
2021/22	31,619
2022/23	32,265
2023/24	32,911
2024/25	33,557
2025/26	34,203
2026/27	34,849
2027/28	35,495

Prospective financial statements

Introduction

The financial statements in this section outline the Council's prospective financial information for the 10 years from 1 July 2018 to 30 June 2028.

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 2028 were authorised for issue by the Council on 20 June 2018.

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 2018 and is not based on the annual plan 2017/18. There is therefore a difference between the closing equity and cash balances shown for the 2017/18 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 2016/17 and updated information in relation to the 2017/18 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 2028

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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 (Note 1)	50,769	56,182	62,445	67,136	72,166	77,228	81,725	86,476	91,443	97,098	102,772
Development contributions	12,308	15,879	15,679	16,241	16,165	17,724	7,608	8,923	11,001	10,731	10,727
Subsidies and grants	9,507	10,075	11,237	10,760	13,749	12,232	11,952	10,111	10,031	10,993	11,232
Other revenue	56,017	63,900	56,162	57,840	55,736	51,125	44,109	44,511	44,635	46,863	49,046
Total revenue	128,601	146,036	145,523	151,977	157,816	158,309	145,394	150,021	157,110	165,685	173,777
Expenditure											
Employee benefit expenses	21,655	23,206	24,644	25,917	26,556	27,319	28,151	28,928	29,758	30,609	31,518
Depreciation and amortisation (Note 2)	26,189	28,416	31,339	35,031	36,474	37,458	40,485	41,280	42,304	45,398	46,010
Finance costs	3,313	1,880	4,031	5,480	6,110	6,476	6,987	7,413	7,659	8,062	8,216
Other expenses	47,799	54,459	52,635	55,918	56,730	58,904	61,442	64,788	67,020	69,892	73,587
Total operating expense	98,956	107,961	112,649	122,346	125,870	130,157	137,065	142,409	146,741	153,961	159,331
Surplus / (deficit)	29,645	38,075	32,874	29,631	31,946	28,152	8,329	7,612	10,369	11,724	14,446
Other comprehensive revenue and expense											
Gain on property revaluations	-	24,235	77,388	-	38,859	93,425	-	43,245	110,267	-	47,469
Financial assets at fair value	-	-	7,618	-	-	10,289	-	-	11,174	-	-
Total other comprehensive revenue and expense	-	24,235	85,006	-	38,859	103,714	-	43,245	121,441	-	47,469
Total comprehensive revenue and expense	29,645	62,310	117,880	29,631	70,805	131,866	8,329	50,857	131,810	11,724	61,915

Prospective statement of changes in equity

a forecast for the 10 years ending 30 June 2028

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	1,449,128	1,543,768	1,606,078	1,723,958	1,753,590	1,824,395	1,956,261	1,964,589	2,015,447	2,147,257	2,158,981
Comprehensive revenue and expense											
Net surplus / (deficit) for the year	29,645	38,075	32,874	29,631	31,946	28,152	8,329	7,612	10,369	11,724	14,446
Other comprehensive revenue and expense	-	24,235	85,006	-	38,859	103,714	-	43,245	121,441	-	47,469
Total comprehensive revenue and expense	29,645	62,310	117,880	29,631	70,805	131,866	8,329	50,857	131,810	11,724	61,915
Balance at 30 June	1,478,773	1,606,078	1,723,958	1,753,590	1,824,395	1,956,261	1,964,589	2,015,447	2,147,257	2,158,981	2,220,896

Prospective statement of financial position

a forecast for the 10 years ending 30 June 2028

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	2,761	14,158	8,613	7,622	6,627	6,076	5,105	4,091	3,079	2,074	1,077
Receivables from exchange transactions	13,060	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Inventory	3,198	30	30	30	30	30	30	30	30	30	30
Other financial assets	805	48,436	28,051	29,561	32,908	37,976	30,851	41,588	56,602	66,300	79,532
Property held for sale	1,970	1,892	770	406	95	95	-	-	-	-	-
Total current assets	21,794	72,516	45,464	45,619	47,660	52,177	43,986	53,709	67,711	76,404	88,639
Non current assets											
Receivables from exchange transactions	329	300	300	300	300	300	300	300	300	300	300
Other financial assets	72,141	1,089	800	487	405	405	405	405	405	405	405
Investments in council controlled organisations	88,818	112,026	119,644	119,644	119,644	129,933	129,933	129,933	141,107	141,107	141,107
Investment property	14,819	22,816	23,455	24,112	24,787	25,481	26,194	26,927	27,681	28,456	29,253
Forestry	162	162	162	162	162	162	162	162	162	162	162
Intangible assets	206	156	156	156	156	156	156	156	156	156	156
Property, plant and equipment - operational	299,468	360,899	416,599	430,186	475,179	478,746	484,163	527,003	526,197	531,866	576,991
Property, plant and equipment - infrastructural	1,067,314	1,117,978	1,240,317	1,272,722	1,304,269	1,423,305	1,447,848	1,448,197	1,561,956	1,567,558	1,568,497
Total non - current assets	1,543,257	1,615,426	1,801,433	1,847,769	1,924,902	2,058,488	2,089,161	2,133,083	2,257,964	2,270,010	2,316,871
TOTAL ASSETS	1,565,051	1,687,942	1,846,897	1,893,388	1,972,562	2,110,665	2,133,147	2,186,792	2,325,675	2,346,414	2,405,510
Current liabilities											
Payables under exchange transactions	15,399	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
Borrowings	772	2,710	1,622	3,615	3,187	1,793	2,721	2,565	1,204	3,091	4,579
Total current liabilities	16,171	23,710	22,622	24,615	24,187	22,793	23,721	23,565	22,204	24,091	25,579
Non current liabilities											
Provisions	394	423	423	423	423	423	423	423	423	423	423
Other financial liabilities	1,802	271	271	271	271	271	271	271	271	271	271
Borrowings	67,911	57,461	99,625	114,490	123,286	130,917	144,142	147,085	155,518	162,647	158,342
Total non - current liabilities	70,107	58,155	100,319	115,184	123,980	131,611	144,836	147,779	156,212	163,341	159,036
Equity											
General reserves	873,712	973,011	1,010,264	1,043,812	1,076,999	1,110,031	1,123,281	1,128,928	1,138,149	1,151,855	1,162,469
Special funds (Note 3)	54,098	21,030	16,651	12,735	11,494	6,614	1,692	3,658	4,806	2,824	6,656
Fair value through other comprehensive revenue	42,368	65,577	73,195	73,195	73,195	83,484	83,484	83,484	94,658	94,658	94,658
Asset revaluation reserve	508,595	546,460	623,848	623,848	662,707	756,132	756,132	799,377	909,644	909,644	957,113
Total equity	1,478,773	1,606,078	1,723,958	1,753,590	1,824,395	1,956,261	1,964,589	2,015,447	2,147,257	2,158,981	2,220,896
TOTAL LIABILITIES AND EQUITY	1,565,051	1,687,942	1,846,897	1,893,388	1,972,562	2,110,665	2,133,147	2,186,792	2,325,675	2,346,414	2,405,510

Prospective statement of cash flows

a forecast for the 10 years ending 30 June 2028

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	88,510	107,410	106,677	113,411	122,165	127,761	122,607	127,910	135,889	143,005	149,977
Agency receipts	1,450	1,140	1,052	1,018	881	819	838	858	879	903	927
Interest received	3,231	2,301	1,405	1,053	1,114	1,242	1,204	1,268	1,718	2,151	2,552
Dividends received	6,343	6,574	6,061	5,859	5,988	6,125	6,266	6,417	6,577	6,748	6,930
	99,534	117,425	115,195	121,341	130,148	135,947	130,915	136,453	145,063	152,807	160,386
<i>Cash was distributed to:</i>											
Suppliers/employees	69,454	76,851	77,279	81,835	83,286	86,223	89,593	93,716	96,778	100,501	105,105
Agency payments	1,450	1,140	1,053	1,018	881	819	838	858	879	902	927
Interest paid	3,313	1,880	4,031	5,480	6,110	6,476	6,987	7,413	7,659	8,062	8,216
	74,217	79,871	82,363	88,333	90,277	93,518	97,418	101,987	105,316	109,465	114,248
Net cash from operating activities	25,317	37,554	32,832	33,008	39,871	42,429	33,497	34,466	39,747	43,341	46,138
Investment activities											
<i>Cash was provided from:</i>											
Sale of property, plant & equipment	1,929	1,680	2,260	3,120	564	120	323	-	-	-	-
Sale of property intended for sale	15,643	-	-	-	-	-	-	-	-	-	-
Proceeds from investments	11,842	40,594	20,674	557	620	339	7,125	-	-	-	-
	29,414	42,274	22,934	3,677	1,184	459	7,448	-	-	-	-
<i>Cash was applied to:</i>											
Purchase of property, plant and equipment	86,817	110,878	102,388	52,781	46,533	44,269	56,068	27,531	32,817	43,664	31,086
Purchase of development property	1,452	-	-	-	-	-	-	-	-	-	-
Purchase of intangible assets	-	-	-	-	-	-	-	-	-	-	-
Purchase of investments	-	11,128	-	1,754	3,885	5,407	-	10,737	15,014	9,698	13,232
	88,269	122,006	102,388	54,535	50,418	49,676	56,068	38,268	47,831	53,362	44,318
Net cash from investing activities	(58,855)	(79,732)	(79,454)	(50,858)	(49,234)	(49,217)	(48,620)	(38,268)	(47,831)	(53,362)	(44,318)
Financing activities											
<i>Cash was provided from:</i>											
Loans raised	33,483	45,679	43,824	18,558	12,103	9,588	16,156	5,767	9,947	10,584	695
	33,483	45,679	43,824	18,558	12,103	9,588	16,156	5,767	9,947	10,584	695
<i>Cash was applied to:</i>											
Settlement of loans	-	708	2,748	1,700	3,735	3,351	2,003	2,980	2,875	1,568	3,512
	-	708	2,748	1,700	3,735	3,351	2,003	2,980	2,875	1,568	3,512
Net cash from financing activities	33,483	44,971	41,076	16,858	8,368	6,237	14,153	2,787	7,072	9,016	(2,817)
Net increase / decrease in cash	(55)	2,793	(5,545)	(992)	(995)	(551)	(970)	(1,015)	(1,012)	(1,005)	(997)
Plus opening cash 1 July	2,816	11,365	14,158	8,613	7,622	6,627	6,076	5,105	4,091	3,079	2,074
Closing cash 30 June	2,761	14,158	8,613	7,622	6,627	6,076	5,105	4,091	3,079	2,074	1,077

Reconciliation of surplus to statement of cash flows

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	29,645	38,075	32,874	29,631	31,946	28,152	8,329	7,612	10,369	11,724	14,446
<i>Add / (deduct) non - cash items:</i>											
Vested asset revenue	(19,099)	(29,257)	(30,373)	(28,647)	(27,716)	(22,462)	(14,376)	(13,693)	(12,172)	(13,006)	(13,521)
Revaluation of investment property	(300)	(491)	(639)	(657)	(675)	(694)	(713)	(733)	(754)	(775)	(797)
Depreciation and amortisation	26,189	28,416	31,339	35,031	36,474	37,458	40,485	41,280	42,304	45,398	46,010
	6,790	(1,332)	327	5,727	8,083	14,302	25,396	26,854	29,378	31,617	31,692
<i>Movement in working capital items:</i>											
Receivables from exchange transactions	-	-	-	-	-	-	-	-	-	-	-
Inventory & work in progress	-	(814)	-	-	-	-	-	-	-	-	-
	-	(814)	-	-	-	-	-	-	-	-	-
<i>Items classified as investing activities:</i>											
Gain on sale of property	11,118	3	368	2,350	158	25	228	-	-	-	-
	11,118	3	368	2,350	158	25	228	-	-	-	-
Net cash flow from operating activities	25,317	37,554	32,832	33,008	39,871	42,429	33,497	34,466	39,747	43,341	46,138

Note 1: Rates revenue

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	Annual plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
General rates	17,509	20,565	22,498	24,589	26,849	29,292	31,580	34,037	36,677	39,512	42,554
Rates penalties	315	300	307	313	320	328	335	343	352	361	371
Metered water supply	1,657	2,677	2,873	3,096	3,337	3,599	3,819	4,052	4,301	4,565	4,846
Targeted rates attributable to activities:											
Community facilities	8,819	10,383	13,122	14,026	14,938	15,575	16,203	16,856	17,415	18,353	18,980
Democracy	791	824	858	893	928	963	987	1,012	1,037	1,063	1,088
Solid waste management	6,086	7,677	8,232	8,791	9,359	9,934	10,363	10,797	11,235	11,679	12,127
Community waste water supplies	6,014	6,304	6,587	6,913	7,254	7,613	7,817	8,007	8,198	8,419	8,646
Community water supplies	4,962	3,735	4,006	4,272	4,628	5,015	5,332	5,664	6,028	6,403	6,817
Stormwater	1,026	1,120	1,238	1,365	1,505	1,660	1,830	2,017	2,224	2,452	2,703
Transportation	1,234	-	-	-	-	-	-	-	-	-	-
Water races and land drainage	2,356	2,597	2,724	2,878	3,048	3,249	3,459	3,691	3,976	4,291	4,640
	50,769	56,182	62,445	67,136	72,166	77,228	81,725	86,476	91,443	97,098	102,772

Note 2: Depreciation and amortisation expense for assets used directly in providing the group of activities

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	40	15	19	23	26	29	32	28	29	33	36
Community facilities	3,794	5,680	7,105	7,938	8,405	8,855	9,011	9,096	9,647	9,858	9,980
Democracy	8	8	8	8	8	8	8	8	8	8	8
Commercial property	29	34	34	34	-	-	-	-	-	-	-
Environmental services	142	143	147	151	154	17	20	23	25	29	32
Support services	549	699	721	741	732	535	544	554	569	585	601
Solid waste	150	182	258	339	400	452	465	503	560	569	571
Transportation	12,551	12,711	13,276	14,591	15,085	15,532	17,005	17,380	17,634	19,136	19,380
Water races and land drainage	479	716	729	764	763	756	802	818	818	854	825
Stormwater	733	696	792	960	1,042	1,115	1,263	1,296	1,329	1,481	1,516
Wastewater	4,093	4,105	4,372	5,024	5,235	5,398	6,052	6,178	6,242	6,922	7,040
Water supply	3,621	3,427	3,878	4,458	4,623	4,761	5,283	5,396	5,443	5,924	6,022
	26,189	28,416	31,339	35,031	36,474	37,458	40,485	41,280	42,304	45,398	46,010

Note 3: 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 of reserve	Opening 1 July 2018	Deposits	Withdrawals	Closing 30 June 2028
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
5 Waters					
Armack Drive Water Supply Special Fund	D	9	-	-	9
Arthurs Pass Water Supply Holding Capacity	D	(16)	-	-	(16)
Bealey River River Protection Reserve	D	24	10	-	34
Branthwaite Drive Water Supply Reserve	A	29	10	-	39
Burnham Water Supply Reserve	A	28	10	-	38
Darfield Water Supply Capital Rate Reserve	A	(1,473)	1,473	-	-
Darfield Water Supply Water Quality Upgrade	C	640	2,718	(3,519)	(161)
District Holding Capacity	D	(83)	-	-	(83)
Doyleston Sewerage Reserve	A	191	27	(217)	1
Doyleston Water Supply Capital Contribution Reserve	A	156	54	-	210
Dunsandel Water Supply Reserve	A	77	3	(79)	1
Edendale Water Supply Reserve	A	101	8	(107)	2
Ellesmere Water Race Renewal Reserve	B	(78)	300	(1,179)	(957)
Greenpark Land Drainage Reserve	A	23	10	-	33
Hororata River Land Drainage Reserve	A	18	10	-	28
Irwell Land Drainage Reserve	A	1	-	-	1
Johnson Road Capital Injection Special Fund	C	7	-	-	7
Johnson Road Water Supply Reserve	A	28	10	-	38
Jowers Road Water Supply Equipment Reserve	A	7	-	-	7

	Purpose of reserve	Opening 1 July 2018	Deposits	Withdrawals	Closing 30 June 2028
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Kirwee Water Supply Equipment Reserve	A	537	493	(738)	292
L2 River Land Drainage De-silting Reserve from Surpluses	C	112	38	-	150
L2 River Land Drainage Machinery Reserve from Surpluses	C	292	100	-	392
Lake Coleridge Quality Upgrade Special Reserve	C	39	1	(40)	-
Lake Coleridge Sewerage Electricorp Payment Reserve	C	59	1	(58)	2
Lake Coleridge Stormwater Renewal Reserve	B	-	10	(4)	6
Leeston Land Drainage Reserve	C	41	13	-	54
Leeston Sewerage Reserve	A	774	28	(783)	19
Leeston Stormwater Reserve	A	160	55	-	215
Leeston Water Supply Renewal Reserve	B	8	159	(69)	98
Leeston Water Supply Reserve	A	1,066	661	(1,663)	64
Lincoln Sewerage Reserve	A	8	-	-	8
Lincoln Stormwater Renewal Reserve	B	13	1,632	(20)	1,625
Lincoln Water Supply Reserve	A	306	3,989	(3,640)	655
Malvern Area Water Race Renewal Reserve	B	133	1,684	(4,741)	(2,924)
Malvern Hills Rural Water Supply Reserve	A	427	24	(384)	67
Osbourne Land Drainage Renewal Reserve	B	(97)	170	(358)	(285)
Paparua Water Race Renewal Reserve	B	191	1,329	(2,576)	(1,056)
Prebbleton Sewerage Reserve	A	440	151	-	591
Prebbleton Stormwater Renewal Reserve	B	16	206	(55)	167
Prebbleton Water Supply Reserve	A	1,469	1,675	(3,113)	31
Rakaia Huts Water Supply Reserve	A	36	1	(36)	1
Rolleston Stormwater Renewal Reserve	B	81	197	(313)	(35)
Rolleston Water Supply Reserve	A	732	8,556	(9,423)	(135)
Hororata Acheron Rural Water Supply Capital Rate Reserve	A	256	4	(250)	10
Sewerage Renewal Reserve	B	5,120	13,507	(21,371)	(2,744)
Sheffield Water Supply Reserve	A	131	2	(123)	10
Southbridge Sewerage Contributions	A	167	8	(172)	3
Southbridge Water Supply Reserve	A	(67)	317	(250)	-
Springfield Water Supply Reserve	A	77	1	(82)	(4)
Springston Special Reserve	D	9	-	-	9
Springston/Aberdeen Subdivision Special Fund Reserve	D	71	24	-	95
Springston Stormwater Renewal Reserve	B	5	-	-	5
Springston Water Supply Reserve	A	231	11	(228)	14
Tai Tapu Sewerage Holding Capacity Reserve	D	(171)	13	-	(158)
Tai Tapu Sewerage Reserve	A	8	-	-	8
Tai Tapu Stormwater Renewal Reserve	B	41	94	(8)	127
Tai Tapu Water Supply Reserve	A	401	119	(60)	460
Tai Tapu/Otahuna Water Supply Reserve	A	118	41	-	159
Taumutu Culverts Land Drainage Reserve	A	50	20	-	70

	Purpose	Opening			Closing
	of reserve	1 July 2018	Deposits	Withdrawals	30 June 2028
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Templeton/Claremont Capital Reserve	A	6	-	-	6
Templeton/Claremont Sewerage Reserve	D	(40)	-	-	(40)
Templeton/Claremont Water Supply Reserve	D	(37)	-	-	(37)
Templeton/Claremont Water Supply Reserve Surpluses	C	38	1	(38)	1
Wairiri Valley Land Drainage Reserve	A	4	-	-	4
West Melton Sewerage Reserve	A	(109)	-	-	(109)
Water Supplies Renewal Reserve	A	3,997	15,632	(23,483)	(3,854)
West Melton Water Supply Reserve	A	(74)	-	-	(74)
		16,764	55,610	(79,180)	(6,806)

Community facilities

Albert Anderson Fund	D	7	-	-	7
Art Acquisition Reserve	D	39	73	-	112
Broadfield Loan Reserve	E	(45)	-	-	(45)
Coalgate/Glentunnel (Ex Land Subdivision) Recreation Reserve	A	4	-	-	4
Darfield (Tussock Square) Reserve	D	1	-	(1)	-
Darfield Christmas in the Park Reserve	D	10	-	-	10
Darfield Domain Reserve	A	49	19	-	68
Darfield Township Reserve	A	1,053	363	-	1,416
Doyleston Contributions Reserve	A	3	-	-	3
District Reserve Contributions Reserve	A	59	1	(58)	2
Ellesmere Reserve Board Reserve	A	149	51	-	200
Gallipoli Oaks Special Fund	D	4	-	(5)	(1)
Glentunnel Community Centre Reserve	A	58	20	-	78
Glentunnel/Coalgate Capital Equipment Reserve	A	38	10	-	48
Halkett Community Centre 25 Year Loan Reserve	D	(39)	-	-	(39)
Halkett Community Centre Ex Land Subdivision Reserve	C	14	5	-	19
Hororata Cross Country Course Reserve	D	58	20	-	78
Hororata Reserve Ex Land Subdivision Reserve	A	7	-	-	7
Kimberley Reserve Timber Sales Reserve	C	37	10	-	47
Kirwee Operational Reserve	A	27	10	-	37
Kirwee Pavilion/Hall Reserve	E	(69)	-	-	(69)
Ladbrooks Community Centre Investment Reserve	C	21	10	-	31
Lake Coleridge Township	A	2	-	-	2
Lakeside Community Centre Reserve	A	6	-	-	6
Leeston Progress League Reserve	D	2	-	-	2
Leeston Township Est NA Osbourne Reserve	D	77	27	-	104

	Purpose	Opening			Closing
	of reserve	1 July 2018	Deposits	Withdrawals	30 June 2028
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Lincoln Community Centre Ex Paparua SF Reserve	A	9	-	-	9
Lincoln Library Ex Paparua Reserve	D	13	-	(14)	(1)
Lincoln Library Loan	A	(3,918)	-	-	(3,918)
McHughs Plantation Loan Reserve	E	(1,339)	-	-	(1,339)
Metal Pits Reserve	D	1,107	22	(1,129)	-
Plant Depreciation Replacement Reserve	B	14	4	-	18
Prebbleton Cell Tower Special Fund Reserve	D	69	23	-	92
Rolleston Com Centre Capital Fund	A	162	55	-	217
Rolleston Community Fund	E	208	71	-	279
Reserve Contrib.Malvern Ward	A	1,033	2,339	(2,721)	651
Reserve Contrib.Springs Ward	A	6,935	17,515	(19,433)	5,017
Reserve Contrib.Ellesmere Ward	A	949	1,549	(2,313)	185
Reserve Contrib.Selwyn Central Ward	A	977	33,583	(33,113)	1,447
Sheffield Bowling Club Donation Reserve	D	6	-	-	6
Sheffield Hall Refurbishment Fund	B	4	-	(7)	(3)
Sheffield Res Ex Land Subdivision Reserve	A	7	-	-	7
Sheffield Reserve Special Funds Reserve	A	3	-	-	3
Southbridge Advisory Committee Reserve	C	28	10	-	38
Springston Ex Ellesmere Reserve	A	34	10	-	44
Springston Road Gravel Reserve	D	6	-	(6)	-
Springston Township	A	4	-	-	4
Tai Tapu ex Paparua Library Reserve	D	28	6	(23)	11
TaiTapu Contributions Reserve	A	31	-	(31)	-
Weedons Discretionary Fund Reserve	D	3	-	(3)	-
Weedons Reserve Ex Paparua Investment Reserve	A	9	-	(9)	-
Weedons Reserve Ex Paparua SF Reserve	A	16	-	(16)	-
Weedons Reserve Loan Repayment Reserve	A	46	-	(47)	(1)
Weedons Surplus Reserve	A	76	-	(76)	-
West Melton Community Centre Ex Paparua SF Reserve	A	122	-	(121)	1
West Melton Community Centre Scholarship Fund Reserve	C	45	10	(20)	35
West Melton Surplus Reserve	A	100	-	(100)	-
Whitecliffs Reserve Ex Land Subdivision Reserve	A	1	-	-	1

		8,360	55,816	(59,246)	4,930
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Community services

Ex Ellesmere - Ellesmere Clay Loan Reserve	A	17	-	(21)	(4)
Insurance Reserve Fund Reserve	A	671	230	-	901
Selwyn District Education Fund Reserve	D	142	86	(228)	-

		830	316	(249)	897
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	Purpose	Opening			Closing
	of reserve	1 July 2018	Deposits	Withdrawals	30 June 2028
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Democracy					
Barnett Bequest Reserve	D	1	-	(1)	-
		1	-	(1)	-
Environmental services					
Dog Account Surpluses	D	(400)	-	-	(400)
Weather Tightness Insurance Reserve	D	(375)	340	-	(35)
		(775)	340	-	(435)
Other					
MAB Discretionary Fund Reserve	D	10	-	-	10
Investment Property Surplus	D	-	-	-	-
Earthquake Self Insurance Reserve	D	11,686	583	-	12,269
Earthquake Self Insurance - Earmarked Funds	D	-	-	-	-
Earthquake Proceeds Fund Reserve	D	-	-	-	-
Pre 1989 Contributions Reserve	D	68	23	-	91
		11,764	606	-	12,370
Transportation					
Roading Contributions Reserve	A	756	15,818	(22,556)	(5,982)
Undergrounding Reserve	A	3,269	1,124	-	4,393
			1,000	-	
			-	-	
Roading Contributions Reserve	A		-	-	-
		4,025	16,942	(22,556)	(1,589)
Solid Waste					
Operational Assets Replacement Fund Reserve	B	(2,711)	-	-	(2,711)
		(2,711)	-	-	(2,711)
		38,258	129,630	(161,232)	6,656

Statement of accounting policies

Statement of reporting entity

Selwyn District Council (the Council) is a territorial local authority governed by the Local Government Act 2002 (LGA) and is domiciled and operates in New Zealand. The relevant legislation governing the Council's operations includes the LGA and the Local Government (Rating) Act 2002.

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 long term 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 Limited (Sicon) and Orion New Zealand Limited (ONZL) which are allowed for in the prospective financial statements.

All Selwyn District Council subsidiaries and Central Plains Water Trust are incorporated and domiciled in New Zealand.

The primary objective of the Council and group is to provide goods or services for the community or social benefit rather than making a financial return. Accordingly the Council has designated itself and the group as public benefit entities for financial reporting purposes.

The prospective financial statements of the Council are for the period 1 July 2018 to 30 June 2028. The financial statements were authorised for issue by Council on 20 June 2018.

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.

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).

Presentation currency and rounding

The prospective financial statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars (\$'000).

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 fair value.

The specific accounting policies for significant revenue items are explained below:

Rates revenue

The following policies for rates have been applied:

- General rates, targeted rates (excluding water-by-meter), and uniform annual general charges are recognised at the start of the financial year to which the rates resolution relates. They are recognised at the amounts due. The Council considers that the effect of payment of rates by instalments is not sufficient to require discounting of rates receivables and subsequent recognition of interest revenue.
- Rates arising from late payment penalties are recognised as revenue when rates become overdue.
- Revenue from water-by-meter rates is recognised on an accrual basis based on usage. Unbilled usage, as a result of unread meters at year end, is accrued on an average usage basis.
- Rates remissions are recognised as a reduction of rates revenue when the Council has received an application that satisfies its rates remission policy.
- Rates collected on behalf of Environment Canterbury Regional Council (Ecan) are not recognised in the financial statements, as the Council is acting as an agent for Ecan.

Development and financial contributions

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

New Zealand Transport Agency roading subsidies

The Council receives funding assistance from the New Zealand Transport Agency, which subsidises part of the costs of maintenance and capital expenditure on the local roading infrastructure. The subsidies are recognised as revenue upon entitlement, as conditions pertaining to eligible expenditure have been fulfilled.

Other grants received

Other grants are recognised as revenue when they become receivable unless there is an obligation in substance to return the funds if conditions of the grant are not met. If there is such an obligation, the grants are initially recorded as grants received in advance and recognised as revenue when conditions of the grant are satisfied.

Building and resource consent revenue

Fees and charges for building and resource consent services are recognised on a percentage completion basis with reference to the recoverable costs incurred at balance date.

Entrance fees

Entrance fees are fees charged to users of the Council's local facilities, such as pools. Revenue from entrance fees is recognised upon entry to such facilities.

Landfill fees

Fees for disposing of waste at the Council's landfill are recognised as waste is disposed by users.

Provision of commercially based services

Revenue derived through the provision of services to third parties in a commercial manner is recognised in proportion to the stage of completion at balance date.

Sales of goods

Revenue from the sale of goods is recognised when a product is sold to the customer.

Vested or donated physical assets

For assets received for no or nominal consideration, the asset is recognised at its fair value when the Council obtains control of the asset. The fair value of the asset is recognised as revenue, unless there is a use or return condition attached to the asset.

The fair value of vested or donated assets is usually determined by reference to the cost of constructing the asset. For assets received from property developments, the fair value is based on construction price information provided by the property developer.

For long-lived assets that must be used for a specific use (e.g. land must be used as a recreation reserve), the Council immediately recognises the fair value of the asset as revenue. A liability is recognised only if the Council expects that it will need to return or pass the asset to another party.

Donated and bequeathed financial assets

Donated and bequeathed financial assets are recognised as revenue unless there are substantive use or return conditions. A liability is recorded if there are substantive use or return conditions and the liability released to revenue as the conditions are met (e.g. as the funds are spent for the nominated purpose).

Interest and dividends

Interest revenue is recognised using the effective interest method. Interest revenue on an impaired financial asset is recognised using the original effective interest rate.

Dividends are recognised when the right to receive payment has been established. When dividends are declared from pre-acquisition surpluses, the dividend is deducted from the cost of the investment.

Construction contracts

Contract revenue and contract costs are recognised as revenue and expense respectively by reference to the stage of completion of the contract at balance date. The stage of completion is measured by reference to the contract costs incurred up to balance date as a percentage of total estimated costs for each contract.

Contact costs include all costs directly related to specific contracts, costs that are specifically chargeable to the customer under the terms of the contract, and an allocation of overhead expenses incurred in connection with the group's construction activities in general.

An expected loss on construction contracts is recognised immediately as an expense in the surplus or deficit.

Where the outcome of a contract cannot be reliably estimated, contract costs are recognised as an expense as incurred. When it is probable that the costs will be recovered, revenue is recognised to the extent of costs incurred.

Construction work in progress is stated at the aggregate of contract costs incurred to date plus recognised surpluses less recognised losses and progress billings. If there are contracts where progress billings exceed the aggregate costs incurred plus surpluses less losses, the net amounts are presented as a liability.

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.

Discretionary grants are those grants where the Council has no obligation to award on receipt of the grant application and are recognised as expenditure when approved by the Council and the approval has been communicated to the applicant. The Council's grants awarded have no substantive conditions attached.

Income tax

Income tax expense includes components relating to both current tax and deferred tax.

Current tax is the amount of income tax payable based on the taxable profit for the current year, plus any adjustments to income tax payable in respect of prior years. Current tax is calculated using tax rates (and tax laws) that have been enacted or substantively enacted at 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 statement of financial position and the corresponding tax bases used in the computation of taxable profit.

Deferred tax is measured at the tax rates that are expected to apply when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at balance date. The measurement of deferred tax reflects the tax

consequences that would follow from the manner in which the entity expects to recover or settle the carrying amount of its assets and liabilities.

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 profits 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 or liability in a transaction that is not a business combination, and at the time of the transaction, affects neither accounting profit nor taxable profit.

Current and deferred tax is recognised against the surplus or deficit for the period, except to the extent that it relates to a business combination, or to transactions recognised in other comprehensive revenue and expense or directly in equity.

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.

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

The finance charge is charged to the surplus or deficit over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability.

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.

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.

Lease incentives received are recognised in the surplus or deficit as a reduction of rental expense over the lease term.

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

Receivables are recorded at their face value, less any provision for impairment.

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 twelve months and as current if the remaining maturity of the item is less than twelve months.

Other financial assets

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

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

Financial assets are classified into the following categories for the purpose of measurement:

- fair value through surplus or deficit;
- loans and receivables;
- held-to-maturity investments; and
- fair value through other comprehensive revenue and expense.

The classification of a financial asset depends on the purpose for which the instrument was acquired.

Financial assets at fair value through surplus or deficit

Financial assets at fair value through surplus or deficit include financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short-term or it is part of a portfolio of identified financial instruments that are managed together and for which there is evidence of short-term profit-taking. Derivatives are also categorised as held for trading unless they are designated into a hedge accounting relationship for which hedge accounting is applied.

Financial assets acquired principally for the purpose of selling in the short-term or part of a portfolio classified as held for trading are classified as a current asset. The current/non-current classification of derivatives is explained in the derivatives accounting policy above.

After initial recognition, financial assets in this category are measured at their fair values with gains or losses on re-measurement recognised in the surplus or deficit.

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

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for maturities greater than 12 months after the balance date, which are included in non-current assets.

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

Loans to community organisations made at nil or below-market interest rates are initially recognised at the present value of their expected future cash flows, discounted at the current market rate of return for a similar financial instrument. The difference between the face value and present value of the expected future cash flows of the loan is recognised in the surplus or deficit as a grant expense. The loans are subsequently measured at amortised cost using the effective interest method.

Currently, the Council has community loans, Central Plains Water Limited loan, term deposits and trade and other receivables in this category.

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities and there is the positive intention and ability to hold to maturity. They are included in current assets, except for maturities greater than 12 months after balance date, which are included in non-current assets.

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

Currently, the Council holds bond investments in this category.

Fair value through other comprehensive revenue and expense

Financial assets at fair value through other comprehensive revenue and expense are those that are designated into the category at initial recognition or are not classified in any of the other categories above. They are included in non-current assets unless management intends to dispose of, or realise, the investment within 12 months of balance date. The Council and group includes in this category:

- investments that it intends to hold long-term but which may be realised before maturity; and
- Shareholdings that it holds for strategic purposes.

These investments are measured at their fair value, with gains and losses recognised in other comprehensive revenue and expense, except for impairment losses, which are recognised in the surplus or deficit.

On derecognition, the cumulative gain or loss previously recognised in other comprehensive revenue and expense is reclassified from equity to the surplus or deficit.

Currently, the Council holds share investments in this category.

Impairment of financial assets

Financial assets are assessed for evidence of impairment at each balance date. Impairment losses are recognised in the surplus or deficit.

Loans and receivables, and held-to-maturity investments

Impairment is established when there is evidence that the Council and group will not be able to collect amounts due according to the original terms of the receivable. Significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, receivership, or liquidation and default in payments are indicators that the asset is impaired. The amount of the impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted using the original effective interest rate. For debtors and other receivables, the carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the surplus or deficit. When the receivable is uncollectible, it is written-off against the allowance account. Overdue receivables that have been renegotiated are reclassified as current (that is, not past due). Impairment in term deposits, government bonds, and community loans, are recognised directly against the instrument's carrying amount.

Financial assets at fair value through other comprehensive revenue and expense

For equity investments, a significant or prolonged decline in the fair value of the investment below its cost is considered objective evidence of impairment.

For debt investments, significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, and default in payments are objective indicators that the asset is impaired.

If impairment evidence exists for investments at fair value through other comprehensive revenue and expense, the cumulative loss (measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in the surplus or deficit) recognised in other comprehensive revenue and expense is reclassified from equity to the surplus or deficit. Equity instrument impairment losses recognised in the surplus or deficit are not reversed through the surplus or deficit.

If in a subsequent period the fair value of a debt instrument increases and the increase can be objectively related to an event occurring after the impairment loss was recognised, the impairment loss is reversed in the surplus or deficit.

Inventories and work in progress

Inventories held for use in the production of goods and services are valued at the lower of cost and net realisable value. The cost of purchased inventory is determined using the weighted average method. In the case of manufactured goods, cost includes direct materials, labour and production overheads associated with putting the inventories in their present location and condition. Net realisable value is the estimated selling price in the ordinary course of business less the estimated cost of completion and the estimated cost necessary to make the sale.

Inventories acquired through non-exchange transactions are measured at fair value at the date of acquisition.

The amount of any write-down for the loss of service potential or from cost to net realisable value is recognised in the surplus or deficit in the period of the write-down.

When land held for development and future resale is transferred from investment property / property, plant, and equipment to inventory, the fair value of the land at the date of the transfer is its deemed cost.

Costs directly attributable to the developed land are capitalised to inventory, with the exception of infrastructural asset costs which are capitalised to property, plant and equipment.

Work in progress is stated at cost and consists of direct materials, direct labour and plant costs with a proportion of overhead costs. Contract payments (i.e. work invoiced prior to completion) have been deducted. For major contracts the percentage completion method is used.

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 rather than 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.

The Council owned land on Byron Street adjacent to State Highway 1 as held for sale following the approval by the Council on 14 September 2011 and subsequent meetings to sell this land.

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.

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, other land and work in progress 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 or group entity 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

Parent

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:

Asset class	Useful life	Annual depreciation rate
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 & channelling	50 years	2%
Footpaths base and 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

Water races (structure)	5 – 100 years	1% - 20%
Water races (race)	Not depreciated	

Land drainage

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.

Sicon Limited

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:

Asset class	Useful life	Annual depreciation rate
Buildings	10 – 33 years	3% - 10%
Improvements	10 – 50 years	2% – 10%
Plant and machinery	2 - 12 years	8.3% - 50%
Motor vehicles	6 – 10 years	10% - 16.7%
Furniture and fittings	3 – 10 years	10% - 33%
Computer equipment	3 years	33%

Revaluation

Those asset classes that are revalued are valued either on a yearly or three 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 S E J Newberry B Com (VPM) SPINZ (ANZIV) Registered Valuer of Ford Baker Limited and the valuation is effective as at 30 June 2016.

Other land and buildings

Other land and buildings are valued at fair value as determined from market-based evidence by an independent valuer. The most recent valuation of such property held by the Council S E J Newberry B Com (VPM) SPINZ (ANZIV) Registered Valuer of Ford Baker Limited and the valuation is effective as at 30 June 2016.

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 Selwyn District 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 last valued as at 30 June 2017 by Mike Tapper (BE (Elec), MPINZ) who is a senior valuer with Beca Valuation Limited. Water, sewerage, stormwater, land drainage and water race assets were last valued as at 30 June 2017 by Amy Paterson-Horner NZ Dip Eng, Dip Civil Eng Applied, CertETN a valuer at Stantec New Zealand Limited.

Land under roads

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

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 for the Council and for each asset for Sicon Limited. 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.

Intangible assets**Goodwill**

The recoverable amount as at 30 June 2017, has been determined based on a value in use calculation using estimated cash flow projections. The projection are based on 0.5% growth rate for the first five years then nil growth rate beyond that. The post-tax discount rate applied to cash flow projections is 2.6%.

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.

Mining Licences

Acquired mining licenses and permits are capitalised on the basis of the costs incurred to acquire and bring to use, the specific licence and permit.

Brand Name / Customer List & Customer Contracts

Brand Name, Customer List & Customer Contracts are finite life intangibles recorded at their fair value on acquisition less accumulated amortisation and impairment. They are amortised on a straight line basis over their assumed useful life.

The fair values have been established by reference to Former BCL revenue, discounted cash flows and contracts on BCL books at time of acquisition.

These valuations use assumptions including future revenue, margins, risk and appropriate discount rates.

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 derecognised. The amortisation charge for each period is recognised in the surplus or deficit.

The useful lives and associated amortisation rates for software and mining licences have been estimated as follows:

Asset class	Useful life	Annual amortisation rate
Selwyn District Council	4 years	25%
Sicon Limited	2-3 years	33%-50%
Wanganui mining	24.04 years	4.16%
Brand Name	10 years	10%
Customer Relationships	3 years	33%
Customer Contracts	As profit realised	

Mining Licences transferred at acquisition date with a finite life are amortised on a straight line basis over their useful life.

Amortisation begins from acquisition date and ceases at the date that the licence is derecognised. The amortisation charge for each period is recognised in the surplus or deficit.

Forestry assets

Forestry assets are independently revalued 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 Selwyn District Council forest was independently revalued as at 30 June 2016 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 recognised 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 2017.

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.

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.

Value in use for non – cash generating units

Non – cash generating assets are those assets that are not held with the primary objective of generating a commercial return.

For non – cash generating assets, value in use is determined using an approach based on either a depreciated replacement cost approach, restoration cost approach, or a service units approach. The most appropriate approach used to measure value in use depends on the nature of the impairment and availability of information.

Value in use for cash – generating assets

Cash generating assets are those assets that are held with the primary objective of generating a commercial return.

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 loss is 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 Inland Revenue Department, 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

Short-term creditors and other payables are recorded at their face value.

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 entitlements**Short-term employee entitlements**

Employee benefits expected to be settled within 12 months after the end of the period in which the employee renders the related service are measured 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, and sick leave.

A liability for sick leave is recognised 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 it will be used by staff to cover those future absences.

A liability and an expense are recognised for bonuses where the Council or group has a contractual obligation or where there is a past practice that has created a constructive obligation.

Long-term employee entitlements

Employee benefits that are due to be settled beyond 12 months after the end of the period in which the employee renders the related service, such as long service leave and retirement gratuities, 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 entitlement information; and
- the present value of the estimated future cash flows.

Presentation of employee entitlements

Sick leave, annual leave, and vested long service leave are classified as a current liability. Non-vested long service leave and retirement gratuities expected to be settled within 12 months of balance date are classified as a current liability. All other employee entitlements are classified as a non-current liability.

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 and Sicon Limited belong to a 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

A provision is recognised 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 an outflow of future economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of the expenditures 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 and is included in “finance costs”.

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 Council's decision. Council may alter them without reference to any third party or the Courts. Transfers to and from these reserves are at the discretion of Council.

Budget figures

The budget figures are those approved by the Council at the beginning of the year in the Annual Plan/Long Term Plan (LTP). The budget figures have been prepared in accordance with NZ GAAP using accounting policies that are consistent with those adopted by the Council for the preparation of the financial statements.

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	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Asset Management Area: Financial						
All	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, renewal or 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.
All	Asset values	BERL	The Council revalue 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	Borrowing costs	The Council in conjunction with its financial advisors	Interest on term debt is assumed to be 4.0-6.0%.	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.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Funding of capital expenditure	The Council	The Council funds capital expenditure from a number of sources:	All	Funding of capital expenditure	The Council
All	Funding of capital expenditure	The Council	Assumptions have been made on how each capital project included in the 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.	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. There is also a risk that depreciation funds will be utilised affecting funding for renewals	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.
All	Funding of capital expenditure	Development Contributions	Development Contributions will remain available to fund network infrastructure.	Moderate	There is a risk that policy implementation and methodology restrictions 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	Inflation	SOLGM/BERL forecasts	The level of prices is assumed to increase over the period of the Long Term Plan for each activity area as forecast by BERL.	All	Inflation	SOLGM/BERL forecasts

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Insurance	The Council in conjunction with its advisors	That an appropriate level of insurance will be secured by Council.	Moderate	<p>There is a risk that insurance will be difficult to secure and that NZTA will not provide adequate emergency funding to reinstate damaged services.</p> <p>There is a risk that insurance premiums will rise more rapidly than expected.</p>	<p>Council's assets may not be able to be insured in a similar manner to the current approach and different options may need to be considered. This includes increasing reserve funds and higher excess sums.</p> <p>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.</p>
All	Investment in Orion NZ Ltd and Sicon Limited	Sicon Limited, Orion NZ Limited, the Council	The Council revalue its investment in Orion NZ Limited, and Sicon 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 NZ Limited, and Sicon Limited will change the Council's equity but will not have a direct impact on revenue or expenditure.
All	Investments	The Council	Earnings from cash balances will be treated as revenue	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 revenue available to support the general rate requirement will reduce and the Council may need to increase rates or reduce expenditure.
All	Izone Southern Business Hub surplus	Izone	<p>It is assumed that the Izone Development will generate a cash surplus of \$42 million.</p> <p>Allocation of funds to capital projects will be determined through the LTP process</p>	Low	There is a risk that the surplus will be higher or lower than forecast	If the surplus is lower, then Council will have less investments to fund future activities. If no surplus is realised then Council may need to increase rates or reduce expenditure.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Transportation	NZTA revenue	The Council	<p>It is assumed that the level of financial assistance received from NZTA for maintenance will remain at 51% for the 2018-28 period.</p> <p>Works associated with nationally and regionally significant projects will receive sufficient NZTA funding (e.g. Christchurch Southern Motorway Stage 2).</p> <p>Funding Assistance for large Capital transport works would be achieved on a case by case basis through a Business Case approach with NZTA.</p> <p>NLTP Funding will be awarded for 3 year periods and that the following 7 years will be funded in a similar manner.</p>	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 Long Term Plan.
All	Resource consents	The Council	Extra-ordinary consents required to implement the LURP and Housing Accord will be approved within normal budgets and processes.	Low	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	Return on investments	The Council in conjunction with its financial advisors	It is assumed that the Council's investments will generate an average return of 3.0 – 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.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	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 2018-21 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.
All	Timing and level of capital expenditure	The Council	The 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. Transport projects seeking subsidy will need to be developed through a Business Case approach to NZTA which may change originally anticipated outcomes	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	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	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Asset Management Area: Growth						
All	Greater Christchurch Urban Development Strategy (UDS)	The Council	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 coordinated effort will cease or become fragmented as priorities vary. There is a potential for competition for growth investment. Mandated amalgamation remains a concern.	Planning and funding initiatives are thwarted
All	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. This includes the Lincoln Roading Bypass	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.
All	National Policy Statement - Urban Development Capacity	The Council	That Council can respond to and undertake the planning and coordination required by the NPS-UDC	Moderate	That planning and coordination is not adequate as required by the NPS-UDC	Planning and coordination is inadequate and insufficient for the growth experienced.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Population Change	The Council and Statistics New Zealand	<p>The Selwyn District population will continue to grow at a high rate, similar to that experienced over the past ten years. Growth will be focused in Rolleston and the Eastern Selwyn area, with moderate rates elsewhere. Some more remote communities will only experience limited growth.</p> <p>Total population will grow to nearly 77,000 in 2028 and 105,000 in 2048.</p> <p>The numbers of persons per house will vary between townships, with a decrease over time</p>	Moderate	<p>There is a risk that the level of population growth will be higher or lower than the projections and that the timing of population growth will differ from that in the model.</p>	<p>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.</p> <p>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.</p>
Transportation	<p>Traffic Growth</p> <p>-General</p> <p>-Heavy</p> <p>-Passenger Transport</p>	The Council	<p>There will be a growth in traffic on state highways and local networks within Selwyn district. While this will vary across the district, but generally be consistent with projected population growth rates.</p> <p>Heavy traffic growth will be higher than general growth with concentrations around industry and transport hubs</p> <p>Passenger transport growth will progressively increase</p>	High	<p>There is a risk that traffic numbers and composition will increase at a rate beyond that expected.</p>	<p>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.</p>

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Asset Management Area: Lifecycle						
All	Central Plains Irrigation Scheme	The Council	<p>Following on from the successful completion of Stage 1 of the Central Plains Water Ltd Scheme supplying surface water to 23,000 Ha in the Te Pirata Area; Infrastructure is being constructed to irrigate 20,000 Ha in the Darfield area (Stage 2), and 4300 Ha in the Sheffield/Springfield area.</p> <p>Water races will be closed at the rate predicted by Council.</p>	Low	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 races are closed at a faster or slower rate than predicted, rates will need to be adjusted on an annual basis to suit
All	Central Plains Irrigation Scheme	The Council	The impact on Council's activities, particularly water races and the requirement for new bridges/culverts will be included in AcMPs.	Low	The CPW construction requires unbudgeted works by Council	Unexpected costs
All	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
All	Earthquake Prone Building Legislation	The Council	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.	
All	Earthquake Prone Building Legislation	The Council	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	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Transportation	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 Land Transport Plan, Greater Christchurch Transport Statement; SDC strategies include: Walking, Cycling and 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	No major adverse events	The Council	It assumed that there will be no major adverse events during the period covered by the 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. The Council has resilient infrastructure and sufficient borrowing capacity / cash insurance reserves in the event of a worst case natural disaster occurs in the period covered by the Long Term Plan.	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	Amalgamation	The Council	It is assumed that the Council will not be amalgamated with other local authorities.	Low	There is a risk that the Council could be amalgamated with other local authorities.	Assets & liabilities of Council would be transferred to another body and the financial forecasts and capital programme outlined in this document would be the responsibility of the new body.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
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Asset Management Area: Levels of Service

Community Facilities	Committees	The Council	The structure and role of Council's committees may alter.	High	Due to the aging population and make up of communities there are insufficient committee members and volunteers available. There is a risk that Council's structure will be altered, along with the role of those committees.	Alternative structures may result in changes to decision making processes and delivery of services by Council.
All	Community Expectations	The Council	The expectations of the Selwyn Community for the provision of services provided by Council will remain similar.	Moderate	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.
All	Community Outcomes	The Council	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.	Low	Planning and service delivery is poorly aligned with community expectations	Increase in customer dissatisfaction. Reporting targets and LOS will require revision.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	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.	Low	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. <ul style="list-style-type: none">• 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.

Asset Management Area: Sustainability

All	Climate Change	Ministry for the Environment The Council	<p>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.</p> <p>Council will take into account the predicted impacts of climate change as it plans, builds and renews its infrastructure.</p> <p>The expansion/renewal of infrastructure at Selwyn Huts will consider both climate change projections and community views in decision-making.</p> <p>This will be informed by studies including "Impact of Climate Cycles and Trends on Selwyn District Water Assets" (Aqualinc , 2016)</p>	Moderate	<p>There is a risk that climate change will happen more quickly than expected or that the impact will be different to those predicted.</p> <p>Council's business units may not recognise climate change adequately in the delivery of their services.</p>	<p>If climate change happens more quickly or impacts services differently, the Council may need to carry out work on its infrastructure assets.</p> <p>Decisions made now without considerations may have intergeneration effects on land use decisions, environmental policy and infrastructure decisions e.g. relying on unsuitable assets and resources in highly vulnerable parts of the district.</p>
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Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	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. Funding received from the waste levy is assumed to remain at similar levels (\$10/T and \$0.65/T MoE)	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	Maori role in decision-making and iwi expectations	The Council Mahaanui Iwi Management Plan	Council will foster relationship with Maori and iwi as community members and as detailed through legislation and other agreements.	Low	There is a risk that objectives differ and there are insufficient consultation and communication mechanisms in place.	Initiates, consents and projects are delayed or poorly implemented

Inflation assumptions used in the preparation of the prospective financial statements

	Roading	Property	Water	Staff	LGCI	CPI
2018/19	2.0%	2.2%	2.3%	3.0%	2.0%	1.8%
2019/20	2.2%	2.8%	2.5%	3.0%	2.2%	1.6%
2020/21	2.2%	2.8%	2.3%	3.0%	2.2%	1.6%
2021/22	2.3%	2.8%	2.4%	3.0%	2.2%	1.7%
2022/23	2.4%	2.8%	2.4%	3.0%	2.3%	1.7%
2023/24	2.4%	2.8%	2.5%	3.0%	2.3%	1.8%
2024/25	2.5%	2.8%	2.6%	3.0%	2.4%	1.8%
2025/26	2.6%	2.8%	2.6%	3.0%	2.5%	1.9%
2026/27	2.7%	2.8%	2.7%	3.0%	2.6%	1.9%
2027/28	2.8%	2.8%	2.8%	3.0%	2.7%	2.0%

Funding Impact Statement

The funding impact statement shows the revenue and financing mechanisms the Council uses to fund its operating and capital expenditure.

	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
	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	17,509	20,574	22,518	24,610	26,871	29,314	31,603	34,062	36,703	39,539	42,583
Targeted rates	33,260	35,318	39,640	42,234	44,997	47,609	49,810	52,095	54,413	57,225	59,847
Subsidies and grants for operating purposes	3,352	6,360	7,413	7,397	9,682	8,858	5,176	5,372	5,147	5,888	5,896
Fees and charges	17,017	15,831	17,345	19,304	20,117	20,610	21,354	22,435	23,449	24,219	25,280
Interest and dividends from investments	9,574	8,875	7,466	6,912	7,102	7,367	7,470	7,685	8,295	8,899	9,482
Other operating funding	359	270	276	282	288	295	303	310	318	327	336
Total operating funding (A)	81,071	87,228	94,658	100,739	109,057	114,053	115,716	121,959	128,325	136,097	143,424
Application of operating funding											
Payments to staff and suppliers	70,404	76,335	76,744	81,272	82,700	85,616	88,966	93,066	96,104	99,806	104,384
Finance costs	3,313	1,881	4,031	5,480	6,110	6,476	6,987	7,413	7,659	8,062	8,217
Other operating funding applications	500	515	536	564	586	607	627	650	672	696	722
Total application of operating funding (B)	74,217	78,731	81,311	87,316	89,396	92,699	96,580	101,129	104,435	108,564	113,323
Surplus / (deficit) of operating funding (A-B)	6,854	8,497	13,347	13,423	19,661	21,354	19,136	20,830	23,890	27,533	30,101
Sources of capital funding											
Subsidies for capital expenditure	6,155	3,715	3,823	3,363	4,067	3,375	6,775	4,739	4,885	5,106	5,336
Development and financial contributions	12,308	15,880	15,679	16,241	16,165	17,723	7,607	8,924	11,001	10,731	10,726
Increase / (decrease) in debt	33,483	44,971	41,076	16,858	8,368	6,237	14,153	2,787	7,072	9,016	(2,817)
Gross sales proceeds from sale of assets	17,572	11,153	2,260	3,120	563	120	323	-	-	-	-
Total sources of capital funding (C)	69,518	75,719	62,838	39,582	29,163	27,455	28,858	16,450	22,958	24,853	13,245
Applications of capital funding											
Capital - grow th	50,990	72,587	72,537	26,485	29,989	19,446	35,607	13,136	10,841	20,732	13,211
Capital - level of service	24,626	23,697	16,487	15,295	3,430	3,839	8,000	2,653	4,969	5,899	3,234
Capital - renew als	12,652	14,594	13,363	11,001	13,114	20,984	12,462	11,744	17,008	17,034	14,641
Increase / (decrease) in reserves	(15,849)	(17,228)	(4,379)	(3,916)	(1,241)	(4,880)	(4,922)	1,966	1,148	(1,982)	3,832
Increase / (decrease) of investments	3,953	(9,434)	(21,823)	4,140	3,532	9,420	(3,153)	7,781	12,882	10,703	8,428
Total applications of capital funding (D)	76,372	84,216	76,185	53,005	48,824	48,809	47,994	37,280	46,848	52,386	43,346
Surplus / (deficit) of capital funding (C-D)	(6,854)	(8,497)	(13,347)	(13,423)	(19,661)	(21,354)	(19,136)	(20,830)	(23,890)	(27,533)	(30,101)
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.

Rating
information



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)	<p>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:</p> <ul style="list-style-type: none"> · 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 (UAGC)	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.

Uniform Annual General Charge (UAGC)

The Council sets a uniform annual general charge (UAGC) as a fixed amount on each rating unit, 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.

General rates

The Council sets a general rate under section 13 of the Local Government (Rating) Act 2002 as a uniform rate in the dollar on the capital value of all rating units in the District. There are no differentials applied to 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 or categories 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, or where the land is situated etc. Schedule 3 of the Local Government (Rating) Act 2002 list rating factors which may be used as a basis for calculating rates, for example, the value or area of the rating unit, 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 Board** – this rate is set to fund the operations of the Malvern Community Board. A targeted rate is assessed as fixed amounts on each rating unit in the Malvern Ward.
 - **Canterbury Museum Levy Funding** – this rate is set to fund the levy paid under the Canterbury Museum Trust Board Act 1993. A targeted rate is assessed on a uniform basis as a fixed amount on each rating unit in the Selwyn District.
 - **Community Centres** – this rate is set for the purpose of providing and maintaining the various community centres in the Selwyn District. A targeted rate is assessed per SUIP. Community centre loan rates are set for some community centres. Loan rates are payable on each SUIP where there has been no election to pay a lump sum contribution to fund past capital works.
 - **Recreation Reserves** – this rate is set for the purpose of providing and maintaining the various recreation reserves and facilities throughout the Selwyn District. This rate is assessed on each SUIP.
 - **Sewerage** – the rate is set for the purpose of providing and maintaining sewerage treatment and disposal systems. The targeted rate is assessed on each SUIP which has availability of service and additionally per urinals/pans in excess of four within the rating unit
- A full charge is made on each SUIP 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 on each SUIP where there has been no election to pay a lump sum contribution for physical works constructed within the rating area.

A sewerage investigation targeted rate is assessed on each SUIP in Darfield to cover the cost of monitoring the environmental effects of discharging waste water to ground.

Refuse Collection and Disposal – these rates are set for the purpose of providing a refuse collection, disposal and recycling service. The rates are assessed on all SUIPs located on a refuse collection route and on each SUIP located in each of Arthur’s Pass, Castle Hill and Lake Coleridge. Targeted rates are additionally assessed per SUIP serviced by the 240 litre, 80 litre and organic wheelie bin systems.

Water Supply – the rate is set for the purpose of providing and maintaining water supply schemes. A targeted rate is assessed on each SUIP or rating units which may be, connected to Council provided water supply and additionally for quantity of water provided in accordance with section 19 of the Local Government (Rating Act) 2002.

Water loan rates are set for some schemes. The targeted rate is assessed per rating unit where there has been no election to pay a lump sum for physical works constructed within the rating area.

Water Race (Service and Amenity) – the rates are set for the purpose of providing and maintaining water race systems within the District.

The water race (service) targeted rates are assessed per rating unit and per hectare or part thereof which have available water race service.

The water race (amenity) targeted rate is assessed on each rating unit which does not have available water race service.

Land Drainage and River Works – this targeted rate is set for the purpose of maintaining drainage and protecting schemes. The rate is assessed based on the capital value, area, or on a uniform basis of all rating units based on where the land is situated for the following classified areas:

Greenpark	Capital Value
L2 Subdivision	Capital Value
Ellesmere No. 3 Subdivision	Capital Value and fixed amount per rating unit.
Ellesmere No. 4 (Osbornes Drain)	Area
Hororata River	Capital Value
Leeston Drainage	Capital Value or fixed amount per rating unit
Taumutu	Area

Taumutu Culverts	Capital Value
Wairiri Valley	Area

Swimming Pools – this rate is set for the purpose of providing and maintaining swimming pools in the District. The rate is set differentially based on location and assessed per SUIP within the Zones identified below.

Zone	Rating areas
Zone 1	Incorporating Rolleston
Zone 2	Incorporating Broadfield, Courtenay, Darfield, Dunsandel, Greendale, Halkett, Killinchy, Kimberley, Kirwee, Ladbrooks, Lakeside, Leeston, Lincoln, Osborne Park, Prebbleton, Rhodes Park, Sheffield, Springston, Southbridge, Templeton, Weedons, and West Melton.
Zone 3	Incorporating Arthur’s Pass, Castle Hill, Glentunnel/Coalgate, Hororata, Kowai Pass, Lake Coleridge, Rakaia Huts, Snowdon, and Whitecliffs.

Library – this rate is set for the purpose of providing the District library service. The targeted rate is assessed on a uniform basis as a fixed amount on all rating units within the District.

Stormwater – this rate is set for the purpose of providing and maintaining stormwater systems. This targeted rate is applied based on each SUIP, within areas serviced by stormwater systems in the following areas.

Arthur’s Pass	Castle Hill	Darfield	Doyleston
Dunsandel	Glentunnel	Hororata	Kirwee
Lake Coleridge	Leeston	Lincoln	Prebbleton
Rakaia Huts	Rolleston	Southbridge	Springfield
Springston	Tai Tapu	Templeton (Claremont)	West Melton
Whitecliffs			

Rate charges

All dollar amounts below are GST inclusive unless otherwise stated.

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 4.0% 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 50% of the council's work is paid for by rates – 20% from general rates, which all land and property owners pay, and 30% 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); and a variable amount which is based on the Capital Value.

Targeted rates pay for specified services such as water, sewerage, refuse collection, land drainage, recreational and cultural facilities.

The examples further below show how the planned changes will affect properties in different areas. The examples show the planned rate charges for the ten years of the plan as well as giving actual rates for the preceding year.

In the examples further below 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 Funding Impact Statement			
	Rating	2018/19	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</i>			
Uniform Annual General Charge (UAGC)	24,712	235.00	5,807,320
General Rate	20,806,250,819	0.00085768	17,845,105
General Rate (including GST)			23,652,425
General Rate (excluding GST)			20,567,326
Community Board Targeted Rate			
<i>Targeted rate assessed as fixed amount on all rating units in the Malvern Ward.</i>			
Malvern Ward	4,428	41.00	181,548
Total Community Board Targeted Rate (including GST)			181,548
Total Community Board Targeted Rate (excluding GST)			157,868
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	24,712	31.00	766,072
Canterbury Museum Levy Funding Targeted Rate (including GST)			766,072
Canterbury Museum Levy Funding Targeted Rate (excluding GST)			666,150
Community Centre Targeted Rate			
<i>Targeted rate assessed per SUIP.</i>			
Community Centre Targeted Rate	21,200	100.00	2,120,000
Community Centre Targeted Rate (including GST)			2,120,000
Community Centre Targeted Rate (excluding GST)			1,843,478
Community Centre Loan Targeted Rate			
<i>Targeted rate assessed per rating unit within the applicable rating area where there has been no election to pay a lump sum for physical works constructed.</i>			
Glentunnel	177	38.00	6,726
Greendale	68	141.00	9,588
Community Centre Loan Targeted Rate (including GST)			16,314
Community Centre Loan Targeted Rate (excluding GST)			14,186
Recreation Reserve Targeted Rate			
<i>Targeted rate assessed per SUIP.</i>			
Recreation Reserve Targeted Rate	21,200	125.00	2,650,000
Recreation Reserve Targeted Rate (including GST)			2,650,000
Recreation Reserve Targeted Rate (excluding GST)			2,304,348
Sewerage Targeted Rates			
<i>Targeted rates assessed on each SUIP which is connected to a Council provided sewerage scheme and a half charge on each rating unit which has availability of service but is not connected, and additionally per urinals/pans in excess of four within a serviced SUIP.</i>			
Sew erage Targeted Rate (assessed per SUIP connected)	11,870	542.00	6,433,540
Sew erage Targeted Rate (assessed per rating unit w hich can be, but is not connected)	2,396	271.00	649,316
Sew erage Targeted Rate Pan Charge (assessed per SUIP per pan in excess of 4)		135.50	
Sew erage Targeted Rate (including GST)			7,082,856
Sewerage Targeted Rate (excluding GST)			6,159,005
Sewerage Investigation			
<i>Targeted rate assessed per separately used or inhabited part of a rating unit in Darfield.</i>			
Darfield Sew erage Investigation (assessed per SUIP in Darfield)	1,158	73.00	84,534
Sew erage Investigation Rate (including GST)			84,534
Sewerage Investigation Rate (excluding GST)			73,508

	Rating	2018/19	Estimated
	numbers	(\$)	revenue (\$)
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>			
Leeston (per rating unit within the rating area)	92	226.51	20,839
Rolleston existing tow nship (per rating unit within the rating area)	124	557.04	68,794
Rolleston (Westland Milk Products Ltd for land at 41 Westland Pl, Rolleston - VRN 2354168058)	1	286,330.45	286,330
Rolleston (per hectare for rating units at Jones Road, Rolleston - VRN 2354167104)	0.4049	3,682.27	1,491
Rolleston(per hectare for rating units at Jones Road, Rolleston - VRN 2354167113)	0.4046	4,108.97	1,662
Rolleston (per hectare for rating units at Jones Road, Rolleston - VRN 2354167300 & 2354167302)	0.7217	4,107.77	2,965
Rolleston (per hectare for rating units at Jones Road, Rolleston - VRN 2354167312, 2354167305 & 2354167304)	1.5546	4,108.30	6,387
Southbridge (per rating unit within the rating area)	75	377.14	28,286
Springston (per rating unit within the rating area)	26	366.42	9,527
Tai Tapu (per rating unit w ithin the rating area)	33	685.64	22,626

Sew erage Loan Targeted Rate (including GST)			448,907
Sewerage Loan Targeted Rate (excluding GST)			390,354

Refuse Collection and Disposal Targeted Rate			
<i>Targeted rate assessed per SUIP serviced by a refuse or recycling collection route, except Arthur's Pass, Castle Hill and Lake Coleridge.</i>			
Refuse Targeted Rate	21,983	26.00	571,558
Recycling Targeted Rate	21,983	80.00	1,758,640

<i>Targeted rate assessed based on the extent of service provision.</i>			
Refuse Wheelie Bin (240 Litre) (assessed per refuse bin provided)	7,625	407.00	3,103,375
Refuse Wheelie Bin (80 Litre) (assessed per refuse bin provided)	10,478	136.40	1,429,199
Organic (Green Waste) Wheelie Bin (assessed per organics bin provided)	9,194	210.00	1,930,740

<i>Targeted rate assessed per SUIP in the following locations.</i>			
Arthur's Pass - refuse and recycling service	134	121.00	16,214
Castle Hill - refuse and recycling service	124	121.00	15,004
Lake Coleridge - refuse service	47	79.00	3,713

Refuse Collection and Disposal Targeted Rate (including GST)			8,828,443
Refuse Collection and Disposal Targeted Rate (excluding GST)			7,676,907

Water Supply Targeted Rates			
<i>Targeted rates assessed on each SUIP connected to a Council provided metered water supply for each rating unit within 100 metres from any part of a Council provided metered water supply from which water can be, but is not supplied. In addition, a charge per cubic metre of metered water supplied will apply.</i>			
Water Targeted Rate (metered supply per SUIP connected)	12,314	235.00	2,893,790
Water Targeted Rate (unconnected rating unit w ithin 100 metres of available Council provided metered supply)	2,808	235.00	659,880
Metered supply (metered supply) (per m3 of water)	4,763,273	0.46 per m3	2,191,105

<i>Targeted rates assessed on each rating unit connected to Council provided restricted water supply or which have a restricted water supply available. In addition, a charge per water unit available to a rating unit will apply.</i>			
Restricted w ater targeted rate (per rating unit connected or w ith water supply available but no w ater being draw n)	1,538	235.00	361,430
Restricted w ater targeted rate (per w ater unit^ supplied)	5,279	168.00	886,872
<i>^ A water unit is supply of up to 1 m3 of water over a 24 hour period, regardless of whether this supply is taken.</i>			
Water Targeted Rate (including GST)			6,993,077
Water Targeted Rate (excluding GST)			6,080,937

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</i>			
Doyleston	32	408.80	13,082
Prebbleton (Kingcraft Drive)	1	405.89	406
Rolleston (Jones Road)	1	415.47	415

Water Loan Targeted Rate (including GST)			13,903
Water Loan Targeted Rate (excluding GST)			12,090

Water Race (Service and Amenity) Targeted Rates			
<i>The water race (service) targeted rate is a targeted rate on the basis of water race service availability, to be calculated as a fixed amount per rating unit and additionally on the area of the rating unit. The water race (amenity) targeted rate is a targeted rate set in relation to where the water race is not available, to be calculated as a fixed amount per rating unit.</i>			
Per hectare or part thereof (assessed per rating unit w here w ater race service is available)	83,342	17.00	1,416,806
Annual charge (assessed per rating unit w ith available w ater race service)	2,574	300.00	772,142
Amenity (assessed per rating unit in the District w here w ater race service is not available)	22,289	20.00	445,779

Water Race (Service and Amenity) Targeted Rates (including GST)			2,634,727
Water Race (Service and Amenity) Targeted Rates (excluding GST)			2,291,067

	Rating	2018/19	Estimated
	numbers	(\$)	revenue (\$)
Land Drainage and River Works Targeted Rate			
<i>Targeted rate assessed differentially on either capital value, or area of each rating unit based on where the land is situated. The Ellesmere No 3 Subdivision annual charge is assessed based on where the land is situated as a uniform rate in the dollar on the capital value of the land for all rating units in the area and a fixed amount per rating unit.</i>			
Greenpark (assessed per dollar of capital value in the following categories of the rating area)	Capital value		
Class B	18,050,200	0.000516	9,313
Class C	14,430,900	0.000373	5,381
Class D	1,042,900	0.000372	388
Class E	22,403,000	0.000154	3,460
Class F	22,653,000	0.000098	2,213
L2 Subdivision (assessed per dollar of capital value in the following categories of the rating area)			
	Capital value		
Class A	141,668,510	0.000274	38,775
Class B	153,631,080	0.000171	26,271
Class C	390,606,040	0.000110	42,977
Class D	23,574,170	0.000072	1,698
Class E	23,839,000	0.000056	1,335
Class F	622,382,800	0.000037	23,030
Ellesmere No 3 Subdivision			
	Capital value		
Poor drainage (assessed per dollar of capital value)	101,947,000	0.000155	15,818
Imperfectly drained (assessed per dollar of capital value)	56,611,000	0.000115	6,511
Moderately well drained (assessed per dollar of capital value)	6,835,000	0.000075	512
Well drained (assessed per dollar of capital value)	46,621,000	0.000035	1,619
Annual charge (assessed as a fixed amount on each rating units)	160	61.00	9,760
Ellesmere No 4 (Osbornes Drain) (assessed per hectare of all rating units in the following categories of the rating area)			
	Hectares		
Class A	1,166	27.05	31,551
Class B	271	17.25	4,679
Class C	326	2.30	749
Hororata River (assessed per dollar of capital value in the rating area)			
	Capital value		
	12,175,810	0.000487	5,929
Leeston Drainage			
	Hectares		
Class A (assessed per hectare or part thereof of the rating unit where greater than 4.13 hectares)	995	13.554742	13,493
Class B (assessed per hectare or part thereof of the rating unit where greater than 5.24 hectares)	1,139	10.689862	12,177
Class C (assessed per hectare or part thereof of the rating unit where greater than 6.27 hectares)	1,395	8.933420	12,460
Class D (assessed per hectare or part thereof of the rating unit where greater than 10.82 hectares)	6,393	5.177413	33,099
Minimum charge (per rating unit)	251	56.00	14,063
Taumutu Drainage (assessed per hectare on all rating units in the following categories of the rating area)			
	Hectares		
Class A	157	30.973540	4,873
Class B	185	31.613405	5,834
Taumutu Culverts (assessed per dollar of capital value in the following categories of the rating area)			
	Capital Value		
Class A	12,901,900	0.001409	18,185
Class B	10,811,000	0.000392	4,238
Class C	1,198,000	0.000203	243
Class D	550,000	0.000126	69
Wairiri Valley (assessed per hectare of all rating units in the following categories of the rating area)			
	Hectares		
Class A	152	5.029013	764
Class C	45	2.968716	134
Class E	155	2.616250	406
Land Drainage and River Works Targeted Rate (including GST)			352,006
Land Drainage and River Works Targeted Rate (excluding GST)			306,092

	Rating	2018/19	Estimated
	numbers	(\$)	revenue (\$)
Swimming Pools Targeted Rate			
<i>Targeted rate assessed per SUIP based on the where the land is situated.</i>			
Zone 1	5,952	174.00	1,035,648
Zone 2	13,531	122.00	1,650,782
Zone 3	1,716	43.00	73,788
District Swimming Pool Targeted Rate (including GST)			
			2,760,218
District Swimming Pool Targeted Rate (excluding GST)			
			2,400,190
Library Targeted Rate			
<i>Targeted rate assessed on a uniform basis as a fixed amount on all rating units within the Selwyn District.</i>			
Library Targeted Rate	23,125	190.00	4,393,750
Library Targeted Rate (including GST)			
			4,393,750
Library Targeted Rate (excluding GST)			
			3,820,652
Stormwater Targeted Rate			
<i>Targeted rate assessed per separately used or inhabited part of a rating unit based on where the land is situated.</i>			
Stormwater Targeted Rate	14,474	89.00	1,288,186
Stormwater Targeted Rate (including GST)			
			1,288,186
Stormwater Targeted Rate (excluding GST)			
			1,120,162

Rate examples

Example: A residential property in Armack Drive

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000
General Rates	392	415	472	500	530	562	596	631	669	709	752	797
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	213	226	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	161	165	173	180	188	195	203	210	221	229	236	248
Swimming Pool Rate	124	124	174	177	181	184	188	192	196	199	203	207
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Capital Injection 5 Year Loan Rate	485	-	-	-	-	-	-	-	-	-	-	-
Recreation Reserves Rate	139	141	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	91	94	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,792	2,374	2,476	2,655	2,738	2,829	2,915	2,998	3,089	3,175	3,293	3,393
Annual % change		(15.0%)	4.3%	7.2%	3.2%	3.3%	3.0%	2.8%	3.1%	2.8%	3.7%	3.1%
Annual \$ change		\$ (418)	\$ 103	\$ 179	\$ 84	\$ 91	\$ 86	\$ 82	\$ 91	\$ 86	\$ 117	\$ 101

Example: A residential property in Arthurs Pass

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000
General Rates	207	219	249	264	279	296	314	333	353	374	396	420
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Stormwater Rate	100	85	89	94	98	103	108	114	120	126	132	138
Swimming Pool Rate	31	31	43	44	45	46	47	48	49	50	51	52
Refuse Charge	79	121	121	121	121	121	121	121	121	121	121	121
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	50	55	-	-	-	-	-	-	-	-	-	-
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
	1,363	1,458	1,652	1,821	1,891	1,971	2,044	2,114	2,192	2,264	2,364	2,448
Annual % change		7.0%	13.3%	10.3%	3.8%	4.2%	3.7%	3.4%	3.7%	3.3%	4.4%	3.5%
Annual \$ change		\$ 95	\$ 194	\$ 170	\$ 70	\$ 80	\$ 73	\$ 70	\$ 77	\$ 72	\$ 100	\$ 84

Example: A residential property in Castle Hill

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000
General Rates	392	415	472	500	530	562	596	631	669	709	752	797
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	235	235	235	235	235	235	235	235	235
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Swimming Pool Rate	31	31	43	44	45	46	47	48	49	50	51	52
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Stormwater	80	85	89	94	98	103	108	114	120	126	132	138
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	62	68	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	64	66	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Refuse Charge	79	121	121	121	121	121	121	121	121	121	121	121
	2,146	2,275	2,417	2,590	2,665	2,750	2,828	2,903	2,988	3,067	3,175	3,267
Annual % change		6.0%	6.2%	7.2%	2.9%	3.2%	2.8%	2.7%	2.9%	2.6%	3.5%	2.9%
Annual \$ change		\$ 129	\$ 142	\$ 174	\$ 75	\$ 85	\$ 78	\$ 75	\$ 84	\$ 79	\$ 108	\$ 92

Example: A residential property in Coalgate

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000	375,000
General Rates	267	283	322	341	361	383	406	430	456	484	513	543
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	367	385	403	419	436	453	471	490	509	530	552	574
Swimming Pool Rate	31	31	43	44	45	46	47	48	49	50	51	52
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	23	23	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	53	61	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	42	50	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
80 Litre Wheelie Bin	121	121	136	136	136	136	136	136	136	136	136	136
	1,510	1,590	1,751	1,919	1,989	2,069	2,141	2,211	2,285	2,360	2,463	2,544
Annual % change		5.3%	10.2%	9.6%	3.7%	4.0%	3.5%	3.3%	3.4%	3.3%	4.4%	3.3%
Annual \$ change		\$ 80	\$ 241	\$ 329	\$ 238	\$ 150	\$ 152	\$ 143	\$ 144	\$ 149	\$ 177	\$ 184

Example: A residential property in Darfield

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000	490,000
General Rates	349	370	420	445	472	501	531	562	596	632	670	710
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	213	226	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	161	165	173	180	188	195	203	210	221	229	236	248
Darfield Sewerage Investigations	73	73	73	73	73	73	73	73	73	73	73	73
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Stormwater Rate	24	85	89	94	98	103	108	114	120	126	132	138
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	23	23	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	49	49	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	47	47	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	12	14	20	22	24	27	29	32	35	39	43	47
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,249	2,380	2,575	2,756	2,839	2,932	3,019	3,103	3,196	3,285	3,404	3,505
Annual % change		5.8%	8.2%	7.0%	3.0%	3.3%	3.0%	2.8%	3.0%	2.8%	3.6%	3.0%
Annual \$ change		\$ 131	\$ 195	\$ 181	\$ 84	\$ 93	\$ 87	\$ 83	\$ 93	\$ 89	\$ 118	\$ 102

Example: A rural property in Darfield

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000	9,700,000
General Rates	6,912	7,327	8,319	8,819	9,348	9,909	10,503	11,133	11,801	12,509	13,260	14,056
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	648	684	823	857	891	926	961	1,000	1,039	1,083	1,127	1,172
Water Race Rate	2,848	3,417	2,476	2,625	2,782	2,950	3,126	3,314	3,512	3,723	3,948	4,184
Water Race Annual Charge	-	-	300	318	337	357	379	401	426	451	478	507
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	23	23	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	49	49	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	47	47	-	-	-	-	-	-	-	-	-	-
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	126	126	160	160	160	160	160	160	160	160	160	160
240 Litre Wheelie Bin	790	790	407	407	407	407	407	407	407	407	407	407
	12,072	13,123	13,354	14,186	14,959	15,781	16,639	17,544	18,501	19,513	20,610	21,742
Annual % change		8.7%	1.8%	6.2%	5.4%	5.5%	5.4%	5.4%	5.5%	5.5%	5.6%	5.5%
Annual \$ change		\$ 1,051	\$ 1,282	\$ 1,063	\$ 1,605	\$ 1,595	\$ 1,680	\$ 1,763	\$ 1,862	\$ 1,969	\$ 2,109	\$ 2,229

Example: A residential property in Doyleston

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
General Rates	321	340	386	409	434	460	487	516	547	580	615	652
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	213	226	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	161	165	173	180	188	195	203	210	221	229	236	248
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Stormwater	40	85	89	94	98	103	108	114	120	126	132	138
Land Drainage	49	49	49	56	65	75	86	99	113	130	150	172
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	28	31	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Recreation Reserve Rate (Osbornes Park)	35	40	-	-	-	-	-	-	-	-	-	-
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
80 Litre Wheelie Bin	121	121	136	136	136	136	136	136	136	136	136	136
	2,179	2,290	2,537	2,722	2,812	2,911	3,005	3,099	3,203	3,305	3,439	3,559
Annual % change		5.1%	10.8%	7.3%	3.3%	3.5%	3.2%	3.1%	3.4%	3.2%	4.1%	3.5%
Annual \$ change		\$ 111	\$ 248	\$ 185	\$ 90	\$ 99	\$ 94	\$ 93	\$ 104	\$ 102	\$ 134	\$ 120

Example: A residential property in Dunsandel

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000
General Rates	200	211	240	255	270	286	303	321	341	361	383	406
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	226	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	165	173	180	188	195	203	210	221	229	236	248
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	159	161	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Recreation Reserve Rate	48	55	-	-	-	-	-	-	-	-	-	-
Stormwater Rate	45	85	89	94	98	103	108	114	120	126	132	138
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,096	2,199	2,281	2,451	2,522	2,601	2,674	2,744	2,822	2,894	2,996	3,079
Annual % change		4.9%	3.8%	7.4%	2.9%	3.1%	2.8%	2.6%	2.9%	2.6%	3.5%	2.8%
Annual \$ change		\$ 103	\$ 186	\$ 252	\$ 241	\$ 151	\$ 152	\$ 143	\$ 148	\$ 151	\$ 173	\$ 185

Example: A residential property in Edendale

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
General Rates	463	491	557	591	626	664	704	746	791	838	889	942
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	213	226	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	161	165	173	180	188	195	203	210	221	229	236	248
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Stormwater	25	85	89	94	98	103	108	114	120	126	132	138
Water Race Public Good Rate	12	14	20	22	24	27	29	32	35	39	43	47
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,180	2,317	2,639	2,829	2,920	3,022	3,119	3,214	3,318	3,418	3,550	3,664
Annual % change		6.3%	13.9%	7.2%	3.2%	3.5%	3.2%	3.0%	3.3%	3.0%	3.8%	3.2%
Annual \$ change		\$ 137	\$ 459	\$ 512	\$ 281	\$ 194	\$ 199	\$ 192	\$ 199	\$ 205	\$ 231	\$ 246

Example: A rural property in Lincoln

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	3,220,000	3,220,000	3,220,000	3,220,000	3,220,000	3,220,000	3,220,000	3,220,000	3,220,000	3,220,000	3,220,000	3,220,000
General Rates	2,295	2,432	2,762	2,927	3,103	3,289	3,487	3,696	3,918	4,153	4,402	4,666
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	44	46	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	3,613	3,774	4,307	4,605	4,816	5,042	5,273	5,509	5,761	6,022	6,324	6,619
Annual % change		4.5%	14.1%	6.9%	4.6%	4.7%	4.6%	4.5%	4.6%	4.5%	5.0%	4.7%
Annual \$ change		\$ 161	\$ 533	\$ 298	\$ 211	\$ 226	\$ 231	\$ 236	\$ 252	\$ 262	\$ 302	\$ 294

Example: A rural property in Ellesmere (Killinchy)												
	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	2,060,000	2,060,000	2,060,000	2,060,000	2,060,000	2,060,000	2,060,000	2,060,000	2,060,000	2,060,000	2,060,000	2,060,000
General Rates	1,468	1,556	1,767	1,873	1,985	2,104	2,231	2,364	2,506	2,657	2,816	2,985
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	40	40	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	174	174	244	248	254	258	264	268	274	280	286	292
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Water Race Rate	910	1,001	1,053	1,116	1,183	1,254	1,329	1,409	1,493	1,583	1,678	1,778
Water Race Annual Charge	-	-	300	318	337	357	379	401	426	451	478	507
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	178	192	-	-	-	-	-	-	-	-	-	-
Refuse Charges												
Collection Rate	49	49	49	49	49	49	49	49	49	49	49	49
Recycling Charge	126	126	160	160	160	160	160	160	160	160	160	160
80 Litre Wheelie Bin	121	121	136	136	136	136	136	136	136	136	136	136
	3,419	3,634	4,254	4,574	4,808	5,058	5,315	5,576	5,856	6,149	6,482	6,809
Annual % change		6.3%	17.1%	7.5%	5.1%	5.2%	5.1%	4.9%	5.0%	5.0%	5.4%	5.0%
Annual \$ change		\$ 215	\$ 620	\$ 320	\$ 234	\$ 250	\$ 256	\$ 262	\$ 280	\$ 292	\$ 333	\$ 327

Example: A residential property in Glentunnel

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
General Rates	428	453	515	545	578	613	650	689	730	774	820	869
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Selwyn District Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	367	385	403	419	436	453	471	490	509	530	552	574
Swimming Pool Rate	31	31	43	44	45	46	47	48	49	50	51	52
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	23	23	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	53	61	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	42	50	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Stormwater Rate	50	85	89	94	98	103	108	114	120	126	132	138
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
80 Litre Wheelie Bin	121	121	136	136	136	136	136	136	136	136	136	136
	1,721	1,845	2,033	2,217	2,304	2,402	2,493	2,584	2,679	2,776	2,902	3,008
Annual % change		7.2%	10.2%	9.1%	3.9%	4.2%	3.8%	3.6%	3.7%	3.6%	4.5%	3.7%
Annual \$ change		\$ 124	\$ 188	\$ 184	\$ 87	\$ 97	\$ 92	\$ 91	\$ 95	\$ 97	\$ 126	\$ 106

Example: A rural property in Greendale

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	14,500,000	14,500,000	14,500,000	14,500,000	14,500,000	14,500,000	14,500,000	14,500,000	14,500,000	14,500,000	14,500,000	14,500,000
General Rates	10,332	10,952	12,436	13,183	13,974	14,812	15,701	16,643	17,641	18,700	19,822	21,011
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Race Rate	6,233	7,479	5,420	5,745	6,089	6,456	6,842	7,253	7,686	8,149	8,640	9,156
Water Race Annual Charge	-	-	300	318	337	357	379	401	426	451	478	507
Greendale Pavillion Upgrade	140	140	141	141	141	141	141	141	141	141	141	141
Swimming Pool Rate	348	348	488	496	508	516	528	536	548	560	572	584
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	92	92	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	136	164	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	136	164	-	-	-	-	-	-	-	-	-	-
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
	17,935	19,887	19,507	20,735	21,931	23,201	24,537	25,944	27,437	29,017	30,716	32,486
Annual % change		10.9%	(1.9%)	6.3%	5.8%	5.8%	5.8%	5.7%	5.8%	5.8%	5.9%	5.8%
Annual \$ change		\$ 1,953	\$ (380)	\$ 1,228	\$ 1,196	\$ 1,270	\$ 1,336	\$ 1,407	\$ 1,493	\$ 1,580	\$ 1,699	\$ 1,770

Example: A residential property in Hororata Acheron

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000
General Rates	306	325	369	391	414	439	466	494	523	555	588	623
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	367	385	403	419	436	453	471	490	509	530	552	574
Stormwater Rate	200	85	89	94	98	103	108	114	120	126	132	138
Swimming Pool Rate	31	31	43	44	45	46	47	48	49	50	51	52
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	23	23	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	57	62	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	65	65	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
80 Litre Wheelie Bin	121	121	136	136	136	136	136	136	136	136	136	136
	1,776	1,733	1,887	2,063	2,140	2,228	2,309	2,389	2,472	2,557	2,670	2,762
Annual % change		(2.4%)	8.9%	9.3%	3.7%	4.1%	3.7%	3.5%	3.5%	3.4%	4.4%	3.5%
Annual \$ change		\$ (43)	\$ 154	\$ 176	\$ 77	\$ 87	\$ 82	\$ 80	\$ 83	\$ 85	\$ 113	\$ 92

Example: A residential property in Johnson Road												
	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000	695,000
General Rates	495	525	596	632	670	710	753	798	846	896	950	1,007
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	213	226	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	161	165	173	180	188	195	203	210	221	229	236	248
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserves Rate	64	64	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	51	222	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,258	2,498	2,548	2,734	2,824	2,922	3,016	3,107	3,207	3,303	3,431	3,542
Annual % change		10.6%	2.0%	7.3%	3.3%	3.5%	3.2%	3.0%	3.2%	3.0%	3.9%	3.3%
Annual \$ change		\$ 240	\$ 291	\$ 236	\$ 276	\$ 189	\$ 192	\$ 185	\$ 191	\$ 197	\$ 223	\$ 239

Example: A residential property in Jowers Road

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	740,000	740,000	740,000	740,000	740,000	740,000	740,000	740,000	740,000	740,000	740,000	740,000
General Rates	527	559	635	673	713	756	801	849	900	954	1,012	1,072
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	235	235	235	235	235	235	235	235	235
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserves Rate	64	64	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	51	222	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,286	2,532	2,587	2,766	2,848	2,939	3,024	3,107	3,199	3,287	3,406	3,507
Annual % change		10.8%	2.2%	6.9%	3.0%	3.2%	2.9%	2.7%	3.0%	2.8%	3.6%	3.0%
Annual \$ change		\$ 246	\$ 302	\$ 234	\$ 261	\$ 174	\$ 176	\$ 168	\$ 175	\$ 181	\$ 206	\$ 220

Example: A residential property in Kirwee

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	585,000	585,000	585,000	585,000	585,000	585,000	585,000	585,000	585,000	585,000	585,000	585,000
General Rates	417	442	502	532	564	598	633	671	712	754	800	848
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	226	235	244	254	264	275	286	297	309	322	335
Metered w ater supply (fully metered supply)	-	165	173	180	188	195	203	210	221	229	236	248
Stormw ater Rate	35	85	89	94	98	103	108	114	120	126	132	138
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	23	23	-	-	-	-	-	-	-	-	-	-
Reserve Pavilion Upgrade Rate	32	32	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	86	93	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	12	14	20	22	24	27	29	32	35	39	43	47
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,273	2,408	2,584	2,770	2,858	2,956	3,048	3,139	3,239	3,334	3,461	3,570
Annual % change		6.0%	7.3%	7.2%	3.2%	3.4%	3.1%	3.0%	3.2%	2.9%	3.8%	3.2%
Annual \$ change		\$ 135	\$ 176	\$ 186	\$ 89	\$ 98	\$ 92	\$ 90	\$ 100	\$ 95	\$ 126	\$ 110

Example: A residential property in Lake Coleridge

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	255,000	255,000	255,000	255,000	255,000	255,000	255,000	255,000	255,000	255,000	255,000	255,000
General Rates	182	193	219	232	246	260	276	293	310	329	349	370
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	235	235	235	235	235	235	235	235	235
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Swimming Pool Rate	31	31	43	44	45	46	47	48	49	50	51	52
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Stormwater Rate	220	85	89	94	98	103	108	114	120	126	132	138
Refuse Rate	79	79	79	121	121	121	121	121	121	121	121	121
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Community Centre Rate	100	105	-	-	-	-	-	-	-	-	-	-
	2,050	1,982	2,122	2,322	2,381	2,448	2,508	2,565	2,629	2,687	2,772	2,840
Annual % change		(3.3%)	7.0%	9.5%	2.5%	2.8%	2.5%	2.3%	2.5%	2.2%	3.2%	2.4%
Annual \$ change		\$ (68)	\$ 140	\$ 201	\$ 59	\$ 67	\$ 60	\$ 57	\$ 63	\$ 58	\$ 85	\$ 68

Example: A residential property in Leeston												
	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000	405,000
General Rates	289	306	347	368	390	414	439	465	493	522	554	587
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	44	46	-	-	-	-	-	-	-	-	-	-
Stormwater Rate	278	85	89	94	98	103	108	114	120	126	132	138
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,797	2,666	2,930	3,106	3,184	3,271	3,352	3,430	3,516	3,597	3,709	3,802
Annual % change		(4.7%)	9.9%	6.0%	2.5%	2.7%	2.5%	2.3%	2.5%	2.3%	3.1%	2.5%
Annual \$ change		\$ (131)	\$ 265	\$ 176	\$ 79	\$ 87	\$ 81	\$ 77	\$ 86	\$ 81	\$ 111	\$ 94

Example: A residential property in Lincoln

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	675,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000	675,000
General Rates	481	510	579	614	650	690	731	775	821	871	923	978
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	50	50	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	293	293	-	-	-	-	-	-	-	-	-	-
Stormwater Rate	85	85	89	94	98	103	108	114	120	126	132	138
L2 River (Class F)	25	25	25	25	25	25	25	25	25	25	25	25
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	3,119	3,191	3,187	3,376	3,469	3,572	3,669	3,765	3,869	3,971	4,103	4,218
Annual % change		2.3%	(0.1%)	5.9%	2.7%	3.0%	2.7%	2.6%	2.8%	2.6%	3.3%	2.8%
Annual \$ change		\$ 72	\$ (4)	\$ 190	\$ 93	\$ 103	\$ 97	\$ 95	\$ 104	\$ 102	\$ 131	\$ 116

Example: A rural property in Malvern Ward (Coalgate)

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	3,270,000	3,270,000	3,270,000	3,270,000	3,270,000	3,270,000	3,270,000	3,270,000	3,270,000	3,270,000	3,270,000	3,270,000
General Rates	2,330	2,470	2,805	2,973	3,151	3,340	3,541	3,753	3,978	4,217	4,470	4,738
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	124	124	174	177	181	184	188	192	196	199	203	207
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	92	92	-	-	-	-	-	-	-	-	-	-
Water supply rate	6,606	6,930	7,254	7,542	7,848	8,154	8,478	8,820	9,162	9,540	9,936	10,332
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	168	200	-	-	-	-	-	-	-	-	-	-
Recreation Reserve Rate	212	244	-	-	-	-	-	-	-	-	-	-
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	98	98	98	98	98	98	98	98	98	98	98	98
Recycling Charge	252	252	320	320	320	320	320	320	320	320	320	320
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	10,795	11,353	11,800	12,391	12,911	13,449	14,008	14,592	15,191	15,836	16,540	17,236
Annual % change		5.2%	3.9%	5.0%	4.2%	4.2%	4.2%	4.2%	4.1%	4.2%	4.4%	4.2%
Annual \$ change		\$ 558	\$ 1,005	\$ 1,038	\$ 1,111	\$ 1,058	\$ 1,097	\$ 1,144	\$ 1,183	\$ 1,244	\$ 1,348	\$ 1,400

Example: A residential property in Prebbleton

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	648,000	648,000	648,000	648,000	648,000	648,000	648,000	648,000	648,000	648,000	648,000	648,000
General Rates	462	489	556	589	624	662	702	744	788	836	886	939
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	226	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	165	173	180	188	195	203	210	221	229	236	248
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	74	78	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	24	24	-	-	-	-	-	-	-	-	-	-
Stormwater Rate	43	85	89	94	98	103	108	114	120	126	132	138
Water Race Public Good Rate	12	14	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,801	2,919	3,139	3,327	3,418	3,519	3,615	3,709	3,811	3,911	4,041	4,154
Annual % change		4.2%	7.5%	6.0%	2.8%	3.0%	2.7%	2.6%	2.8%	2.6%	3.3%	2.8%
Annual \$ change		\$ 118	\$ 220	\$ 188	\$ 92	\$ 101	\$ 96	\$ 93	\$ 102	\$ 100	\$ 129	\$ 114

Example: A residential property in Rakaia Huts												
	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	315,000	315,000	315,000	315,000	315,000	315,000	315,000	315,000	315,000	315,000	315,000	315,000
General Rates	224	238	270	286	304	322	341	362	383	406	431	456
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Swimming Pool Rate	31	31	43	44	45	46	47	48	49	50	51	52
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Stormwater Rate	40	85	89	94	98	103	108	114	120	126	132	138
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
80 Litre Wheelie Bin	121	121	136	136	136	136	136	136	136	136	136	136
	1,368	1,470	1,751	1,921	1,994	2,074	2,147	2,218	2,296	2,369	2,471	2,555
Annual % change		7.5%	19.2%	9.7%	3.8%	4.0%	3.5%	3.3%	3.5%	3.2%	4.3%	3.4%
Annual \$ change		\$ 102	\$ 282	\$ 170	\$ 73	\$ 80	\$ 73	\$ 71	\$ 77	\$ 73	\$ 102	\$ 84

Example: A lifestyle property near Rolleston

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000	590,000
General Rates	421	446	506	536	569	603	639	677	718	761	807	855
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	124	124	174	177	181	184	188	192	196	199	203	207
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserves Rate	139	141	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	91	94	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	34	41	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
	1,390	1,449	1,486	1,650	1,719	1,794	1,864	1,931	2,003	2,072	2,172	2,252
Annual % change		4.2%	2.5%	11.0%	4.2%	4.4%	3.9%	3.6%	3.7%	3.5%	4.8%	3.6%
Annual \$ change		\$ 59	\$ 37	\$ 164	\$ 69	\$ 75	\$ 70	\$ 67	\$ 72	\$ 70	\$ 100	\$ 79

Example: A residential property in Rolleston

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000	640,000
General Rates	456	483	549	582	617	654	693	735	779	825	875	927
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	213	226	235	244	254	264	275	286	297	309	322	335
Metered w ater supply (fully metered supply)	161	165	173	180	188	195	203	210	221	229	236	248
Sew erage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Sw imming Pool Rate	124	124	174	177	181	184	188	192	196	199	203	207
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserves Rate	139	141	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	91	94	-	-	-	-	-	-	-	-	-	-
Stormw ater Rate	40	85	89	94	98	103	108	114	120	126	132	138
Water Race Public Good Rate	16	19	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,969	3,088	3,184	3,373	3,465	3,566	3,662	3,758	3,861	3,959	4,090	4,203
Annual % change		4.0%	3.1%	5.9%	2.7%	2.9%	2.7%	2.6%	2.8%	2.5%	3.3%	2.8%
Annual \$ change		\$ 119	\$ 96	\$ 189	\$ 93	\$ 101	\$ 96	\$ 95	\$ 103	\$ 98	\$ 130	\$ 114

Example: A commercial property in Rolleston

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	2,450,000	2,450,000	2,450,000	2,450,000	2,450,000	2,450,000	2,450,000	2,450,000	2,450,000	2,450,000	2,450,000	2,450,000
General Rates	1,746	1,851	2,101	2,227	2,361	2,503	2,653	2,812	2,981	3,160	3,349	3,550
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Stormwater Rate	40	85	89	94	98	103	108	114	120	126	132	138
Water Supply Rate	213	226	235	244	254	264	275	286	297	309	322	335
Water Race Public Good Rate	16	19	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
	3,111	3,299	3,548	3,739	3,904	4,084	4,270	4,466	4,679	4,899	5,132	5,380
Annual % change		6.1%	7.5%	5.4%	4.4%	4.6%	4.5%	4.6%	4.8%	4.7%	4.8%	4.8%
Annual \$ change		\$ 188	\$ 249	\$ 191	\$ 165	\$ 180	\$ 186	\$ 196	\$ 213	\$ 221	\$ 233	\$ 247

Example: A rural property in Selwyn Central (West Melton)

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	5,850,000	5,850,000	5,850,000	5,850,000	5,850,000	5,850,000	5,850,000	5,850,000	5,850,000	5,850,000	5,850,000	5,850,000
General Rates	4,169	4,419	5,017	5,318	5,638	5,976	6,334	6,714	7,117	7,544	7,997	8,477
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Water Race Annual Charge	174	209	300	318	337	357	379	401	426	451	478	507
Waterrace Rate - per ha (221 h.a.)	3,050	3,649	3,757	3,982	4,221	4,475	4,743	5,028	5,328	5,649	5,989	6,347
Recreational Reserve Rate	64	64	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	51	222	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	8,781	9,859	10,619	11,296	11,909	12,562	13,241	13,956	14,714	15,513	16,387	17,284
Annual % change		12.3%	7.7%	6.4%	5.4%	5.5%	5.4%	5.4%	5.4%	5.4%	5.6%	5.5%
Annual \$ change		\$ 1,078	\$ 760	\$ 677	\$ 613	\$ 653	\$ 680	\$ 715	\$ 758	\$ 800	\$ 873	\$ 897

Example: A property in Upper Selwyn Huts

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000
General Rates	55	58	66	70	74	79	83	88	94	99	105	112
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Land Drainage L2 River (Class F)	3	3	3	3	3	3	3	3	3	3	3	3
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
	663	688	916	1,053	1,093	1,138	1,175	1,207	1,243	1,274	1,333	1,371
Annual % change		3.8%	33.1%	15.0%	3.7%	4.2%	3.2%	2.7%	3.0%	2.5%	4.6%	2.8%
Annual \$ change		\$ 25	\$ 228	\$ 137	\$ 39	\$ 45	\$ 37	\$ 32	\$ 36	\$ 32	\$ 59	\$ 37

Example: A residential property in Sheffield

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000
General Rates	246	261	296	314	332	352	374	396	420	445	472	500
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	23	23	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	49	52	-	-	-	-	-	-	-	-	-	-
Recreational Reserve Rate	63	66	-	-	-	-	-	-	-	-	-	-
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Water Race Public Good Rate	12	14	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,061	2,135	2,289	2,458	2,528	2,607	2,681	2,750	2,827	2,899	3,001	3,084
Annual % change		3.6%	7.2%	7.4%	2.9%	3.1%	2.8%	2.6%	2.8%	2.5%	3.5%	2.8%
Annual \$ change		\$ 74	\$ 154	\$ 169	\$ 71	\$ 79	\$ 74	\$ 68	\$ 77	\$ 72	\$ 101	\$ 84

Example: A residential property in Southbridge

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000	390,000
General Rates	278	295	334	355	376	398	422	448	474	503	533	565
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	72	73	-	-	-	-	-	-	-	-	-	-
Recreation Reserve Rate	47	49	-	-	-	-	-	-	-	-	-	-
Stormwater Rate	60	85	89	94	98	103	108	114	120	126	132	138
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,643	2,731	2,917	3,093	3,170	3,255	3,335	3,413	3,497	3,578	3,688	3,780
Annual % change		3.3%	6.8%	6.0%	2.5%	2.7%	2.5%	2.3%	2.5%	2.3%	3.1%	2.5%
Annual \$ change		\$ 88	\$ 187	\$ 176	\$ 78	\$ 85	\$ 80	\$ 77	\$ 84	\$ 81	\$ 109	\$ 93

Example: A residential property in Springfield

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000
General Rates	210	223	253	268	284	301	319	339	359	380	403	427
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	226	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	165	173	180	188	195	203	210	221	229	236	248
Stormwater Rate	25	85	89	94	98	103	108	114	120	126	132	138
Swimming Pool Rate	31	31	43	44	45	46	47	48	49	50	51	52
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Community Centre Rate	95	100	-	-	-	-	-	-	-	-	-	-
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Water Race Public Good Rate	12	14	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
80 Litre Wheelie Bin	121	121	136	136	136	136	136	136	136	136	136	136
	1,688	1,819	1,985	2,155	2,226	2,306	2,379	2,450	2,528	2,600	2,701	2,785
Annual % change		7.8%	9.2%	8.5%	3.3%	3.6%	3.2%	3.0%	3.2%	2.9%	3.9%	3.1%
Annual \$ change		\$ 131	\$ 167	\$ 170	\$ 71	\$ 80	\$ 73	\$ 71	\$ 77	\$ 72	\$ 101	\$ 84

Example: A residential property in Springston

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000
General Rates	331	351	399	423	448	475	504	534	566	600	636	674
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	226	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	165	173	180	188	195	203	210	221	229	236	248
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	46	50	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	22	23	-	-	-	-	-	-	-	-	-	-
Stormwater Rate	45	85	89	94	98	103	108	114	120	126	132	138
L2 River (Class C)	51	51										
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,680	2,788	2,982	3,161	3,242	3,332	3,417	3,499	3,589	3,675	3,791	3,889
Annual % change		4.0%	6.9%	6.0%	2.6%	2.8%	2.6%	2.4%	2.6%	2.4%	3.1%	2.6%
Annual \$ change		\$ 108	\$ 194	\$ 179	\$ 82	\$ 90	\$ 85	\$ 81	\$ 90	\$ 86	\$ 115	\$ 99

Example: A rural property in Springs Ward (Tai Tapu)

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
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	1,400,000
General Rates	998	1,057	1,201	1,273	1,349	1,430	1,516	1,607	1,703	1,805	1,914	2,029
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	89	155	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	90	155	-	-	-	-	-	-	-	-	-	-
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,451	2,663	2,746	2,951	3,062	3,183	3,302	3,420	3,546	3,674	3,836	3,982
Annual % change		8.7%	3.1%	7.5%	3.8%	4.0%	3.7%	3.6%	3.7%	3.6%	4.4%	3.8%
Annual \$ change		\$ 212	\$ 83	\$ 205	\$ 111	\$ 121	\$ 119	\$ 118	\$ 126	\$ 129	\$ 162	\$ 145

Example: A residential property in Tai Tapu

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	645,000	645,000	645,000	645,000	645,000	645,000	645,000	645,000	645,000	645,000	645,000	645,000
General Rates	460	487	553	586	622	659	698	740	785	832	882	935
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	370	391	235	244	254	264	275	286	297	309	322	335
Metered water supply (fully metered supply)	-	-	173	180	188	195	203	210	221	229	236	248
Sewerage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Swimming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate (Rhodes Park)	89	155	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	90	155	-	-	-	-	-	-	-	-	-	-
Stormwater Rate	150	85	89	94	98	103	108	114	120	126	132	138
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,975	3,111	3,136	3,324	3,416	3,516	3,611	3,705	3,808	3,907	4,037	4,150
Annual % change		4.6%	0.8%	6.0%	2.8%	2.9%	2.7%	2.6%	2.8%	2.6%	3.3%	2.8%
Annual \$ change		\$ 136	\$ 26	\$ 188	\$ 93	\$ 100	\$ 95	\$ 93	\$ 103	\$ 99	\$ 129	\$ 114

Example: A residential property in West Melton

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	710,000	710,000	710,000	710,000	710,000	710,000	710,000	710,000	710,000	710,000	710,000	710,000
General Rates	506	536	609	645	684	725	769	815	864	916	971	1,029
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	213	226	235	244	254	264	275	286	297	309	322	335
Metered w ater supply (fully metered supply)	161	165	173	180	188	195	203	210	221	229	236	248
Sew erage Rate	542	542	542	542	542	542	542	542	542	542	542	542
Sw imming Pool Rate	87	87	122	124	127	129	132	134	137	140	143	146
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	8	8	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserves Rate	64	64	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	51	222	-	-	-	-	-	-	-	-	-	-
Stormw ater Rate	53	85	89	94	98	103	108	114	120	126	132	138
Water Race Public Good Rate	16	19	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
Organic Wheelie Bin	210	210	210	210	210	210	210	210	210	210	210	210
240 Litre Wheelie Bin	395	395	407	407	407	407	407	407	407	407	407	407
	2,880	3,155	3,192	3,383	3,478	3,582	3,682	3,780	3,887	3,991	4,126	4,244
Annual % change		9.6%	1.2%	6.0%	2.8%	3.0%	2.8%	2.6%	2.8%	2.7%	3.4%	2.9%
Annual \$ change		\$ 275	\$ 37	\$ 191	\$ 96	\$ 104	\$ 100	\$ 97	\$ 107	\$ 104	\$ 134	\$ 119

Example: A residential property in Whitecliffs

	Actual	Actual	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
Capital valuation	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
General Rates	214	227	257	273	289	306	325	344	365	387	410	435
UAGC	195	207	235	249	264	280	297	314	333	353	374	397
Transportation Rate	60	60	-	-	-	-	-	-	-	-	-	-
Canterbury Museum Levy	31	31	31	31	31	31	31	31	31	31	31	31
Large Scale Park Rate	20	20	-	-	-	-	-	-	-	-	-	-
Water Supply Rate	367	385	403	419	436	453	471	490	509	530	552	574
Swimming Pool Rate	31	31	43	44	45	46	47	48	49	50	51	52
Library Rate	180	190	190	225	225	230	230	230	235	235	235	235
McHughs Plantation Reserve Rate	23	23	-	-	-	-	-	-	-	-	-	-
Community Centre DWR	-	-	100	175	185	195	200	200	200	200	220	220
Recreation Reserves DWR	-	-	125	130	135	140	145	150	150	150	155	155
Recreation Reserve Rate	44	53	-	-	-	-	-	-	-	-	-	-
Community Centre Rate	42	50	-	-	-	-	-	-	-	-	-	-
Community Board Rate	32	40	41	42	42	43	44	45	46	47	48	49
Stormwater Rate	45	85	89	94	98	103	108	114	120	126	132	138
Water Race Public Good Rate	-	-	20	22	24	27	29	32	35	39	43	47
Refuse Charges												
Collection Rate	25	25	25	25	25	25	25	25	25	25	25	25
Recycling Charge	63	63	80	80	80	80	80	80	80	80	80	80
80 Litre Wheelie Bin	121	121	136	136	136	136	136	136	136	136	136	136
	1,493	1,611	1,775	1,945	2,015	2,095	2,168	2,239	2,314	2,389	2,492	2,574
Annual % change		7.9%	10.2%	9.6%	3.6%	3.9%	3.5%	3.3%	3.4%	3.2%	4.3%	3.3%
Annual \$ change		\$ 118	\$ 164	\$ 170	\$ 70	\$ 79	\$ 74	\$ 71	\$ 75	\$ 75	\$ 103	\$ 82

Fees and charges



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 long term plan is such a procedure. Accordingly, the Council reviewed its charges and included them in the draft Long Term 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. Selwyn District Council reserves the right under s36AAB (2) of the Resource Management Act to not perform the action to which the charge relates until the charge has been paid to it in full. If a hearing is 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.

Resource Consents	
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 consent for a non-compliant fence	\$500 deposit (T/C)
Deemed permitted boundary activities	\$400 fixed fee
Deemed permitted activity – marginal or temporary non-compliance	\$1000 deposit (T/C)
Relocated buildings	\$765 fixed fee
Other non-notified resource consents ²	
· Land Use	\$1,000 deposit (T/C)
· Subdivision (refer below).	
Notified Resource Consents – Affected Parties Identified and Not All Approvals Obtained ⁴ or public notification	\$5,000 deposit (T/C) upfront; or Staged deposits: \$1,000 at lodgement plus \$4,000 if proceed to hearing
· Land use	
· Subdivision (refer below)	
<p>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.</p>	
<p>Residential subdivision (includes rural residential zones living 3 and subdivision in business zones) Please note that these fees apply to non-notified and notified applications.</p>	
1-10 lots	\$2,000 deposit incorporating: · \$500 fixed fee for engineering · \$1,500 minimum fee for planning
11-20 lots	\$3,000 deposit incorporating: · \$1,000 fixed fee for engineering

	<ul style="list-style-type: none">· \$2,000 minimum fee for planning
21 plus lots	<p>\$5,000 deposit incorporating:</p> <ul style="list-style-type: none">· \$2,000 fixed fee for engineering· \$3,000 minimum fee for planning
<ul style="list-style-type: none">· 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. <p>Section 223 and S224 costs are additional to the above.</p>	
Rural Subdivisions Please note that these fees apply to non-notified and notified applications.	
1-5 lots	<p>\$2,000 deposit incorporating:</p> <ul style="list-style-type: none">· \$500 fixed fee for engineering· \$1,500 minimum fee for planning
6 plus lots	<p>\$3,000 deposit incorporating:</p> <ul style="list-style-type: none">· \$1,000 fixed fee for engineering· \$2,000 minimum fee for planning
<ul style="list-style-type: none">· 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 (T/C)
Certificate of Compliance – Section 139 RMA	\$1000 deposit (T/C)
Existing use Extension of Time – Section 10(2) RMA ²	\$1,000 deposit (T/C)
Certificate of Existing Use – Section 139A RMA ²	\$1,000 deposit (T/C)
Change, Review or Cancellation of Consent Conditions – Section 127 or 128 RMA	
<ul style="list-style-type: none">· Non-notified	\$1,000 deposit (T/C)
<ul style="list-style-type: none">· Notified	<p>\$5,000 deposit (T/C) upfront;</p> <p>or</p> <p>Staged deposits:</p>

	\$1,000 at lodgement plus \$4,000 if proceed to hearing
Extension of Time/Cancellation of Consent Section 125 or 126 RMA	
<ul style="list-style-type: none">· No hearing required· Hearing required	<p>\$1,000 deposit (T/C)</p> <p>\$5,000 deposit (T/C) upfront;</p> <p>or</p> <p>Staged deposits:</p> <p>\$1,000 at lodgement plus \$4,000 if proceed to hearing</p>
Designations	
Outline Plan Approval ³	\$360 fixed fee
Outline Plan Approval ⁴	\$1,000 deposit (T/C)
Outline Plan Waiver ⁵	\$150 fixed fee
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 or Alteration – Section 168,168A or 181 RMA ⁴	\$2,000 deposit (T/C)
Minor change – Section 181(3) RMA ⁶	\$750 deposit (T/C)
Removal or partial removal – Section 182 RMA	\$255 deposit (T/C)
Extension of Time – Section 184 & 184A RMA	\$255 deposit (T/C)
Heritage orders	
Notice of Requirement – Section 189, 190 & 191 RMA ⁶	\$2,000 deposit (T/C)
Withdrawal of Requirement – Section 189(5) RMA ⁶	\$255 deposit (T/C)
Plan change request	
Plan Change Request	\$10,000 deposit (T/C)

Monitoring	
Basic (desktop)	\$75
Standard (1 inspection)	\$150
Specialised (>2 inspection)	\$300
Time and Cost basis	\$150 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 ⁷	\$30
Landscape plan approval – specific ⁸	\$75
General Planning costs	
Access/vehicle crossing inspections	\$90 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	At cost
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 member plus Commissioner at cost
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner	At cost
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner at the applicant's request.	At cost

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/Senior Planner	\$165
· Other Planners	\$145
· Administration Staff	\$90
· Engineering – Road, Water and Wastewater, Reserves and Property acquisitions:	\$120
· Consultants including external peer reviews / assessments commissioned by Council i.e. traffic, engineering, urban design, landscape, noise, contaminated land etc and external consultant processing costs	At cost
· Legal Advice	At cost
· Certificates of Compliance (Sale of Liquor)	\$115
· 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. 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.
3. 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.
4. Grade 2 outline plan = all other outline plans.
5. Outline Plan waiver fee - waivers are for small inconsequential building works such as internal alterations to buildings etc.
6. If the processing of your Designation exceeds \$750, you will be charged at time and cost.
7. 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.
8. 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	
Project Information Memorandum (PIM) only	\$250
· 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 \$20,444.</i>	\$680
Covers the likes of small farm buildings, minor additions and alterations, garages, decks, swimming pools etc. Fee is based on historical data and allows for 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 Application deposit for work with an estimated value over \$20,444	\$1,500
Code Compliance Certificate	Charged on an actual time and cost basis
Certificate of Public Use	\$500 fee for receiving the application. Charged on an actual time and cost basis.
Territorial Authority Discretionary Exemptions (eg; marquees, etc)	\$300 minimum charge, with charges based on actual time and cost
Levies	
· Building Research Levy (set by The Building Research Levy Act 2004)	\$1.00 per \$1,000 value (or part thereof) of building work valued at \$20,444 or more)
· Building Levy (set by The Building Act 2004)	\$2.01 per \$1,000 value (or part thereof) of building work valued at \$20,444 or more)
· Accreditation	\$0.25 per \$1,000 value (or part thereof) of building work valued at \$20,444 or more)
Compliance Schedules & Compliance Schedule Statement <i>(including amendments and administration and on-site BWOFF auditing)</i>	Charged on an actual time and cost basis
Annual Building Warrant of Fitness (BWOFF) renewal fee	\$50.00
Swimming Pools Inspections <i>(fencing of swimming pools inspections are mandatory and must be conducted every 3 years).</i>	\$150 fixed fee (based on 1 hour minimum to conduct inspection and update records).

Certificate of Acceptance	\$1,250 flat fee for receiving the application and issuing a PIM. Processing and inspection charges payable will be calculated in accordance with Section 97 of the Building Act 2004.
Notice to Fix Fee is based on historical data and allows for 2 investigation inspections – 1 to verify the non-compliance and 1 to verify compliance to enable the notice to be lifted, plus associated administration	\$450
Infringement Notices	Maximum fee set by regulation depending on degree of offence.
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> Section 83 Building Act – Removal of entry <i>Relates to removing a Section 77 entry from titles where the requirement no longer applies</i>	On-charged at cost
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. extensions of time, specified intended life, dangerous and insanitary buildings.	Time and cost
Building Consent Printing Fee	
· Residential Applications	\$15
· Commercial Applications	\$25
Hourly Charges	
· Building Administration Staff	\$85 (per hour)
· Planner	\$145 (per hour)

· Building Control Officers · Re-inspection	\$150 (per hour) \$150
· Engineering Fee	\$50
Other (for example): · Consultants · Peer Review · Fire Reports · Acoustic Reports · Certificate of Title Order · NZ Fire & Emergency Design Review Unit	On-charged at cost

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

Fees and charges based on:

Hourly rate: \$150 (incl GST)

Mileage: \$0.85 per/km (incl. GST)

Food Control Plans (FCP) and National Programmes (NP1, NP2 & NP3 – Food Act 2014)

Note: The registration fee is a separate charge to the verification (audit), monitoring and compliance fee.

Food Control Plans

New Registration (includes annual monitoring and compliance fee of \$75)

FCP – single site	\$300
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FCP registration involving over 1 hour	At cost @ \$150 per hr plus \$75 monitoring and compliance
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New business set up assistance option over 1 hour or pre-opening visit	At cost @ \$150 per hr plus pro-rata travel cost
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FCP mentoring option	At cost @ \$150 per hr plus pro-rata travel cost
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(Maximum charge for mentoring is 2 hours)	
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Registration Renewals (Includes annual monitoring and compliance fee of \$75)

FCP single site 12 month renewal	\$300
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FCP registered prior to 1 March 2016

Important note:

Food Control Plans registered prior to 1 March 2016 have a 3 year registration period until 29 Feb 2019 however the verification (audit) is still required at the audit frequency allotted to the food business. These businesses are also subject to paying an annual fee of \$75 for monitoring and compliance.

FCP registered prior to 1 March 2016 - Registration	No fee
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FCP registered prior to 1 March 2016 – Monitoring and compliance	\$75
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Verification (Audit), Monitoring and Compliance	
FCP single site audit (including close-out up to 15 mins – no revisit)	\$600 (incl travel cost)
FCP audit involving over 2 hours	\$600 (incl travel cost) plus \$150 per hour for time over 2 hours
FCP audit close-out over 15 mins	At cost @ \$150 per hr plus pro-rata travel cost with a cap of \$80
National Programmes	
New Registration (includes annual monitoring and compliance fee of \$75)	
NP1, NP2 and NP3 (incl monitoring and compliance)	\$450
Registration Renewal	
24 month renewal (includes monitoring and compliance fee of \$75)	\$450
Verification (should SDC become a Recognised Agency)	
NP1 - one-off check	\$300 (incl travel cost)
NP2 – 3 yearly audit	\$400 (incl travel cost)
NP3 – 2 yearly audit	At cost @ \$150 per hr plus pro-rata travel cost
Complaints – FCPs and NPs	
Complaint involving issue of “Improvement Notice” by Food Safety Officer	At cost @ \$150 per hr plus pro-rata travel cost
Exemptions	
Application for exemption	\$150
Assessment of application over 1 hour	At cost @ \$150 per hr plus pro-rata travel cost
Late Payment Fee	
Payments not received after 20 days from invoice	10%
Registered Food Premises – Food Hygiene Regulations 1974	
Change of Ownership/Inspection	\$375 incl travel cost

New Registration (includes site visit/inspection)	\$450incl travel cost
Revisits due to Poor Performance	\$150 per hour (plus pro-rata travel @ cost)
Investigations (if justified)	\$150 per hour (plus pro-rata travel)
Late Payment Fee	10% if paid after 1 July (Annually)
Mobile Food Traders and Hawkers	\$225
Shows and Events	
Shows and Events (New and 12 month licence)	\$450
Other Registered Premises/Licences	
Changes of Ownership Transfer	\$75
Changes of Ownership Inspection (if warranted)	\$150 per hour (plus pro-rata travel at cost)
Funeral Directors	\$300 (includes travel)
Hairdressers	\$225
Camping Grounds	\$300 (Includes travel)
Offensive Trades	\$225 (Beyond 1.5 hour @ \$150 per hour)
Revisits due to Poor Performance	\$150 per hour plus pro-rata travel at cost
Investigations (if justified)	\$150 per hour plus pro-rata travel at cost
Amusement Devices (set by statute): (Note: The fees are subject to change by Worksafe NZ)	
First Device	\$11.50 (Set by legislation – could increase 2018)
Subsequent Devices (each thereafter)	\$2.30 (Set by legislation –could increase 2018)

Public Health		
High Risk (e.g. Methamphetamine contaminated site/premises)	\$150 per hour plus pro-rata travel at cost) Note: Clean-up is charged as per actual cost.	
Hazardous Substances - HSNO		
Monitoring and enforcement required (pursuant to section 97 of the Hazardous Substances and New Organisms Act 1996)	\$150 per hour (plus pro-rata travel at cost)	
Bylaw Permits		
Permit for Public Place Trader (per year)	\$175	
Outdoor Dining Facilities	\$175	
Other Commercial Activities (eg busking, free standing signs, fitness boot camps)	\$175	
The Council reserves the right to charge an occupancy fee for the use of public land for commercial purposes. This charge will be as determined by the Property and Commercial Manager based on the size, duration, location and nature of the activity.		
Events		
No fees are payable for event authorisations, although the Council at its discretion may charge for venue hire or rental fees and may require a bond to cover the potential costs of property damage caused by the event.		
Dog Registration Fees		
The following dog registration fees apply for the 2017/18 year (all fees GST inclusive).	1st dog	\$40
	2nd and subsequent dogs	\$30
Fee for payment after 31st July 2017	\$55 for the first dog and \$40 for every subsequent dog.	
Fees for part of the registration year are as follows:		
(All dogs aged 3 months and over must be registered with the exception of certified disability dogs).		

Month that dog turns 3 months of age	Only 1 dog owned	For each other dog owned
July	\$40.00	\$30.00
August	\$36.60	\$27.50
September	\$33.30	\$25.00
October	\$30.00	\$22.50
November	\$26.60	\$20.00
December	\$23.30	\$17.50
January	\$20.00	\$15.000
February	\$16.70	\$12.50
March	\$14.50	\$10.00
April	\$10.00	\$7.50
May	\$6.70	\$5.00
June	\$3.30	\$2.50
<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 \$30.00.

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	Free of Charge	

being registered for the first time after 1 July 2007. Dogs to be presented at Council Service Centres at prescribed time.	
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	\$10
	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	\$5 per head
	Other stock	\$15 per head
Driving and cartage costs	Actual costs	
Advertising costs	\$90	
Time	\$37 per hour	
Mileage	\$0.72 (per km)	

Pines Resource Recovery Park charges

	2018/19
Residual waste (rubbish)	\$228.00 per tonne
Garden and food waste	\$107.00 per tonne
Clean fill	\$52.00 per tonne (restricted quantities)
Tyres	Surcharge
Car tyres	\$3.50
4WD	\$5.00
Light truck	\$8.00
Tractor	\$70.00

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 \$2.50 (including GST) per bag.

Burial fees & charges

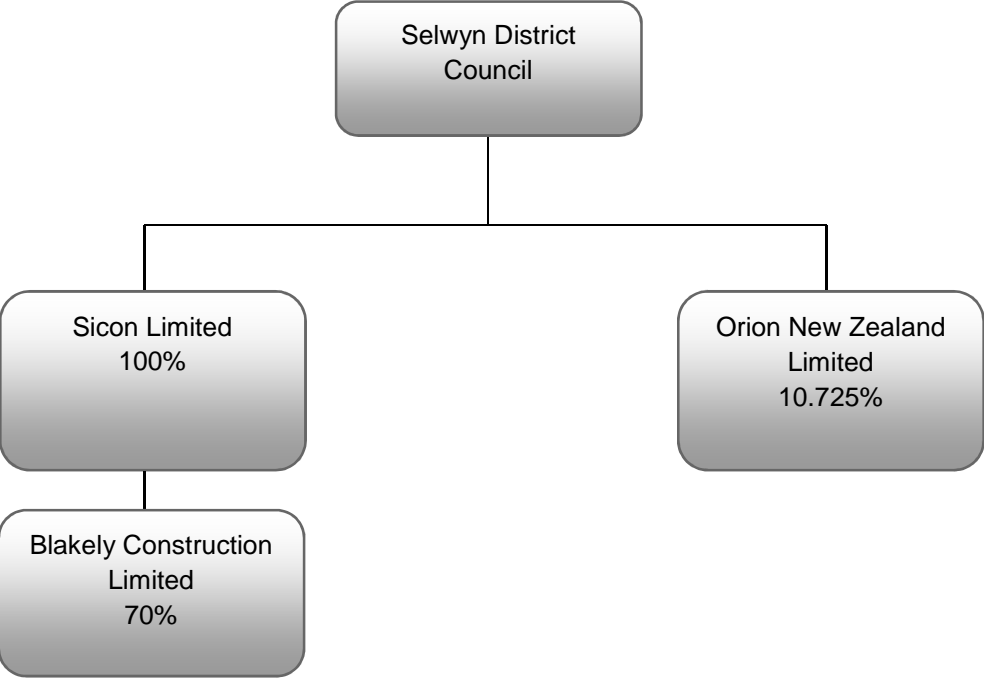
	2018/19
Plot purchase	
Single plot (single or double depth)	\$1,370.00
Side by side plots	\$2,739.00
Ash or child plot	\$546.00
Additional fees	
Out of District fee	\$546.00
Interments with less than eight working hours' notice	\$319.00
Breaking of concrete	\$160.00
Lowering device	\$112.00
Memorial permit	
New headstone	\$81.00
Additions / alterations	\$36.00
Interment fees	
Stillbirth	\$nil
Up to one year	\$409.00
One year to nine years	\$683.00
Ten years and over	
Single depth	\$1,231.00
Double depth	\$1,412.00
Ashes	\$209.00

	2018/19
Disinterment	
Over 12 months	\$1,162.50
Within 12 months	\$1,659.00
Ashes	\$290.10
Reinterment	
Over 12 months	\$1,277.00
Within 12 months	\$1,825.00
Ashes	\$319.00



Council
controlled
organisations

Council Controlled Organisations



Community Trusts Administered by the Council:

- Central Plains Water Trust
- Tramway Reserve Trust
- Selwyn District Charitable Trust

Sicon Limited and Blakely Construction 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 companies

Sicon Limited and Blakely Construction Limited are suppliers of asset management, maintenance and construction services. Consistent with its objective, the Companies will pursue activities designed to ensure the efficient and prudent utilisation of its capital assets and human resources.

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 Companies performance targets for the year ending 30 June 2019 are set out below.

	Target
Return after tax to opening equity	8%
To maintain ISO 9001:2008 Quality Standard Certification	
To maintain ACC WSMP Certification to Tertiary Level	
Staff retention	75%
Training and development	1.5% of payroll costs

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 charitable activities of the Council.

Key performance targets

The Trust's performance targets for the year ending 30 June 2019 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.*

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 2019 are set out below.

Financial performance targets

	Target
Network delivery revenue	\$260.5m
Profit after tax	\$50.4m
Profit after tax / average shareholders' equity	\$7.5m
Fully imputed dividends	\$53m
Debt to debt plus equity ratio	31
Equity to total assets ratio	56

Network reliability targets

	Target
Duration of supply interruptions in minutes per connected customer – SAIDI	
- Region A	22
- Region B	357
- Overall	73
Number of supply interruptions per year per connected customer (SAIFI)	
- Region A	0.6
- Region B	2.3
- Overall	0.9

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 2019 are set out below.

- *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 2019 are set out below.

- *The Trust will continue work towards returning the Tramway Reserve waterway to its natural state and facilitating public access.*



Policies

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 Selwyn district and wider Canterbury region.

This Significance and Engagement Policy aims to enable a flexible but focused approach to engagement that:

- recognises the importance of involving Selwyn’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.

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

Purpose of the Significance and Engagement Policy:

The Act specifies the purpose of the Significance and Engagement Policy as:

- 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.

of the Act, which has now been replaced by the new section 76AA. The existing Policy on Significance has been integrated into this Draft Significance and Engagement Policy.

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



INFORM CONSULT INVOLVE COLLABORATE EMPOWER

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:

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, 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 Rūnanga and Te Rūnanga o Ngāi Tahu, comprises people of Ngāi Tahu, Ngati Mamoe and Whaitaha descent and holds customary tribal authority over an area that includes the entire Selwyn District.

Descendants of Ngāi Tūāhuriri and Te Taumutu have resided in the area now known as Selwyn District for over 40 generations. This rich Ngāi Tahu history and tribal authority is underpinned by spiritual and whakapapa connections, occupation, land, resource use and management thereof.

The territorial area governed by Selwyn District Council sits within the takiwā (territory) of Te Taumutu Rūnanga and Ngāi Tūāhuriri which are two of 18 Ngāi Tahu regional papatipu rūnanga, constituted under the Te Rūnanga o Ngāi Tahu Act 1996 to represent mana whenua interests.

The approved tribal leaders and members of Te Taumutu Rūnanga and Ngāi Tūāhuriri are acknowledged as knowledge holders of mātauranga mana whenua.

Operational arrangements

Te Waihora Co-governance Agreement

elwyn District Council is also signatory to the Te Waihora Co-governance Agreement between Te Rūnanga o Ngāi Tahu, Canterbury Regional Council, Selwyn District Council and Christchurch City Council.

The Purpose of this Agreement is to provide for an enduring, collaborative relationship between the Parties that includes shared exercise of functions, duties and powers under the Resource Management Act 1991 and the Local Government Act 2002.

This Agreement records the commitments of the Parties to collaboratively exercise the functions, powers and duties of the Councils and reaffirms the Parties' commitment to jointly strive toward appropriate vesting of decision-making powers in the Parties as co-governors over the Te Waihora catchment.

Mahaanui Karataiao Limited Service Level Agreement

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 Rūnanga staff.

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

District Plan Review

The District Plan sets out the rules and policies for how people can use and develop land under the Resource Management Act 1991 (RMA). The RMA requires all operative provisions of a plan to be reviewed every 10 years.

The District Plan explains how the Council will manage matters such as:

- Residential development
- Noise
- Location and height of buildings
- Natural hazards and the management of hazardous substances

o Protection of indigenous vegetation

The current Selwyn District Plan (the Plan) was notified in two volumes (Rural Volume in 2000 and Township Volume in 2001) and remains in this two-volume format. There are large parts of the Plan that have not changed since 2004 when decisions on submissions were released.

A number of plan changes have led to various approaches to different issues within the Plan, most notably being the way in which urban growth is managed within and outside the Greater Christchurch area.

The Review process will help to determine what is working and not working. This will happen through research and analysis, consultation and engagement, identification of issues and options, development of the policy framework and plan provisions, notification of the proposed plan, submissions, hearings, decision and appeals.

The Review process will lead to an operative 'second generation' District Plan which will provide a modern set of rules to better serve the Selwyn district.

The District Plan Committee set up for the District Plan Review includes key collaborators who have a shared interest in the engagement processes and outcomes of the District Plan. This includes representation from Te Rūnanga o Ngāi Tahu as the overarching iwi authority, with Te Taumutu Rūnanga and Ngāi Tūāhuriri Rūnanga being the primary Papatipu Rūnanga with manawhenua over Selwyn District. These representatives, along with staff from Mahaanui Karataiao Limited will work alongside Council staff and contribute to the Council's decision-making processes around the District Plan Review.

Council will work closely with its Key Collaborators on process and inputs used to inform decisions. Ngāi Tahu (as the Iwi Authority) have a statutory role, obligation or shared interest in the process and outcomes of the District Plan Review.

The Council will also continue to schedule monthly District Plan Committee meetings to engage with and share information with Te Rūnanga o Ngāi Tahu as the overarching iwi authority, and with the Te Taumutu Rūnanga and Ngāi Tūāhuriri Rūnanga.

Greater Christchurch Partnership

The Greater Christchurch Partnership (GCP) has been working collaboratively for over a decade to tackle urban issues and manage the growth of the City and its surrounding towns. Until June 2017, the Partnership was known as the Urban Development Strategy Partnership.

The Greater Christchurch Partnership comprises the councils in the Greater Christchurch area (Christchurch City, Selwyn and Waimakariri Districts and Environment Canterbury - the regional council), Te Rūnanga o Ngāi Tahu, the NZ Transport Agency (NZTA), the

Canterbury District Health Board and the Greater Christchurch Group from within the Department of the Prime Minister and Cabinet (DPMC).

The Greater Christchurch Partnership Committee (GCPC), is a joint committee of the four councils and has representation from each of the Partnership organisations. The GCPC oversees the implementation of the Urban Development Strategy on behalf of the Partnership.

In addition to the GCPC, officer groupings have been established to provide advice to the GCPC and maintain collaborative relationships across the agencies represented at GCPC. These include a Chief Executives Advisory Group (CEAG), a group of senior staff, and a number of subgroups with more specific mandates.

The GCPC as a joint committee makes decisions which inform the decision-making of Selwyn District Council in respect of implementing growth management policies within the area of the Selwyn District identified in the Urban Development Strategy. Te Rūnanga o Ngāi Tahu sit at the table as a partner and stakeholder in decision-making which impacts upon Selwyn District Council and its own decision-making processes.

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 (eg halls, pavilions).

- Its equity in Orion New Zealand 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

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Coverage

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This Agreement records the commitments of the Parties to collaboratively exercise the functions, powers and duties of the Councils and reaffirms the Parties' commitment to jointly

strive toward appropriate vesting of decision-making powers in the Parties as co-governors over the Te Waihora catchment.

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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.

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The District Plan explains how the Council will manage matters such as:

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A number of plan changes have led to various approaches to different issues within the Plan, most notably being the way in which urban growth is managed within and outside the Greater Christchurch area.

The Review process will help to determine what is working and not working. This will happen through research and analysis, consultation and engagement, identification of issues and options, development of the policy framework and plan provisions, notification of the proposed plan, submissions, hearings, decision and appeals.

The Review process will lead to an operative 'second generation' District Plan which will provide a modern set of rules to better serve the Selwyn district.

The District Plan Committee set up for the District Plan Review includes key collaborators who have a shared interest in the engagement processes and outcomes of the District Plan. This includes representation from Te Rūnanga o Ngāi Tahu as the overarching iwi authority, with Te Taumutu Rūnanga and Ngāi Tūāhuriri Rūnanga being the primary Papatipu Rūnanga with manawhenua over Selwyn District. These representatives, along with staff from Mahaanui Karataiao Limited will work alongside Council staff and contribute to the Council's decision-making processes around the District Plan Review.

Council will work closely with its Key Collaborators on process and inputs used to inform decisions. Ngai Tahu (as the Iwi Authority) have a statutory role, obligation or shared interest in the process and outcomes of the District Plan Review.

The Council will also continue to schedule monthly District Plan Committee meetings to engage with and share information with Te Rūnanga o Ngāi Tahu as the overarching iwi authority, and with the Te Taumutu Rūnanga and Ngāi Tūāhuriri Rūnanga.

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The GCPC as a joint committee makes decisions which inform the decision-making of Selwyn District Council in respect of implementing growth management policies within the area of the Selwyn District identified in the Urban Development Strategy. Te Rūnanga o

Ngāi Tahu sit at the table as a partner and stakeholder in decision-making which impacts upon Selwyn District Council and its own decision-making processes.

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 Board

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 mix of funding from different sources varies from year to year and this means that the proportion of funding in any one year of the 10 year plan may be outside these thresholds.

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	Medium	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	Low
Community services	High	Low	Low	Low
Democracy	High	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	Development contributions
Environmental services	Medium/low	Low	Medium/high	Low	Low
Transportation	Medium	Low	Low	Medium/low	Low
Solid waste management	Low	Medium/high	Medium/low	Low	Low
Five waters	Low	Medium/high	Low	Low	Medium/low
Community facilities	Low	Medium	Low	Low	Medium/low
Community services	High	Low	Low	Low	Low
Democracy	High	Low	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 subsidised by NZTA. The Council considers that all ratepayers will benefit from its decision to fund road maintenance above the level 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 subsidised by NZTA. The Council considers that all rate payers benefit from its decision to fund road renewal expenditure above the level 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: Low/Medium
	Other: Low	Development Contributions: 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 the wider community through the amenity and environmental 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 targeted rate.

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
Stormwater	Targeted rates: High	Targeted rates: High
	Reserves: May be used	Development contributions: Low
		Borrowing: May be used
		Reserves: May be used

Activity	Operating	Capital
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. 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 chargers and development contributions.

Funding source and proportion

Activity	Operating	Capital
Recreation reserves	Targeted rates: Medium/high	Targeted rates: Low
	User charges: Medium/low	Development contributions: High
	Reserves: May be used	Borrowing: May be used
		Grants: Will be used when available
District reserves		Reserves: May be used
	General rate: High	General rate: Low
	Reserves: May be used	Development contributions: High
		Borrowing: May be used
Support services for specific area reserves and district reserves		Grants: Will be used when available
		Reserves: May be used
	General rate: High	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. 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: Medium/high	Targeted rates: Medium/high
	User charges: Medium/low	Development contributions: Medium/low
	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. 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

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 Board

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 Board 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 Board 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 one of the Council's four wards has a Community Board, 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 Board	Targeted rates: High Reserves: May be used	Targeted rates: High 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 3.15 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 August 2017, the Council adopted population projections based on the Selwyn Growth Study which projects the growth in our District until 2048. These population projections are used as the basis for establishing the likely future population of the District.

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.

1.2. 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 has complied with the purpose of the Act in preparing this policy.

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

1.3. When is a development contribution required?

Except as provided in paragraph 1.4, a development contribution may be required if:

- the subdivision, building, land use, or work generates a demand for reserves, network infrastructure, or community infrastructure; and
- 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 has incurred or will incur 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.

1.4. 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, Rooding and Reserves.

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 3.14 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 2018-2028 LTP is assumed to be 5%.
- The Council has adopted population projections which projects the growth in the District until 2048. 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

	Net Expenditure incurred pre 2018 \$	Expenditure planned 2018- 2028 \$	Expenditure post 2028 \$	Total Cost \$	% of total cost funded from Development Contribution %	% funded from other sources %	Development Contribution per HUE (plus GST) \$
Water							
Prebbleton	(1,033,340)	5,009,294	-	3,975,954	98%	2%	\$ 4,116
Rolleston	642,941	11,692,715	-	12,335,656	100%	0%	\$ 2,009
Southbridge	40,602	796,080	-	836,682	83%	17%	\$ 6,864
Lincoln	980,850	7,358,851	-	8,339,701	98%	2%	\$ 1,831
Darfield	687,896	2,559,263	-	3,247,159	87%	13%	\$ 7,343
Kirwee	(540,940)	988,008	-	447,068	100%	0%	\$ 2,733
Leeston	(1,034,871)	2,100,564	-	1,065,693	100%	0%	\$ 1,448
Sewerage							
Tai Tapu *	-	-	-	-	0%	0%	\$ -
Eastern Selwyn Sewerage Scheme	20,399,173	27,798,317	1,237,433	49,434,923	94%	6%	\$ 5,244
Ellesmere Sewerage Scheme	(1,098,258)	11,354,843	-	10,256,585	95%	5%	\$ 10,549
*Tai Tapu wastewater at capacity, options for providing capacity and charges to be assessed on application							
Stormwater							
Lincoln	2,404,113	488,083	-	2,892,196	100%	0%	\$ 5,296
Roading							
Eastern Selwyn Development Area	(3,805,002)	114,471,464	19,431,547	130,098,008	various	various	\$ 1,769
Rest of District (costs included in line above)	-	-	-	-	various	various	\$ 701
Lincoln ODP4	2,232,925	933,897	-	3,166,822	100	0	\$ 10,092
Lowes Road ODP TOTAL AREA	1,425,590	-	-	1,425,590			
Lowes Road ODP Area: North High	-	-	-	-	90%	10%	\$ 22,577
Lowes Road ODP Area: North Medium	-	-	-	-	90%	10%	\$ 15,843
Lowes Road ODP Area: North Low	-	-	-	-	90%	10%	\$ 5,132
Lowes Road ODP Area: Fairhurst High	-	-	-	-	90%	10%	\$ 21,860
Lowes Road ODP Area: Fairhurst Low	-	-	-	-	90%	10%	\$ 8,280
Lowes Road ODP Area: Jozecom High	-	-	-	-	90%	10%	\$ 20,314
Lowes Road ODP Area: Jozecom Low	-	-	-	-	90%	10%	\$ 10,047
Reserves							
Ellesmere Ward	(1,240,011)	11,000,429	-	9,760,418	various	various	\$ 4,867
Selwyn Central	(5,174,970)	76,618,738	-	71,443,768	various	various	\$ 11,366
Malvern	(1,096,313)	9,805,990	-	8,709,677	various	various	\$ 3,756
Springs	(6,652,667)	40,059,361	-	33,406,694	various	various	\$ 10,647

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 above.

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
- Lincoln ODP4 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 summarised 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 recognises 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. The 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 – Roading	6.1
Reserves	7.1
Rolleston Lowes Road ODP	8.1.1
Lincoln ODP 4	8.2.1

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. 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 paragraph 3.14.

2.7. 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.

2.8. Policy commencement date

Any resource consent, building consent or service connection application received on or after the date the 2018/2028 Selwyn LTP is adopted by the Council, will be subject to a development contributions charge under this policy. Consent applications received prior to

the 2018/2028 Selwyn LTP being adopted will be subject to contributions payable under the policy that was in place at the time the application was received.

2.9. Units of demand

As discussed in more detail in paragraph 3.14 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.

2.10. 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.

2.11. 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.

2.12. 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.

2.13. 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.

2.14. 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.

2.15. 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. Trigger for requiring a development contribution

Under section 198 of the Act, the Council may require payment of a development contribution upon the granting of:

- a resource consent;
- a building consent; or
- an authorisation for a service connection.

3.2. Initial Development Contribution Assessment

The purpose of the initial development contribution assessment (**Initial Development Contribution Assessment**) is to:

- determine if a development contribution is required (see paragraph 1.3); and
- if a development contribution is payable, calculate the amount payable.

The Initial Development Contribution Assessment will be conducted on application for a resource or building consent (including a subdivision consent) or service connection authorisation. The assessment will be undertaken using the development contributions policy which is in force at the time of application.

3.3. Invoicing and Payment

Development contributions will be invoiced by the Council prior to, and must be paid before, the grant or issue of the relevant:

- certificate under section 224(c) of the Resource Management Act 1991;

- code compliance certificate under section 95 of the Building Act 2004;
- certificate of acceptance under section 99 of the Building Act 2004; or
- a service connection to the development.

The development contributions invoiced will, as a general rule, correspond with the development contributions assessed during the Initial Development Contribution Assessment (see paragraph 3.2). However, in certain circumstances, the Council will reassess the development contributions due prior to invoicing (see paragraph 3.4). Council will not generally grant or issue any of the relevant consents, certificates or authorisations (as prescribed in section 208 of the Act) until full payment of development contributions is received.

Payment of development contributions is due within 20 working days from the date of invoice. If payment is not made within 20 working days of the date of invoice:

- the Council may elect exercise the powers outlined in section 208 of the Act; and
- the amount due will be treated as an overdue debt owed to the Council (see paragraph 3.6)

3.4. Reassessment of development contributions

Development contributions will be reassessed by Council:

- if the time between the Initial Development Contribution Assessment and time at which the Council would normally invoice for those development contributions (as determined in accordance with paragraph 3.3) is more than 24 months; and/or
- where there are changes in scale or intensity of the development.

Any reassessment of development contributions will be completed in accordance with:

- the development contributions policy (including its methodologies and schedules) in force at the time the original application for a resource consent, building consent or service authorisation was submitted; and
- any PPI indexing (see paragraph 3.15) applicable to those development contributions between the time of the original application and the time of payment.

3.5. Deferment of the payment of contributions

The Council will not normally permit deferred payment of development contributions and will only consider the deferment of payment of development contributions where:

- the application relates to a subdivision consent; and
- the Council considers that the proposed development will have wider benefits for the community or the Selwyn District as a whole (as opposed to only benefitting the developer and/or persons purchasing subdivided allotments in the development).

Any decision to defer payment is at the entire discretion of the Council and will be conditional on the payment of the GST portion of the invoice (raised in accordance with paragraph 3.3) by a specified date.

Where the Council agrees to allow the deferment of the payment of a development contribution, the Council will, in addition to its powers under section 208(1)(d) of the Act, require an encumbrance be registered against the certificates of title for each allotment in the subdivision.

Terms of any agreed deferment will also likely include requirements that:

- the developer pay interest at a rate determined by the Council on any outstanding development contributions;
- the development contribution is paid by a specified date; and
- the developer pay the Council's reasonable legal and administrative costs.

3.6. Recovery of development Contributions

Council may initiate debt recovery proceedings for unpaid development contributions that:

- are not paid by the due date stipulated on the invoice; or
- in the case a deferred payment of development contributions, are not paid by the specified date.

Council may also seek to recover all reasonable costs incurred in recovery proceedings and interest on the outstanding development contributions at the Council's base borrowing rate plus 5% per annum.

All interest recovered by the Council in respect of deferred or overdue development contributions will be paid to the relevant development contributions account and spent on the relevant community facilities.

3.7. Changes 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.

3.8. 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.

3.9. 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.

3.10. Reconsideration and objections

Reconsideration

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.

3.11. 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.

3.12. 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.

3.13. 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.

3.14. Unit of demand

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.

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. Subject to the exceptions set out below multi-unit residential developments will be assessed on the basis that each residential unit created comprises one 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, the Council recognises that certain types of development will have different demand profiles. A conversion calculation is required to assess the demand from these developments in HUE terms. Developments of this type include:

- rural subdivision - lots 4 ha or greater;
- residential unit on rural lots 4 ha or greater;
- non-residential development, and
- residential developments where the standard unit of demand is appropriately reduced by certain discount factor(s).

Applying Residential development discount factors

The demand for certain types of residential development will be calculated as follows:

- the HUE for an attached household unit is reduced by a factor of 0.1; and
- the HUE for an household unit with a gross floor area (**GFA**) of less than 100m² will be reduced by a factor of up to (but not more than) 0.4. The formula to be applied determining the reduction is:

$$1 - \frac{GFA \text{ (in square metres)}}{100} = \text{reduction factor}$$

Residential development discount factors are applied cumulatively meaning an attached household unit that is less than 60m² GFA will be assessed as a 0.5 HUE. These discount factors will apply to family flats.

A HUE conversion table is set out in Table 3 and 3.1.

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 10 working 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 and 3.1 below and where appropriate reference to Wastewater Engineering 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 2016.

Table 3 – Household Unit Equivalent Conversion

Household Unit Equivalent Conversion Factors for each Land Use Category																		
Land Use Category	Sewerage			Water							Stormwater	Reserves				Transport	Outline Development Plan Area	
	Tai Tapu	Eastern Selwyn	Ellesmere Sewerage	Darfield	Kirwee	Leeston	Lincoln	Prebbleton	Rolleston	Southbridge	Lincoln	Selwyn Central	Malvern	Ellesmere	Springs	Eastern Selwyn Development Area & Rest of District	Rolleston Lowes Rd	Lincoln ODP4
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	
Attached Household units	HUE reduced by 0.1			HUE reduced by 0.1							HUE reduced by 0.1	HUE reduced by 0.1				HUE reduced by 0.1	HUE reduced by 0.1 per residential lot	
Household units with a total GFA less than 100m ²	HUE reduced by a factor up to 0.4			HUE reduced by a factor up to 0.4							HUE reduced by a factor up to 0.4	HUE reduced by a factor up to 0.4				HUE reduced by a factor up to 0.4	HUE reduced by a factor up to 0.4 per residential lot	
Non-residential	See table 3.1 below			See table 3.1 below							N/A	N/A				See table 3.1 below	N/A	

Table 3.1 Activity-based equivalents				
Activity	Transport		Water & Sewerage	
	Measures	HUE Equivalent	Measures	HUE Equivalent
Retirement Villages	Per residential unit	0.3000	Per residential unit	0.5000
Commercial premises/offices	m2 GFA	0.0043	Occupancy	0.0800
Shopping centres >10,000m2	m2 GFA	0.0151	m2 GFA	0.0035
Shopping centres <10,000m2	m2 GFA	0.0278	m2 GFA	0.0035
Supermarkets	m2 GFA	0.0184	Special Assessment	-
Service stations with retail facilities	m2 GFA	0.0356	Special Assessment	-
Markets	m2 GFA	0.0010	Special Assessment	-
Bulk goods/Home Improvement stores	m2 GFA	0.0098	m2 GFA	0.0010
Drive-in fast food restaurants	m2 GFA	0.0241	m2 GFA	0.0320
Restaurants	m2 GFA	0.0155	Special Assessment	-
Manufacturing industries	m2 GFA	0.0044	Special Assessment	-
Warehouse/storage	m2 GFA	0.0013	m2 GFA	0.0005
Pre-Schools	Child	0.1811	Occupancy	0.0380
Primary Schools	Child	0.0603	Occupancy	0.0800
Secondary schools	Child	0.0152	Special Assessment	-
Medical centres	m2 GFA	0.0182	Per treatment bay	0.5000
Meeting places- Church	m2 GFA	0.0116	Special Assessment	-
Meeting places- Conf/Exhibition	m2 GFA	0.0026	Special Assessment	-
Motels	Unit	0.1007	Occupancy: Kitchenette & Bathroom No Kitchenette & Bathroom No Facilities	0.42 HUE 0.37 HUE 0.33 HUE
Hotels	Unit	0.1816		
Sports Grounds- Playing fields	Pitch	5.2490	Special Assessment	-

3.15. 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 Act¹) 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.

3.16. 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 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. 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: <ul style="list-style-type: none"> either the existing community or the growth community; or both of these groups. <p>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.</p>
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.

¹ 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.

The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	<p>New development occurring within parts of the District requires the Council to have appropriate water and sewerage infrastructure in place.</p> <p>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.</p> <p>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.</p>
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	<p>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.</p> <p>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.</p> <p>Council has the appropriate systems in place to separately identify the charges and costs of this activity.</p>
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	<p>The liability for revenue falls proportionally on the growth community.</p> <p>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.</p>

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

This development has now reached capacity. Options for providing capacity and charges to be assessed on application.

Ellesmere Sewerage Scheme

To allow for the future demand for sewerage capacity in Leeston, Southbridge and Doyleston, the Council will upgrade the capacity of the Ellesmere Sewerage Treatment Plant and reticulated network including pipelines and pump station. The upgraded plant will provide additional capacity for up to 30 years. The capital expenditure will be incurred in the period 2018 to 2028 and 90% of the costs of the upgraded treatment plant will be funded through development contributions and the remaining 10% will be funded through the District wastewater targeted rate.

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.

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.

Leeston

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 and associated pipework.

Kirwee

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 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 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. For restricted water supplies a development contribution will only be charged if additional water units are required.

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 3.16 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: <ul style="list-style-type: none"> either the existing Lincoln community or the growth Lincoln community; or both of these groups. <p>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.</p>
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. <p>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.</p> <p>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.</p>
The costs and benefits, including consequences for	The benefits of additional community infrastructure capacity accrue to the new or improved properties in the

transparency, of funding the activity distinctly from other activities	<p>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.</p> <p>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.</p> <p>The Council has the appropriate systems in place to separately identify the charges and costs of this activity.</p>
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	<p>The liability for revenue falls proportionally on the growth community.</p> <p>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.</p>

Lincoln

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 - Roothing

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	<p>A clean environment,</p> <p>A healthy community,</p> <p>A safe place to live, work and play and</p> <p>An accessible district</p>
The distribution of benefits between the community as a whole, any identifiable part of	<p>Capital expenditure on roads will provide additional capacity and therefore benefit to both the existing community and the growth community.</p>

the community, and individuals, in relation to the activity	<p>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.</p>
The period in or over which those benefits are expected to occur	<p>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.</p>
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	<p>New development occurring within parts of the District requires the Council to have roading infrastructure in place.</p> <p>Council has identified the capital expenditure necessary to provide the roading infrastructure needed by the growth community.</p> <p>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.</p>
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	<p>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.</p> <p>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.</p>

	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	<p>The liability for revenue falls proportionally on the growth community.</p> <p>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.</p>

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	<p>A rural district, A healthy community, A safe place in which to live, work and play and An accessible district</p>
The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	<p>Capital expenditure will provide further reserves and reserves with additional capacity and therefore benefit to:</p> <ul style="list-style-type: none"> • either the existing community or the growth community; or • both of these groups. <p>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.</p>
The period in or over which those benefits are expected to occur	<p>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.</p>
The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity	<p>New development occurring within parts of the District requires the Council to have appropriate reserves in place.</p> <p>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.</p> <p>It is appropriate that the growth community bear some of the capital cost of the reserves which are required</p>

	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	<p>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.</p> <p>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.</p> <p>Council has the appropriate systems in place to separately identify the charges and costs of this activity.</p>
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	<p>The liability for revenue falls proportionally on the growth community.</p> <p>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.</p>

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:

- a) 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. Normally

Council will not accept land additional to what is required but in some special cases it may be prepared to accept the vesting and future maintenance of such land where it is of benefit to all ratepayers. No credit towards the development contribution required will be given for, land provided as reserve where it is in excess of what would be considered adequate under the Community Facilities Activity Management Plan.

Council also understands that some developers may wish to undertake improvements on the land given as reserve. Subject to agreement by Council at the time of lodgement and the improvement items qualifying in accordance with the criteria set out in section 7.7 below, Council may give a credit for such improvements towards the overall reserve development contribution. Council will not accept, as a credit towards the development contribution required, unnecessary developments on the land and these will not be accepted as suitable for vesting in Council. This includes items such as entrance structures, fountains and other similar embellishments.

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 will be made by the Council to the consent holder for a reserve land valuation from an independent valuer (unless an alternative valuation methodology is agreed by Council) The valuation must be supplied within 30 working days from the date the resource consent application consent is granted. If a valuation report for the land is not received within the 30 working days period Council will engage its own valuer to prepare the valuation. In either case the cost of the valuation will be met by the developer.

The valuation of reserve land for vesting must be carried out according to the following:

- the value must exclude:
 - improvements to the land;
 - development contributions paid in respect of the land;
 - servicing and infrastructure costs which would otherwise be attributable to the land,
- 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).
- The value of the land will be assessed at zero GST.

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.

If Council believes that the valuation provided by the consent holder does not represent a fair value for the land Council reserves the right to obtain an alternative valuation at its own cost. 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 the application is lodged 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.

Generally no land will be accepted by Council nor credit given where the land exceeds the Councils adopted service provision and distribution standards outlined in the Community Facilities Activity Management Plan. The exception to this is in circumstances where Council considers that there is a wider benefit

In discussion with the subdivider/developer, it will firstly be determined:

- whether the development will increase the demand for open space and recreational land; and
- 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 based on adopted provision and distribution standards as recorded in the Level of Service statement for neighbourhood reserves in the Community Facilities Activity Management Plan at 1.2 hectares per 1,000 population (excluding access ways) and within easy walking distance from residences (500 metre radius); or 3.0 hectares per 1,000 population for sports parks
- the proximity of the land to other reserves and public open spaces
- 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
- suitability of the land to be developed for the required purpose
- 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:

- 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.
- A District sports field should be a minimum of 4 hectares.
- 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 which would normally be identified as Local Purpose (Landscape) Reserve on subdivision scheme plans. In this case Council may give a reduced credit (up to 20%) for the land based on its utility and benefit to the community. The credit would only be given subject to the land provided not exceeding the adopted service standard for reserve provision. 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 or subdivision scheme 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 vested for recreation, landscape or open space purposes;
- Land provided for storm water management.
- Land to contain water races for amenity purposes.

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 amenity value that established vegetation adds to the landscape can be considerable, in terms of shade and shelter, wildlife habitat, and retaining local character. The value of existing vegetation 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 and this may be recorded in an advice note attached to the consent decision.

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.

Detailed landscape plans and a schedule of costings shall be forwarded to Council expressly for the purpose of reimbursement consideration. In confirming what qualifies as reasonable improvements, Council will give consideration to the following criteria:

- Relevancy to the recreation needs of the community
- Consistency with Councils target service levels
- The impact of improvements including any loss of the land's value as open space
- Follows good environmentally sustainable practices
- Future maintenance or replacement costs
- Alignment with Council policies, strategies and plans, in particular Council's Engineering Code of Practice and Community Facilities Activity Management Plan.

Improvements which may qualify for a credit are limited to the value of the physical improvement and include costs directly relating to their construction, supply or installation only. A credit will therefore not be given for any associated overhead costs such as design, engineering, administration or project management fees. All costs associated with establishment, routine maintenance and any replacement for the duration of the agreed defects period are also not eligible for credit.

Specific improvements, up to a maximum as determined by Council, which may constitute a credit may include but are not limited to:

- Footpaths, that are not considered part of the transportation network
- Paved areas, that contribute to the functioning of a reserve in terms of seating or picnic areas
- Seating, in a type or style as often installed by Council
- Litter bins (where there is legitimate need as per Council's litter bin guidelines)
- Landscape planting, including amenity trees and shrub / garden borders, of approved species. Street trees are not included owing to the loss of trees that frequently occurs when construction begins
- Play equipment, where there is an identified need (meets service levels in terms of distribution, target age, type of equipment etc.) and which meets all safety standards in its design and installation
- Road frontage fencing such as post and chain or bollards.

All costs associated with land formation, earthworks and the establishment of turf are not eligible for credit, as it is a requirement that land is presented in a levelled, top soiled and grassed state upon vesting to Council, as a minimum standard.

A credit will generally not be given for elaborate structures, works of art, walls and gateways, special or decorative 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 through the engineering approval process to ensure they do not lead to greater than normal maintenance costs for the Council, once it becomes owner of the improvements.

All works carried out on land which is to come into Council ownership must meet the Council's Engineering Codes and relevant safety standards.

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. The land will be prepared, top-soiled and grassed by the developer to the minimum standards and specifications for turf establishment (as per Council's Engineering Code of Practice - Part 10) and be presented in a tidy condition before being vested in Council.

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 developer's 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 Councils 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

Land is vested in Council as part of subdivision development to contain structures for storm water management and generally no credit is given for this land as it is primarily provided to manage the storm water requirements for the subdivision.

However 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.

While its primary purpose may be for stormwater management, the land can serve a secondary function as open space. Subject to Council’s discretion and meeting relevant criteria set out above under paragraph 7.5, *Criteria for Taking Land instead of Cash*, a credit towards a reserve contribution may be gained for land vested in Council for storm water management. To be considered for a credit the land must;

- add to an existing reserve or
- Be co-located with a recreation reserve to be vested in Council And
- not exceed the adopted service standard for reserve provision when considered with other reserves vested as part of the subdivision (if any).

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.

. 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.

7.7.4. Water race reserves

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. The area containing the water race should be created in a separate land parcel and identified as a Local Purpose (Utility) reserve. 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. OUTLINE DEVELOPMENT PLAN AREAS

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 in the areas identified below and not to all ODPs in the District Plan.

8.1. ROLLESTON LOWES ROAD OUTLINE DEVELOPMENT PLAN AREA

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.

8.1.1. 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
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The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity	<p>Capital expenditure will provide network capacity and therefore benefit to the growth community within the relevant ODP.</p> <p>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.</p>
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	<p>New development occurring within an ODP requires the Council to have new network infrastructure assets in place to serve that ODP.</p> <p>Council has identified the capital expenditure necessary to provide the network infrastructure capacity needed by the growth community.</p> <p>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.</p>
The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities	<p>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.</p> <p>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.</p>

	<p>Council has the appropriate systems in place to separately identify the charges and costs of this activity. In particular:</p> <ul style="list-style-type: none"> 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	<p>The liability for revenue falls proportionally on the growth community.</p> <p>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.</p>

8.1.2. 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.

8.1.3. 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.

8.2. LINCOLN OUTLINE DEVELOPMENT PLAN AREA 4

The Lincoln Outline Development Plan Area 4 is an area to the north of Lincoln bounded by Birchs and Tancreds Roads. It is a conventional residential development area in accordance with the Lincoln Structure Plan.

8.2.1. 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	Capital expenditure will provide network capacity and therefore benefit to the growth community within the relevant ODP.

the community, and individuals, in relation to the activity	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	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 addition to the factors above, the Council has assessed the overall impact of the allocation of liability for the revenue needs of the community	<p>The liability for revenue falls proportionally on the growth community.</p> <p>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.</p>
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8.2.2. Who Gets Charged

All new developments within the Lincoln Outline Development Plan Area 4 per the map in Appendix 3 to this policy will be subject to the development contribution.

8.2.3. What is being provided?

The Council will provide certain roading and associated services including within the carriageway, and a wastewater pump station.

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

	Net Expenditure incurred pre 2018 \$	Expenditure planned 2018- 2028 \$	Expenditure post 2028 \$	Total Cost \$	% of total cost funded from Development Contribution %	% funded from other sources %
Water						
Prebbleton Water						
Opening Balance	(1,033,340)			(1,033,340)		
Reservoir	-	2,562,500	-	2,562,500	90%	10%
Pipeline extensions	-	1,561,441	-	1,561,441	100%	0%
Water Source Improvement	-	88,663	-	88,663	100%	0%
Interest	-	796,691	-	796,691	100%	0%
	<u>(1,033,340)</u>	<u>5,009,294</u>	<u>-</u>	<u>3,975,954</u>		
Rolleston Water						
Opening Balance	642,941			642,941		
Water supply extension	-	5,996,429	-	5,996,429	100%	0%
Wells	-	4,547,625	-	4,547,625	100%	0%
Interest	-	1,148,661	-	1,148,661	100%	0%
	<u>642,941</u>	<u>11,692,715</u>	<u>-</u>	<u>12,335,656</u>		
Southbridge Water						
Opening Balance	40,602			40,602		
Pipeline upgrade	-	85,354	-	85,354	100%	0%
Water Source Improvement	-	622,872	-	622,872	50%	50%
Interest	-	87,853	-	87,853	100%	0%
	<u>40,602</u>	<u>796,080</u>	<u>-</u>	<u>836,682</u>		
Lincoln Water						
Opening Balance	980,850			980,850		
Pipeline extensions	-	1,173,563	-	1,173,563	100%	0%
Reservoir	-	3,839,500	-	3,839,500	90%	10%
New Well & Headworks	-	836,500	-	836,500	100%	0%
Interest	-	1,509,288	-	1,509,288	100%	0%
	<u>980,850</u>	<u>7,358,851</u>	<u>-</u>	<u>8,339,701</u>		
Darfield Water						
Opening Balance	687,896			687,896		
Water supply upgrade	-	1,389,979	-	1,389,979	60%	40%
Install Bores	-	691,000	-	691,000	100%	0%
Interest	-	478,284	-	478,284	100%	0%
	<u>687,896</u>	<u>2,559,263</u>	<u>-</u>	<u>3,247,159</u>		
Kirwee						
Opening Balance	(540,940)			(540,940)		
Bore Capacity	-	827,175	-	827,175	100%	0%
Pipeline extensions	-	117,038	-	117,038	100%	0%
Interest	-	43,795	-	43,795	100%	0%
	<u>(540,940)</u>	<u>988,008</u>	<u>-</u>	<u>447,068</u>		
Leeston						
Opening Balance	(1,034,871)			(1,034,871)		
Well and Pipework Upgrade	-	1,007,756	-	1,007,756	100%	0%
Pipeline Extensions	-	1,159,388	-	1,159,388	100%	0%
Interest	-	(66,580)	-	(66,580)	100%	0%
	<u>(1,034,871)</u>	<u>2,100,564</u>	<u>-</u>	<u>1,065,693</u>		
Sewerage						
Eastern Selwyn Sewerage						
Opening Balance	20,399,173			20,399,173		
Sewerage reticulation	-	20,266,144	-	20,266,144	94%	6%
Interest	-	7,532,173	-	7,532,173		
	<u>20,399,173</u>	<u>27,798,317</u>	<u>1,237,433</u>	<u>49,434,923</u>		
Ellesmere Sewerage Scheme						
Opening Balance	(1,098,258)			(1,098,258)		
Wastewater treatment plant	-	7,466,375	-	7,466,375	90%	10%
Sewerage reticulation	-	3,061,090	-	3,061,090	100%	0%
Interest	-	827,378	-	827,378		
	<u>(1,098,258)</u>	<u>11,354,843</u>	<u>-</u>	<u>10,256,585</u>		
Stormwater						
Lincoln						
Opening Balance	2,404,113			2,404,113		
Interest	-	488,083	-	488,083		
	<u>2,404,113</u>	<u>488,083</u>	<u>-</u>	<u>2,892,196</u>		

	Net Expenditure incurred pre 2018	Expenditure planned 2018- 2028	Expenditure post 2028	Total Cost	% of total cost funded from Development Contribution	% funded from other sources		Net Expenditure incurred pre 2018	Expenditure planned 2018- 2028	Expenditure post 2028	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
	\$	\$	\$	\$	%	%		\$	\$	\$	\$	%	%
Rooding							Rest of District						
Eastern Selwyn Development Area													
Opening Balance	(3,805,002)	-	-	(3,805,002)									
Tennynson/Moore St Roundabout	-	950,000	-	950,000	31%	69%			950,000	-	950,000	1%	99%
Moore St Extension	-	911,000	-	911,000	47%	53%			911,000	-	911,000	1%	99%
Moore St/Markham Way/Norman Kirk Dr Interse	-	477,000	-	477,000	36%	64%			477,000	-	477,000	1%	99%
Markham Way Extension	-	453,048	-	453,048	24%	76%			453,048	-	453,048	1%	99%
Markham Way Traffic Calming	-	334,810	-	334,810	19%	81%			334,810	-	334,810	1%	99%
Traffic Signals Lowes/Goulds/Spring Rolleston R	-	1,924,426	-	1,924,426	28%	72%			1,924,426	-	1,924,426	1%	99%
Traffic Signals at Rolleston Dr/Tennynson St	-	1,998,090	-	1,998,090	28%	72%			1,998,090	-	1,998,090	1%	99%
Tennynson St Upgrade Stage 2	-	4,029,000	-	4,029,000	28%	72%			4,029,000	-	4,029,000	1%	99%
Wordsworth St Extension	-	3,780,378	-	3,780,378	39%	61%			3,780,378	-	3,780,378	1%	99%
Lowes Rd/Levi Dr/Masefield Dr Roundabout	-	1,519,276	-	1,519,276	23%	77%			1,519,276	-	1,519,276	1%	99%
Rolleston Park N Ride	-	-	2,027,135	2,027,135	34%	66%			-	2,027,135	2,027,135	1%	99%
Tennynson St Upgrade Stage 3	-	1,324,325	-	1,324,325	37%	63%			1,324,325	-	1,324,325	1%	99%
Public Car Park off Tennynson St West	-	1,022,000	-	1,022,000	35%	65%			1,022,000	-	1,022,000	1%	99%
Public Car Park off Wordsworth Extension	-	1,462,272	-	1,462,272	35%	65%			1,462,272	-	1,462,272	1%	99%
Dynes Rd Upgrade - Foster Park Cost Share	-	435,000	-	435,000	24%	76%			435,000	-	435,000	1%	99%
Dynes Rd Upgrade Stage 2	-	350,000	-	350,000	32%	68%			350,000	-	350,000	2%	98%
Dunns Crossing Rd Seal Extension	-	192,500	-	192,500	30%	70%			192,500	-	192,500	5%	95%
Springton Rolleston Rd Upgrade	-	365,568	-	365,568	29%	71%			365,568	-	365,568	2%	98%
Railway Rd Izone Upgrade	-	547,075	-	547,075	12%	88%			547,075	-	547,075	3%	97%
George Holmes Rd Upgrade	-	224,082	-	224,082	9%	91%			224,082	-	224,082	1%	99%
Brookside Road/Rolleston Dr Roundabout	-	258,395	-	258,395	13%	87%			258,395	-	258,395	1%	99%
Broadlands Dr Stage 3 Extension Helpet	-	2,641,366	-	2,641,366	41%	59%			2,641,366	-	2,641,366	2%	98%
Wards Seal Widening	-	3,533,463	-	3,533,463	26%	74%			3,533,463	-	3,533,463	4%	96%
Two Chain/Wards Rd Realignment	-	-	581,112	581,112	15%	85%			-	581,112	581,112	2%	98%
Goulds/East Maddisons Rd Roundabout - Faringd	-	-	2,432,562	2,432,562	31%	69%			-	2,432,562	2,432,562	3%	97%
Weedons Rd Widening	-	-	1,351,424	1,351,424	14%	86%			-	1,351,424	1,351,424	3%	97%
Two Chain Rd Widening	-	-	1,027,706	1,027,706	15%	85%			-	1,027,706	1,027,706	1%	99%
East Maddisons Rd Seal Extension	-	-	316,945	316,945	32%	68%			-	316,945	316,945	6%	94%
Burnham School Rd Widening	-	-	679,167	679,167	14%	86%			-	679,167	679,167	1%	99%
Brookside Rd Seal Extension	-	-	895,165	895,165	23%	77%			-	895,165	895,165	3%	97%
Hoskyns Rd Widening	-	1,750,640	-	1,750,640	12%	88%			-	1,750,640	1,750,640	2%	98%
SH1/SH73 Flyover Rolleston Dr to Hoskyns Rd	-	33,612,300	-	33,612,300	11%	89%			-	33,612,300	33,612,300	1%	99%
Weedons Ross Rd Widening	-	1,044,480	-	1,044,480	10%	90%			-	1,044,480	1,044,480	3%	97%
Springs/Hamptons Rd Roundabout	-	3,121,118	-	3,121,118	17%	83%			-	3,121,118	3,121,118	0%	100%
Springs Rd Upgrade Stage 2	-	-	1,351,424	1,351,424	34%	66%			-	1,351,424	1,351,424	1%	99%
Springs Rd/Trents Rd roundabout	-	-	357,041	357,041	17%	83%			-	357,041	357,041	0%	100%
Hamptons Rd Widening	-	-	534,255	534,255	17%	83%			-	534,255	534,255	0%	100%
Shands/Hamptons Rd Roundabout	-	6,723,065	-	6,723,065	17%	83%			-	6,723,065	6,723,065	0%	100%
Springs Rd town centre traffic calming	-	-	714,081	714,081	17%	83%			-	714,081	714,081	0%	100%
Shands/Blakes Rd Roundabout	-	4,936,260	-	4,936,260	17%	83%			-	4,936,260	4,936,260	0%	100%
Shands/Trents Rd Roundabout	-	5,213,625	-	5,213,625	17%	83%			-	5,213,625	5,213,625	0%	100%
Trents Rd widening	-	251,655	-	251,655	17%	83%			-	251,655	251,655	0%	100%
Springs Rd Upgrade Prebbleton - CSM2	-	522,240	-	522,240	17%	83%			-	522,240	522,240	0%	100%
Springs/Marshs Rd Roundabout	-	4,785,807	-	4,785,807	17%	83%			-	4,785,807	4,785,807	0%	100%
Ellesmere Rd Seal Widening	-	2,411,682	-	2,411,682	34%	66%			-	2,411,682	2,411,682	1%	99%
Tosswill Road Domain Frontage Upgrade	-	300,000	-	300,000	34%	66%			-	300,000	300,000	1%	99%
Blakes Rd Widening	-	163,520	-	163,520	17%	83%			-	163,520	163,520	0%	100%
Robinsons Rd Seal Extension	-	191,476	-	191,476	34%	66%			-	191,476	191,476	1%	99%
Traffic Signals Springs/Gerald/Ellesmere Junctio	-	2,387,198	-	2,387,198	14%	86%			-	2,387,198	2,387,198	4%	96%
Gerald St Upgrade Eastern End	-	2,690,104	-	2,690,104	14%	86%			-	2,690,104	2,690,104	3%	97%
Gerald St/West Belt Traffic Signals	-	1,351,214	-	1,351,214	14%	86%			-	1,351,214	1,351,214	3%	97%
Gerald/James/Edward Traffic Signals	-	1,248,977	-	1,248,977	14%	86%			-	1,248,977	1,248,977	2%	98%
West Belt North Sealing	-	50,000	-	50,000	12%	88%			-	50,000	50,000	2%	98%
Gerald St Upgrade Transitional Section	-	3,592,576	-	3,592,576	14%	86%			-	3,592,576	3,592,576	3%	97%
Meijer Dr Extension	-	1,865,970	-	1,865,970	11%	89%			-	1,865,970	1,865,970	2%	98%
Gerald St Upgrade Western End	-	-	2,596,533	2,596,533	16%	84%			-	2,596,533	2,596,533	4%	96%
Ellesmere Rd/Lincoln Tai Tapu Rd Roundabout	-	-	1,111,411	1,111,411	10%	90%			-	1,111,411	1,111,411	2%	98%
Tancred's Rd Seal Extension	-	288,679	-	288,679	28%	72%			-	288,679	288,679	2%	98%
Gerald/Veron Dr Traffic Signals	-	1,452,819	-	1,452,819	14%	86%			-	1,452,819	1,452,819	3%	97%
William St Carpark	-	590,000	-	590,000	14%	86%			-	590,000	590,000	3%	97%
Lyttelton St Parking Precinct	-	526,204	-	526,204	14%	86%			-	526,204	526,204	3%	97%
Maurice St Parking Precinct	-	-	455,256	455,256	14%	86%			-	455,256	455,256	3%	97%
West Belt North Parking Precinct	-	-	591,576	591,576	14%	86%			-	591,576	591,576	3%	97%
Lincoln to Tai Tapu Cycle Connection	-	102,200	-	102,200	8%	92%			-	102,200	102,200	8%	92%
Rolleston to Templeton Cycleway	-	417,792	-	417,792	9%	91%			-	417,792	417,792	14%	86%
Jones Road Cycleway	-	840,308	-	840,308	9%	91%			-	840,308	840,308	8%	92%
Templeton to Prebbleton Cycleway	-	587,991	-	587,991	32%	68%			-	587,991	587,991	17%	83%
West Melton to Rolleston Cycleway	-	932,985	-	932,985	18%	82%			-	932,985	932,985	26%	74%
Springston to Rolleston Cycleway	-	621,990	-	621,990	8%	92%			-	621,990	621,990	49%	51%
Rolleston to Burnham Cycleway	-	-	895,165	895,165	42%	58%			-	895,165	895,165	32%	68%
Springs Rd to Lincoln (Boundary Rd to Hub) Cycle	-	-	175,047	175,047	11%	89%			-	175,047	175,047	5%	95%
Interest		629,262	1,872,797	2,502,059								25%	75%
	(3,805,002)	114,471,464	19,431,547	130,098,008					(29,734)	33,415	3,681		
									-	111,351,435	28,278,960	139,630,395	

	Net Expenditure incurred pre 2018	Expenditure planned 2018- 2028	Expenditure post 2028	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
	\$	\$	\$	\$	%	%
Lincoln ODP4						
Opening Balance	2,232,925	-	-	2,232,925		
Interest	-	933,897	-	933,897		
	<u>2,232,925</u>	<u>933,897</u>	<u>-</u>	<u>3,166,822</u>		
Lowes Rd ODP Area						
Opening Balance	1,425,590	-	-	1,425,590		
Lowes Road ODP TOTAL AREA	-	-	-	-		
Lowes Road ODP Area: North High	-	-	-	-		
Lowes Road ODP Area: North Medium	-	-	-	-		
Lowes Road ODP Area: North Low	-	-	-	-		
Lowes Road ODP Area: Fairhurst High	-	-	-	-		
Lowes Road ODP Area: Fairhurst Low	-	-	-	-		
Lowes Road ODP Area: Jozeom High	-	-	-	-		
Lowes Road ODP Area: Jozeom Low	-	-	-	-		
	<u>1,425,590</u>	<u>-</u>	<u>-</u>	<u>1,425,590</u>		
Reserves						
Ellesmere Ward						
Opening Balance	(1,240,011)	-	-	(1,240,011)		
Land Credits	-	2,103,497	-	2,103,497	100%	0%
Improvement Credits	-	63,407	-	63,407	100%	0%
Dunsandel TownshipNew Passive Reserve	-	167,822	-	167,822	80%	20%
Leeston TownshipNew Reserve Development	-	717,703	-	717,703	100%	0%
Southbridge TownshipNew Reserve/Playground	-	260,477	-	260,477	90%	10%
Leeston CCConstruction Design & Consents	-	680,264	-	680,264	15%	85%
Leeston CCBuilding Works	-	5,276,637	-	5,276,637	15%	85%
Chamberlains FordDevelop Camping & Reserve /	-	9,000	-	9,000	29%	71%
Coes FordBBQ Facility	-	10,500	-	10,500	29%	71%
Coes FordDevelop Picnic & Reserve Area	-	26,185	-	26,185	29%	71%
Lakeside DomainNew Signage	-	5,500	-	5,500	29%	71%
Lakeside DomainDevelop Playground	-	47,802	-	47,802	29%	71%
Lakeside DomainPicnic Area Development	-	32,075	-	32,075	29%	71%
Leeston ParkPurchase Extension	-	135,600	-	135,600	100%	0%
Leeston ParkDevelop Extension	-	308,913	-	308,913	90%	10%
Leeston ParkPerimeter Footpath	-	17,437	-	17,437	44%	56%
Leeston TownshipNew Toilet Facility	-	388,240	-	388,240	44%	56%
Osborne ParkUpgrade Playground	-	29,992	-	29,992	40%	60%
Osborne ParkPlaying Fields Development	-	134,015	-	134,015	65%	35%
Southbridge ParkDevelop Extension	-	624,229	-	624,229	50%	50%
Interest	-	(38,866)	-	(38,866)		
	<u>(1,240,011)</u>	<u>11,000,429</u>	<u>-</u>	<u>9,760,418</u>		
Selwyn Central						
Opening Balance	(5,174,970)	-	-	(5,174,970)		
Land Credits	-	15,832,813	-	15,832,813	100%	0%
Improvement Credits	-	4,024,163	-	4,024,163	100%	0%
Rolleston TownshipRolleston Town Square Deve	-	2,501,135	-	2,501,135	40%	60%
Rolleston TownshipNew Passive Reserves Rolles	-	2,306,094	-	2,306,094	100%	0%
Rolleston TownshipGoulds/Lowes Reserve Devt	-	105,370	-	105,370	40%	60%
West Melton TownshipNew Reserve Developme	-	42,500	-	42,500	100%	0%
Foster ParkRecreation Precinct Devt	-	358,478	-	358,478	90%	10%
Foster ParkSports Hub Building	-	4,000,000	-	4,000,000	100%	0%
Foster ParkPlay Facilities/Youth Park	-	918,448	-	918,448	90%	10%
Foster ParkCar Park & Roadways	-	1,723,384	-	1,723,384	80%	20%
Foster ParkFoster Homestead Devt	-	392,279	-	392,279	54%	46%
Foster ParkDog Park Extension	-	167,564	-	167,564	80%	20%
Foster ParkCricket Nets	-	25,000	-	25,000	100%	0%
Foster ParkSynthetic Sports Surface	-	544,735	-	544,735	70%	30%
Foster ParkLoan Costs for Land Purchase	-	4,493,557	-	4,493,557	100%	0%
Foster ParkLand Purchase for Extension	-	700,000	-	700,000	100%	0%
Foster ParkGravel Pit Development	-	50,000	-	50,000	54%	46%
Foster ParkSports and Leisure Centre	-	17,476,000	-	17,476,000	11%	89%
Rolleston ReserveBrookside Park Carpark	-	97,250	-	97,250	90%	10%
Rolleston ReserveBMX/MotoX Track Developme	-	413,267	-	413,267	90%	10%
Rolleston ReserveBrookside - Paths	-	30,750	-	30,750	80%	20%
Rolleston ReserveRolleston Reserve Redevelopr	-	4,902,342	-	4,902,342	54%	46%
Large Scale ParkDistrict Park Development	-	15,812,610	-	15,812,610	95%	5%
West Melton DomainDomain Extension - Develo	-	523,646	-	523,646	90%	10%
The WillowsWillows Development	-	202,240	-	202,240	29%	71%
Interest	-	(1,024,887)	-	(1,024,887)		
	<u>(5,174,970)</u>	<u>76,618,738</u>	<u>-</u>	<u>71,443,768</u>		

	Net Expenditure incurred pre 2018	Expenditure planned 2018- 2028	Expenditure post 2028	Total Cost	% of total cost funded from Development Contribution	% funded from other sources
	\$	\$	\$	\$	%	%
Malvern						
Opening Balance	(1,096,313)	-	-	(1,096,313)		
Land Credits	-	2,034,151	-	2,034,151	100%	0%
Improvement Credits	-	-	-	-	0%	0%
Darfield TownshipNew Passive Reserve Devt	-	474,411	-	474,411	100%	0%
Kirwee TownshipNew Reserve Development	-	71,500	-	71,500	100%	0%
Springfield TownshipPit Reserve Development	-	22,961	-	22,961	22%	78%
Castlehill CCExtend Building	-	121,001	-	121,001	15%	85%
Castlehill Reserve/ToiletNew Toilet Facility	-	179,180	-	179,180	35%	65%
Castlehill TownshipNew Reserve Development	-	175,884	-	175,884	100%	0%
Darfield Rec & CCDevelop New Sports Fields	-	511,341	-	511,341	90%	10%
Darfield Rec & CCNew Toilets/Storage Facility	-	311,808	-	311,808	90%	10%
Darfield Rec & CCSports Fields Development/Irri	-	423,684	-	423,684	50%	50%
Hororata CCNew Facility Construction	-	4,471,180	-	4,471,180	16%	84%
Hororata DomainUpgrade Toilets - Trotting Club	-	183,690	-	183,690	30%	70%
Kirwee DomainEntranceway and Carparking	-	53,410	-	53,410	50%	50%
Kirwee DomainIrrigation System	-	425,503	-	425,503	50%	50%
Kirwee DomainDevelop Extension	-	205,600	-	205,600	90%	10%
Kirwee DomainPlayground Redevelopment	-	160,688	-	160,688	50%	50%
McHughs Forest ParkSignage Installation	-	4,000	-	4,000	29%	71%
McHughs Forest ParkPicnic Area Development	-	10,280	-	10,280	29%	71%
McHughs Forest ParkPlayground Installation	-	100,455	-	100,455	29%	71%
McHughs Forest ParkShelter Installation	-	30,000	-	30,000	29%	71%
McHughs Forest ParkEducation/Interpretation	-	10,000	-	10,000	29%	71%
Interest	-	(174,738)	-	(174,738)		
	<u>(1,096,313)</u>	<u>9,805,990</u>	<u>-</u>	<u>8,709,677</u>		
Springs						
Opening Balance	(6,652,667)	-	-	(6,652,667)		
Land Credits	-	12,807,055	-	12,807,055	100%	0%
Improvement Credits	-	3,240,605	-	3,240,605	100%	0%
Lincoln TownshipNew Passive Reserves Lincoln	-	1,834,640	-	1,834,640	100%	0%
Prebbleton TownshipCommunity Park - South	-	338,170	-	338,170	90%	10%
Prebbleton TownshipNew Passives Reserves Pre	-	664,870	-	664,870	100%	0%
Prebbleton TownshipPrebbleton Nature Park De	-	14,231	-	14,231	35%	65%
Broadfield CCDevelop Reserve Extension	-	597,770	-	597,770	90%	10%
Prebbleton CCNew Community/Recreation Cent	-	6,113,675	-	6,113,675	60%	40%
Lincoln DomainNew Sports Park Development	-	3,500,989	-	3,500,989	100%	0%
Lincoln DomainOutdoor Fitness Equipment	-	16,448	-	16,448	52%	48%
Lincoln DomainNew Toilet Facility	-	450,000	-	450,000	90%	10%
Liffey DomainNew Toilet Facility	-	317,034	-	317,034	52%	48%
Rhodes ParkNew Toilet Facility	-	303,313	-	303,313	80%	20%
Prebbleton DomainDevelop Extension	-	10,092,131	-	10,092,131	100%	0%
Prebbleton DomainComplete Perimeter Footpat	-	162,000	-	162,000	80%	20%
Interest	-	(393,568)	-	(393,568)		
	<u>(6,652,667)</u>	<u>40,059,361</u>	<u>-</u>	<u>33,406,694</u>		

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 capital cost of the ESSS upgrade is \$102m. 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. .

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.
<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)(ii))</i>	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.
	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.
Factors under section 101(3)(a)	Consideration
<i>The period in or over which those benefits are expected to occur (section 101(3)(a)(iii))</i>	<p>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.</p> <p>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.</p>
<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 93.8% of the capital cost of the ESSS upgrade; and
- (b) the balance of the capital cost of the ESSS upgrade (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 currently include:

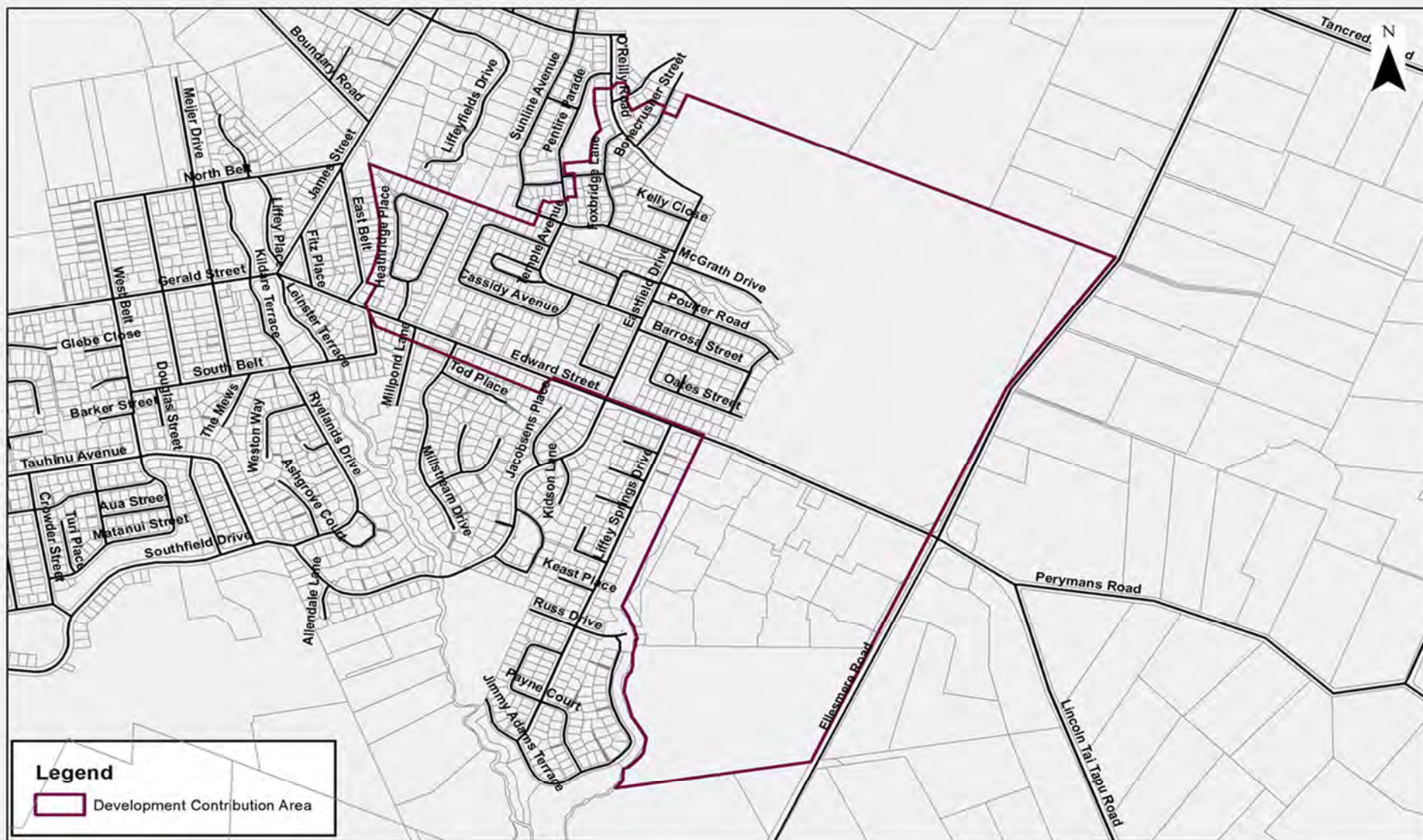
- growth of 15,015 household unit equivalents over the period to 2032;
- actual interest costs and development contribution revenue in respect of the ESSS to date;
- a refund of development contributions paid since December 2011 to the extent that such development contributions exceed the level of development 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 5.5% (the model incorporates the Council's actual average cost of borrowing up to 30 June 2017, and then a forecast average cost of borrowing to 30 June 2032, with the average interest cost over the life of the model being 5.5%);
- 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 465 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 paragraph 3.14. 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 necessary amendment to the development contributions policy will be completed as part of the annual plan process so that the updated charge can be included in the draft annual plan.

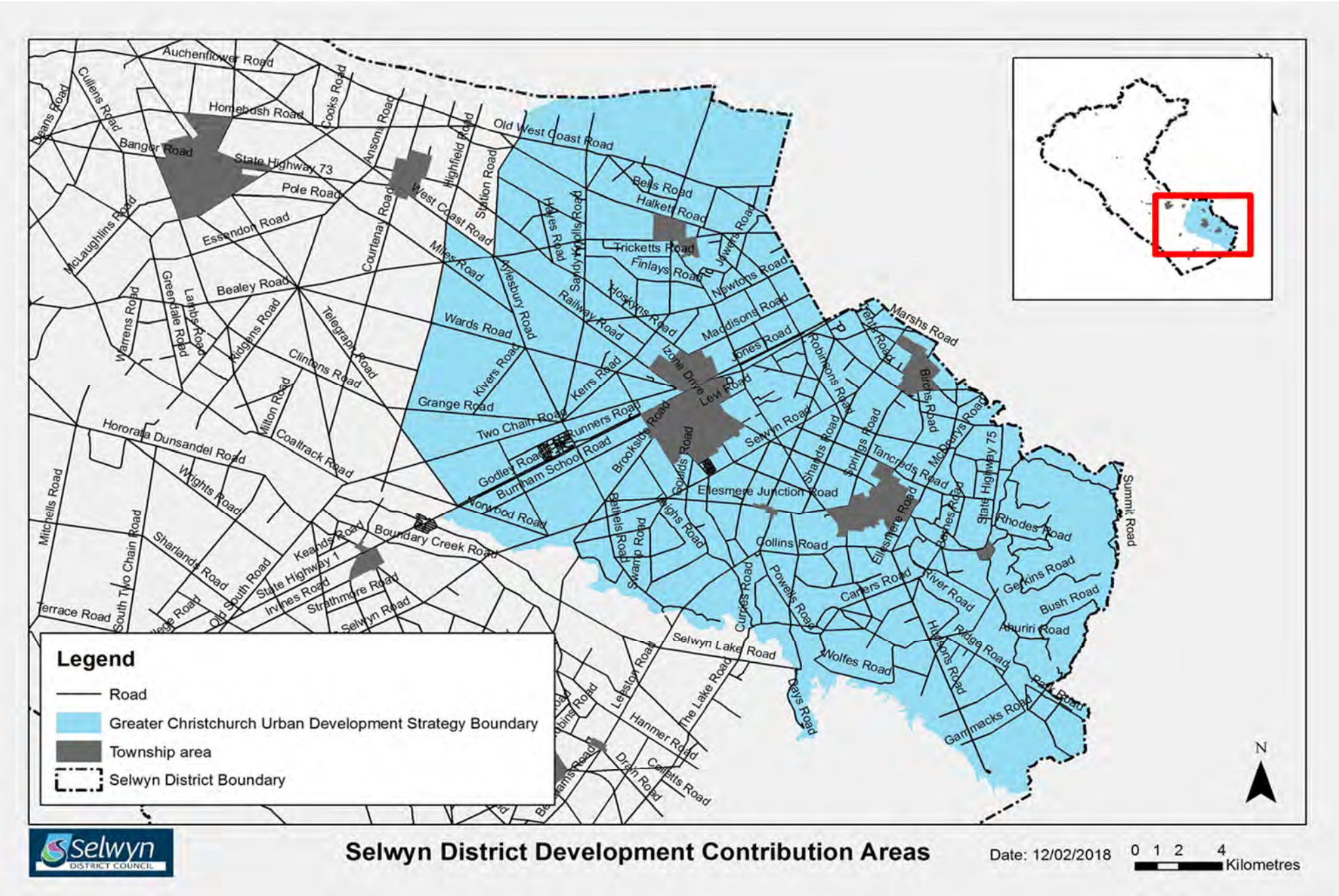
Appendix 3: MAPS STORMWATER, TRANSPORTATION, RESERVES AND ODP AREAS

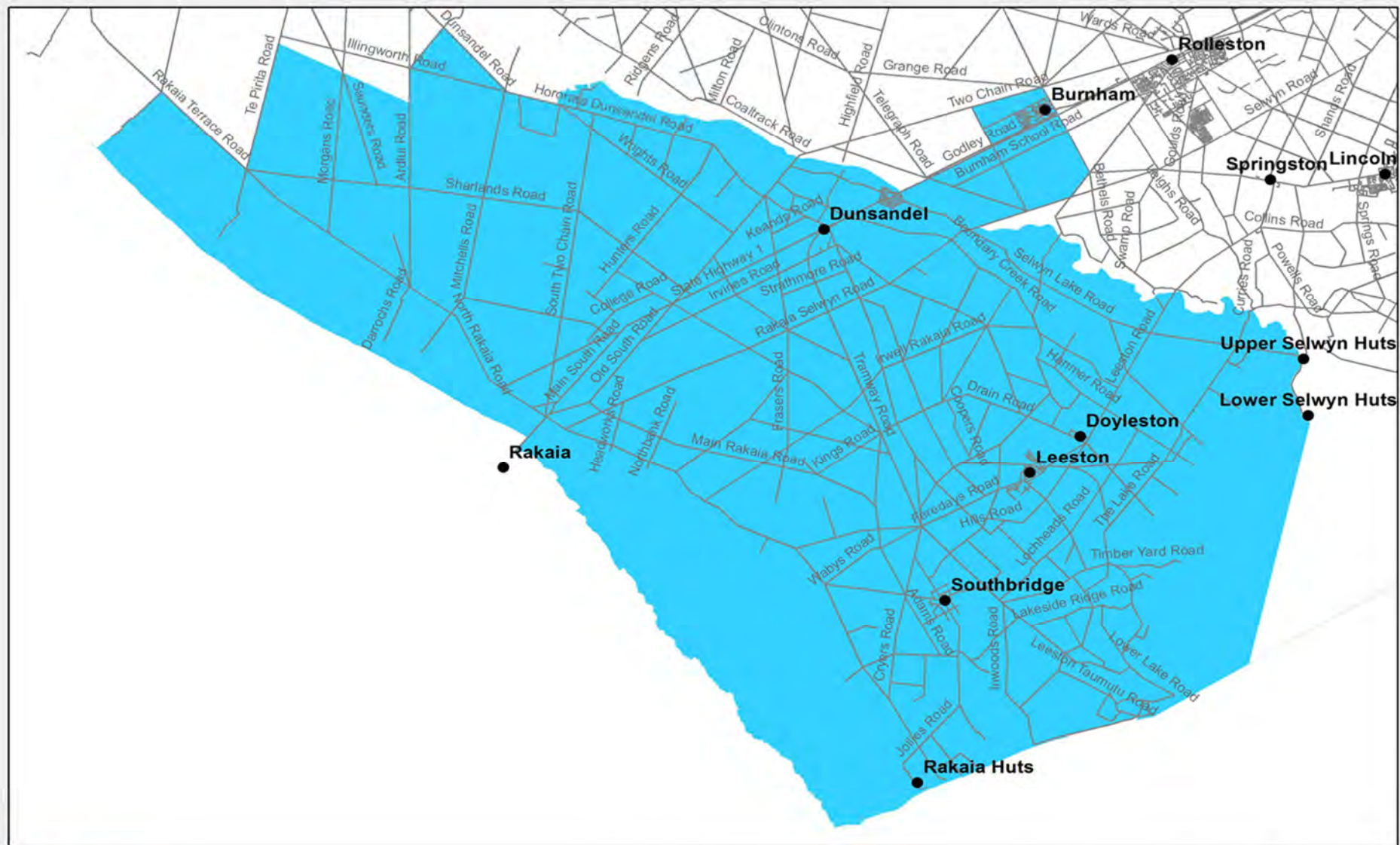


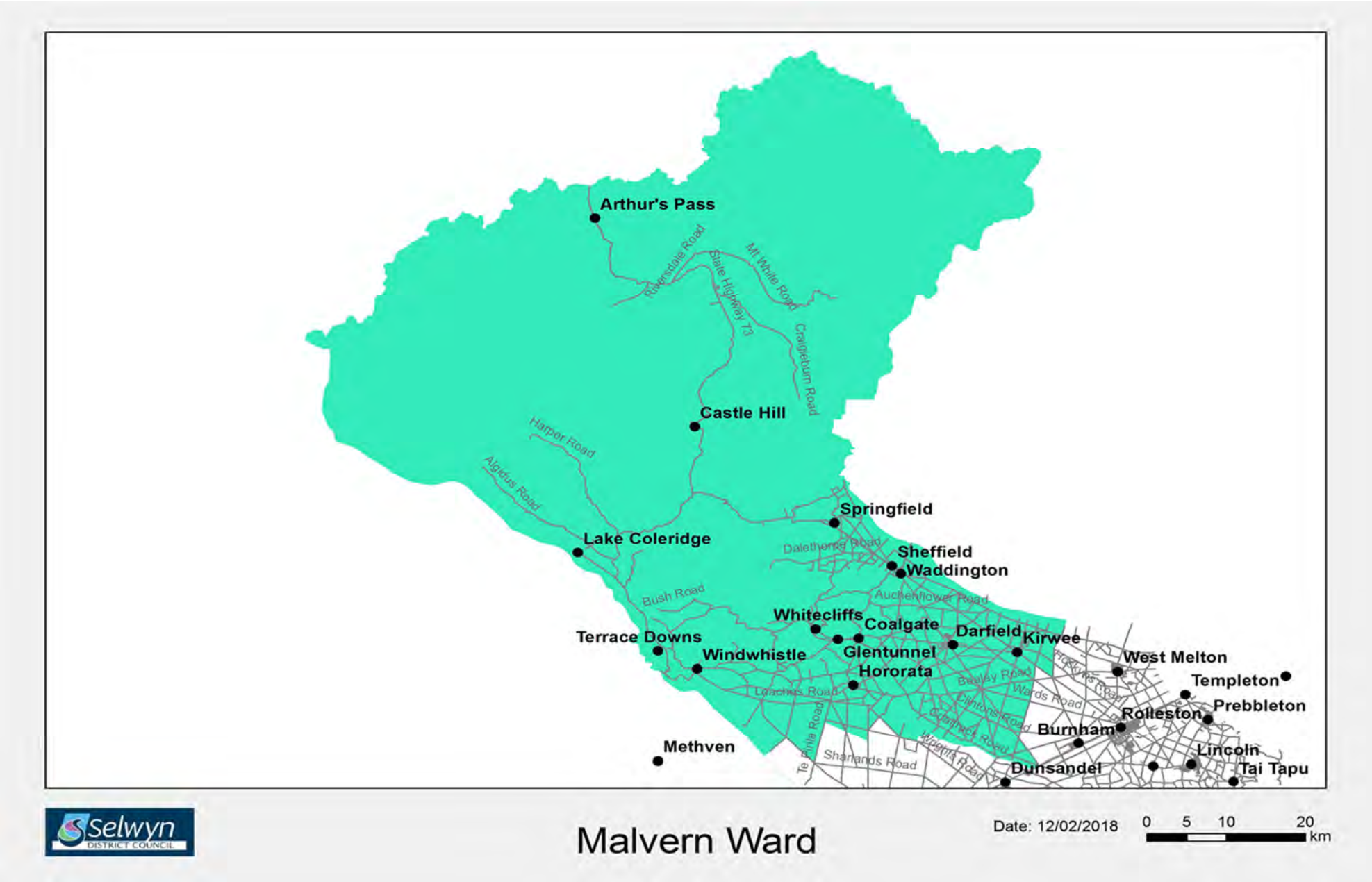
Lincoln Stormwater

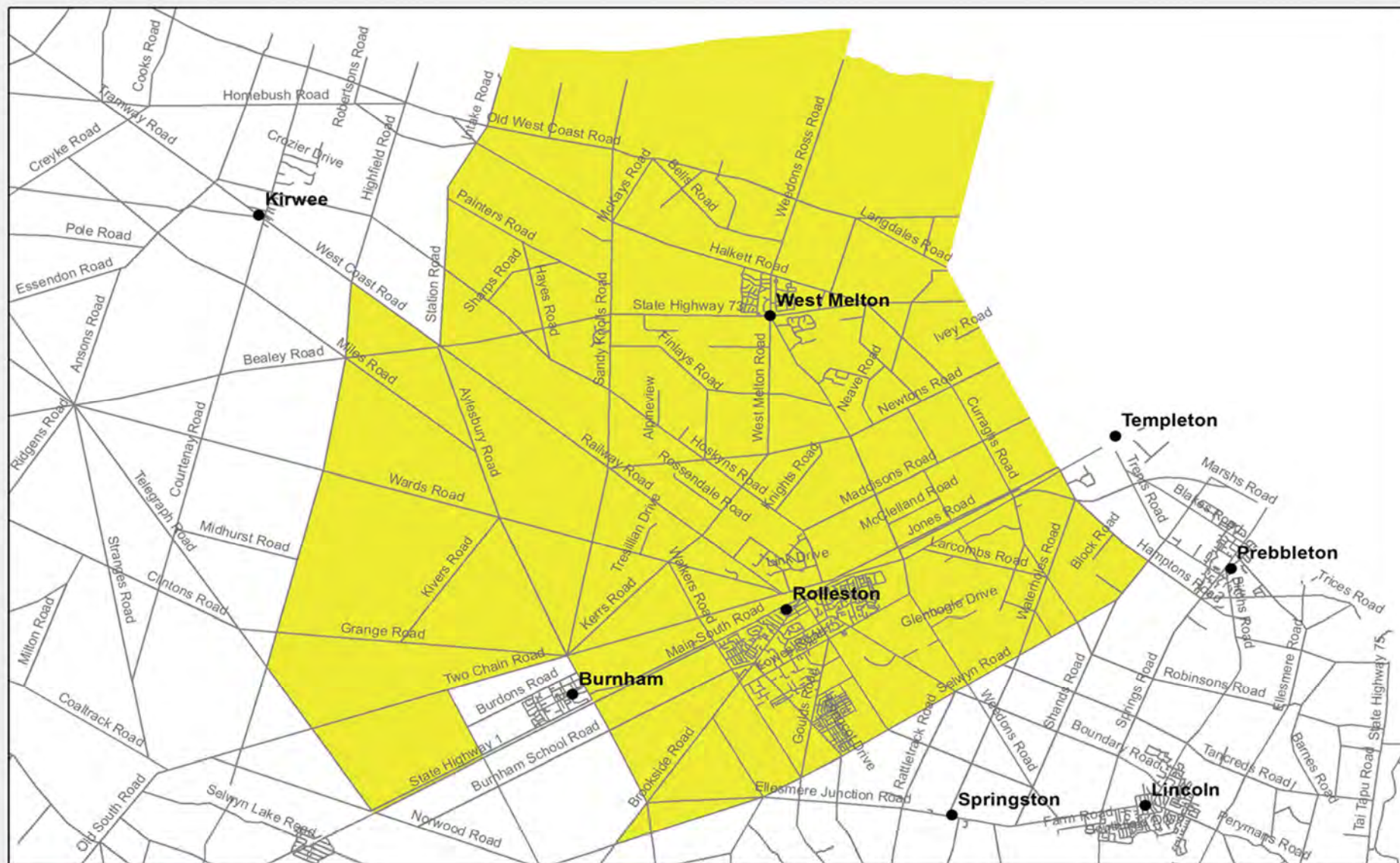
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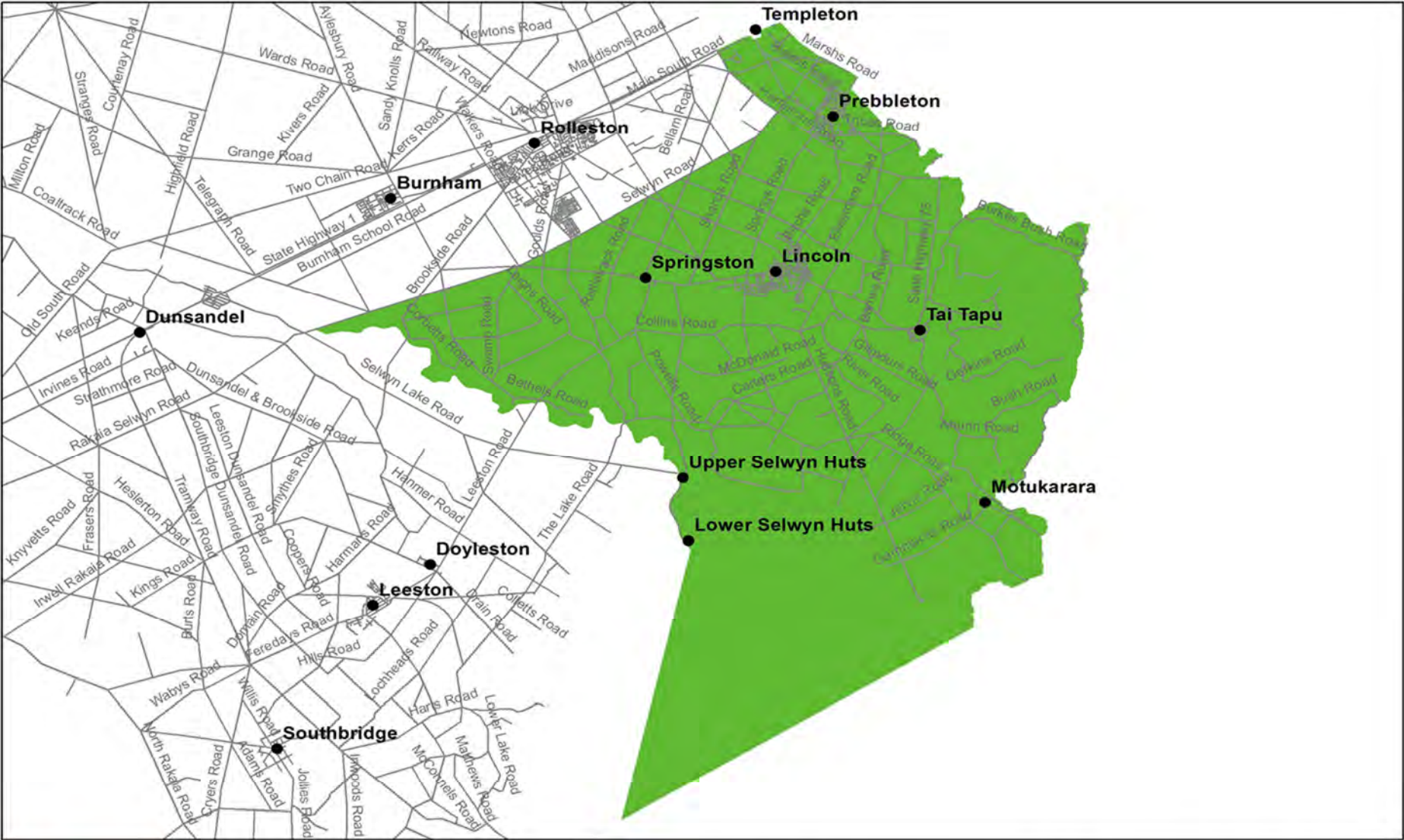




Selwyn Central Ward

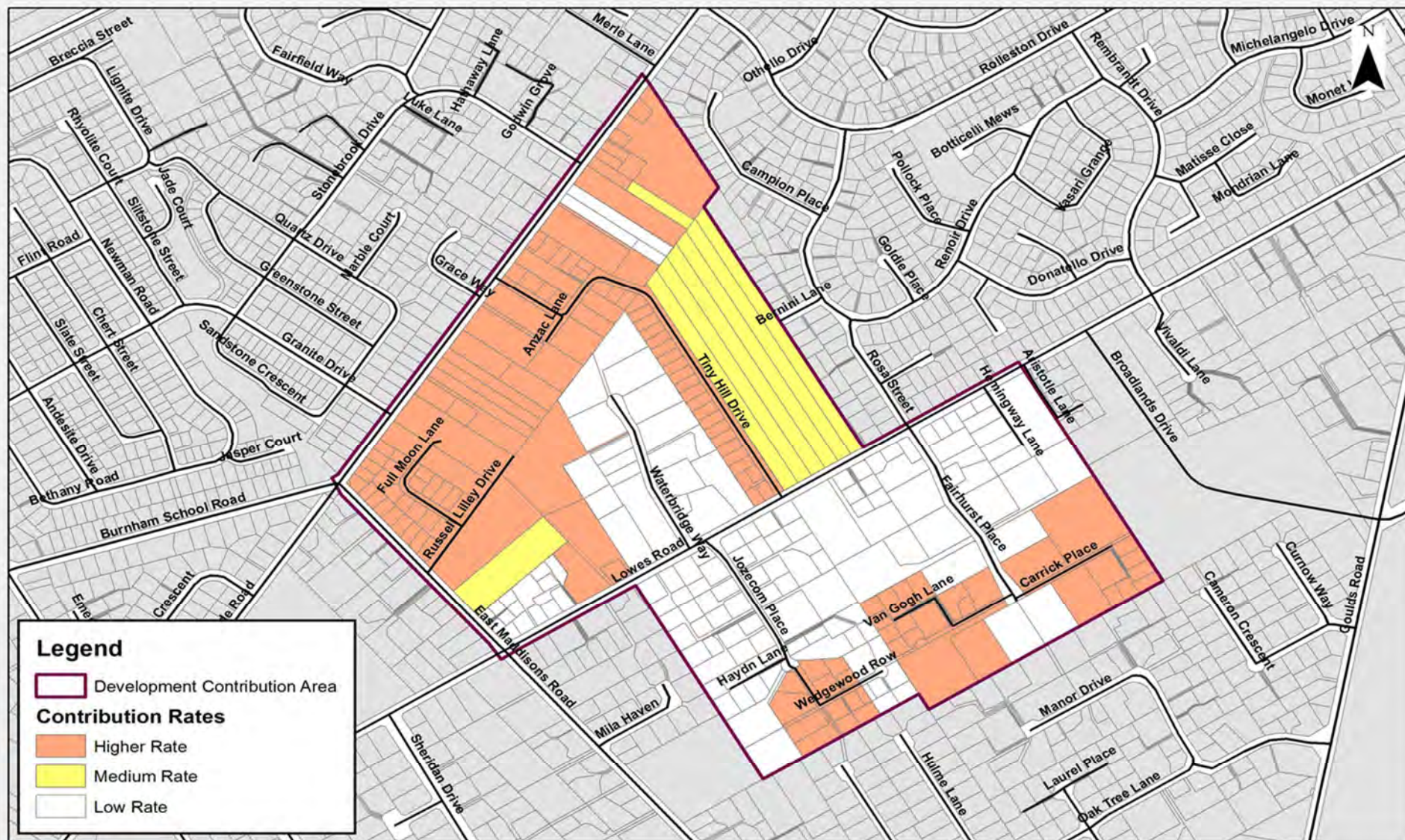
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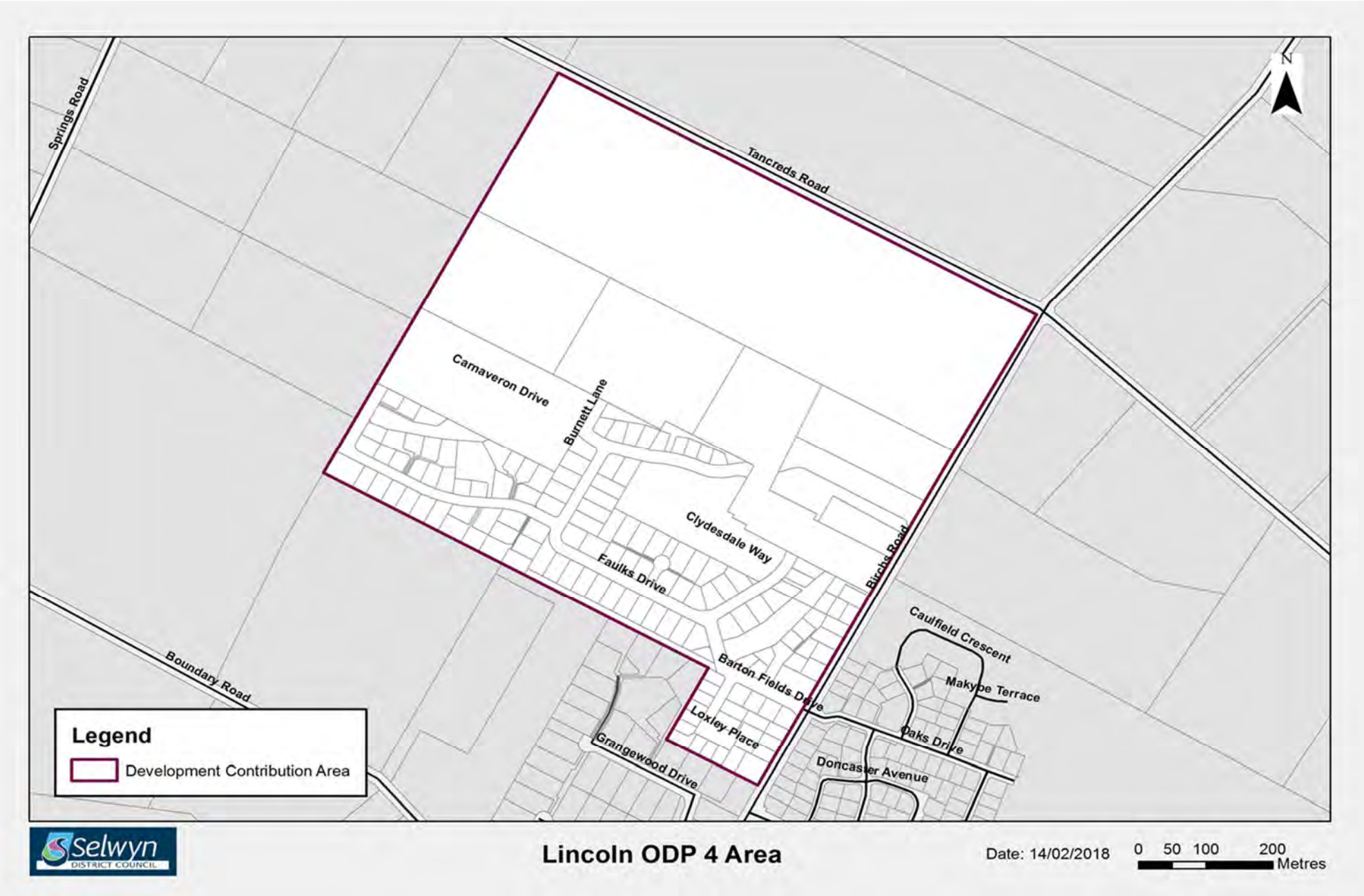
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Springs Ward

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Lump Sum Policy

1. 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 one year bank borrowing 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 Plan 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 2018/2028 Long Term Plan process that ratepayers will be offered the option of paying a lump sum in the 2018/2019 financial year instead of paying a loan charge in the 2018/2019 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 1988¹. 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.

¹ 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 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 are 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 Māori 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 plan 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 Corporate Services Manager 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 Corporate Services Manager 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 charge

- a. Sports, community-based or similar organisations are exempted from 50% of the uniform annual general charge, and targeted rates for libraries, recreation reserves and community centres.
- b. Ratepayers who own a dwelling and vacant land in the Selwyn District are exempted from the libraries targeted rate on the vacant land.
- c. Ratepayers, where vacant land can be identified as integral to an existing operation of their business in the Selwyn District, are exempted from the uniform annual general charge and the libraries targeted rate on the vacant land.
- d. Ratepayers who own a commercial, industrial or service based property in the Selwyn District that does not have dwelling facilities, are exempted from the targeted rates for swimming pools, recreation reserves and community centres.
- e. Ratepayers who own a dwelling and a commercial, industrial or service based property in the Selwyn District that does not have dwelling facilities, are exempted from the targeted rates for libraries. The exemption to be on the commercial, industrial or serviced based property.

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 on rating units affected by natural calamity

The Council may remit rates either wholly or in part where a rating unit has been detrimentally affected by a natural calamity to an extent the Council considers that it would be unfair or unreasonable to require that the rates be paid as assessed. Applications must be made in writing and signed by the owner(s) of the rating unit.

Full details must be provided of the nature of the event that caused the damage and the degree of damage to the rating unit. If the damage is temporary and the rating unit is expected to return to its former use in the future, an estimate of the time it will take the land to recover to a useable state and the steps that the owner will take to achieve this should be provided. The Council may ask for a report from a Registered Engineer or other similarly qualified expert.

The amount of remission given in any case will be set by the Corporate Services Manager having regard to the severity of the event, the degree of damage to the subject rating unit and other rating units in the district and other financial assistance available. Consideration will also be given to the effect of remissions on the remaining rating base.

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 or general rates 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 uniform annual general charge and 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.

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.

Audit report





To the reader:

Independent auditor's report on Selwyn District Council's 2018-28 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). Section 259C of the Act requires a report on disclosures made under certain regulations. We have carried out this work using the staff and resources of Audit New Zealand. We completed our report on 20 June 2018.

Opinion

In my opinion:

- the plan provides a reasonable basis for:
- long-term, integrated decision-making and co-ordination 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 115 to 118 represent a complete list of the disclosures required by Part 2 of the Local Government (Financial Reporting and Prudence) Regulations 2014 (the Regulations) and accurately reflect the information drawn from the plan.

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 the accuracy of the information in the plan.

Basis of opinion

We carried out our work in accordance with the International Standard on Assurance Engagements (New Zealand) 3000 (Revised): Assurance Engagements Other Than Audits or Reviews of Historical Financial Information which is available on the External Reporting Board's website. In meeting the requirements of this standard, we took into account particular elements of the Auditor-General's Auditing Standards and the International Standard on Assurance Engagements 3400: The Examination of Prospective Financial Information which are available on the International Auditing and Assurance Standards Board's website that were consistent with those requirements.

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 procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the plan.

Our 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 during the next 30 years;
- the information in the plan is based on materially complete and reliable information;
- the Council's key plans and policies are reflected consistently and appropriately in the development of the forecast information;

- the assumptions set out in 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 in 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 the plan and the disclosures required by the Regulations, 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

In carrying out our work, we complied with the Auditor-General's:

- independence and other ethical requirements, which incorporate the independence and ethical requirements of Professional and Ethical Standard 1 (Revised); and
- quality control requirements, which incorporate the quality control requirements of Professional and Ethical Standard 3 (Amended).

Other than our work in carrying out all legally required external audits, we have provided an assurance report on certain matters in respect of the Council's Debenture Trust Deed. These assignments are compatible with those independence requirements. Other than these assignments, 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



Council information

Mayor and Councillors contact details

Mayor		Deputy Mayor	
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Selwyn Central Ward		Springs Ward	
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Nicole Reid	(C) 027 548 6157 nicole.reid@selwyn.govt.nz		
Craig Watson	(C) 027 807 2097 craig.watson@selwyn.govt.nz		

Malvern Ward		Ellesmere Ward	
John Morten	(C) 027 200 2578 (H) 03 317 9001 john.morten@selwyn.govt.nz	Pat McEvedy	(C) 027 430 3818 pat.mcevedy@selwyn.govt.nz
Bob Mugford	(C) 021 216 5722 bob.mugford@selwyn.govt.nz	Murray Lemon	(C) 027 541 3305 murray.lemon@selwyn.govt.nz

Community Board Members contact details

Malvern Community Board			
Jenny Gallagher (Chairperson)	(C) 027 552 7403 (H) 03 318 1784 jenny.gallagher@selwyn.govt.nz	Judith Pascoe	(C) 021 152 2900 judith.pascoe@selwyn.govt.nz
Megan Hands	(C) 021 665 160 megan.hands@selwyn.govt.nz	Kerry Pauling	(C) 021 0225 5974 kerry.pauling@selwyn.govt.nz
Karen Meares	(C) 021 147 1824 karen.meares@selwyn.govt.nz		

Where to go for more information

The long term 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 19 Messines Street Private Bag 1 LEESTON Phone: (03) 347 2871	Darfield Library / Service Centre 1 South Terrace DARFIELD 7510 Phone: (03) 318 8338
Lincoln Library / Service Centre Gerald Street LINCOLN 7608 Phone: (03) 347 2876	Rolleston Library 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	Akitakata City City Offices, Yoshida 791 Yoshida Cho, Hiroshima 731 0592 JAPAN
	Coventry Town Council 1670 Flat River Road, Coventry, Rhode Island 02816, USA
	Town of Yubetsu Minatomachi 31, Yubetsu-Cho Monbetsu-gun, hokkaido 099 640, JAPAN
	The Malvern Community Board has been delegated the authority to facilitate relationships with Yubetsu-Cho.
	Shandan County Government North Road No 3 Qingquan Town Shandan County Gansu Province CHINA 734100

Council controlled trading organisations

Council companies

<p>Sicon Limited (100% owned by Selwyn District Council)</p> <p>3 South Terrace PO Box 40 DARFIELD 7541</p> <p>Phone: (03) 318 8320 Fax: (03) 318 8578 Email: sicon@sicon.co.nz Website: www.sicon.co.nz</p> <p>Board Peter Carnahan (<i>Chairperson</i>) Grant Lovell John Morten Pat McEvedy</p>	<p>Blakely Construction Limited (70% owned by Sicon Limited)</p> <p>PO Box 36-322, Merivale, CHRISTCHURCH 8146</p> <p>Phone: (03) 342 9853 Email: info@blakely.co.nz Website: www.blakely.co.nz</p> <p>Board Peter Carnahan (<i>Chairperson</i>) David Wilson Edward Blakely Steven Grave</p>
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Other council organisations

<p>Central Plains Water Trust (50% owned by Selwyn District Council)</p> <p>PO Box 90 ROLLESTON 7643</p> <p>Phone: (03) 347 2800 Fax: (04) 347 2799</p> <p>Trustees Denis O'Rourke (Chairperson) Doug Catherwood Richard Davison Viv Smart Olive Webb</p>	<p>Izone Southern Business Hub Council committee established to develop an industrial park at Rolleston</p> <p>PO Box 90 ROLLESTON 7643</p> <p>Phone: (03) 347 2800 Fax: (03) 347 2799 Website: www.izone.org.nz</p> <p>Chief Executive RD Hughes Developments Limited Attention: Robin Hughes Phone: (03) 379 2609</p> <p>The Council Manager responsible Douglas Marshall – Property and Commercial Manager</p>
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