

SELWYN DISTRICT COUNCIL

Annual Plan

for the year 2014/2015



Welcome to Selwyn District's Annual Plan 2014/15

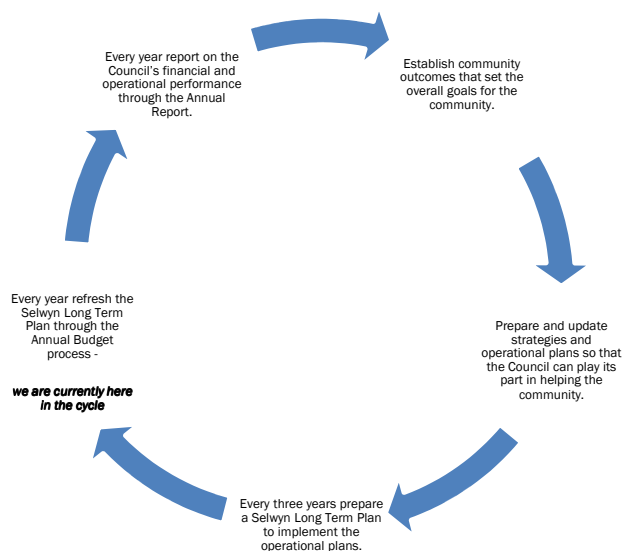
About the Annual Plan

The purpose of the Annual Plan is to set out the Council's operational and financial plans for the coming financial year. The Annual Plan is just one stage in the Council's planning cycle and shows what the Council is doing over the coming year to implement its Long Term Plan 2012/2022 (LTP). The Annual Plan also promotes the Council's accountability to the community for the planning decisions made for the coming financial year.

The Council's LTP was published on 27 June 2012 and sets out what the Council intends to do over the next 10 years to ensure that the Selwyn District continues to be a great place to live, work and play. The 2014/2015 financial year will be the third year of the 10 year plan and this document explains any significant differences between the annual plan and the LTP as well as the reasons for any material changes to the cost of a service.

The 2014/15 Annual Plan provides an update of what was proposed in year three of the LTP and explains why things may have changed from what was expected when the LTP was adopted in June 2013.

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



Selwyn History

Selwyn District is named after the Selwyn River, which, in turn, is named after Bishop Selwyn, one of the first Europeans to walk through the area in the mid-1840s.

The District's current boundaries date from 1989 when three adjacent counties, Malvern, Ellesmere and the rural half of Paparua were fused into a single District. A generation earlier, in 1963, Ellesmere had absorbed a neighbouring fourth county Springs. These counties had once been part of a larger Selwyn County.

Fastest growing District in New Zealand

The Selwyn District continues to be a great place to live, work and play. We are once again New Zealand's fastest growing District, our townships are attractive places to call home, we are winning awards for the work we do with our communities and working on plans to future proof our District.

Where to find more information

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

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

Contents

Introduction	3
Message from the Mayor & Chief Executive	3
Overview of district developments	4
Our response to your submissions	5
Maori involvement in decision making	8
Community outcomes	9
Introduction to the significant activities.....	16
Community facilities	17
Community services	21
Democracy.....	24
Environmental services	26
Transportation	30
Solid waste management	36
5 waters services.....	39
Izone Southern Business Hub	47
Internal council services	49
Prospective financial statements	51
Financial prudence benchmarks and indicators.....	52
Prospective statement of comprehensive revenue and expense.....	53
Prospective statement of changes in equity.....	53
Prospective statement of financial position	54
Prospective statement of cash flows.....	55
Statement of accounting policies.....	62
Key assumptions.....	72
Funding impact statement.....	81
Funding impact statement – Rating	82
Rating examples	86
Schedule of chargeable costs for Environmental Services.....	102
Pines Resource Recovery Park charges	110
Wheelie bin re-issue charges.....	110
Refuse bag charge.....	110
Burial fees & charges	111
Council Controlled Organisations	112
Sicon Ferguson Limited.....	113
Orion New Zealand Limited.....	114
Central Plains Water Trust.....	115
Tramway Reserve Trust	115
Selwyn District Charitable Trust.....	115
Council information.....	116
Appendix 1: Amendment to Revenue & Financing Policy in the LTP 2012/22 in respect of Transportation	120
Appendix 2: Funding of the upgrade of the Eastern Selwyn Sewerage Scheme	125

Message from the Mayor & Chief Executive

Dear Selwyn Ratepayers and Residents,

Council's 2014/2015 Annual Plan has been prepared on the basis that we expect the current levels of growth across our District to continue at the same speed during this financial year. We have taken care to ensure that we maintain very high standards of service delivery and that we are recognising and responding to the expectations of all of those who choose to live within the Selwyn District.

One of the stated principles of local government is to 'provide for local authorities to play a broad role in meeting the current and future needs of their communities for good-quality local infrastructure, local public services, and performance of regulatory functions.' The basis of this Plan assists the Council achieve this principle with a view to the continued development of our District, acknowledging those expectations together with the cultural and demographic opportunities that are being placed in front of us.

With all other local authorities in New Zealand, we have to comply with additional statutory requirements. Whilst we agree with the direction of new legislation which is to improve efficiency of local government performance, it is acknowledged that compliance does come at a cost with additional processes and costs required to be put in place.

Construction activity continues to be strong and our building and resource consent staff have been busy keeping up with growth. It really is an exciting time for the District with so much happening.

The Council made a commitment in its Long Term Plan to manage its finances in a way that takes into account the current and future needs of our community and is fair to current and future ratepayers.

We face a particular challenge in funding road maintenance and renewals in the coming years. The increased vehicle traffic in both urban and rural areas means more wear and tear on our roads. In the past, the Council has carried out road maintenance and renewal work to the level subsidised by the New Zealand Transport Agency (NZTA). However, this level of expenditure is now below what we believe we need to spend. This means that if we wish to continue to maintain our roads in a good state of repair, ratepayers will need to spend more on this activity in the future.

As part of last year's Residents' survey, we asked residents how we should respond to the shortfall in funding for road maintenance and renewal. 83% of those surveyed supported spending more ratepayer sourced funding rather than allowing the standard of roads to decline. To fund the \$1 million in extra funding required to maintain roads, we are introducing a targeted rate of \$60 per rating unit.

The introduction of the transportation targeted rate has changed the average rate increase for next year from the 5.6% forecast for 2014/15 in our Long Term Plan to around 7.8%. If the transportation targeted rate was not introduced the average rate increase would be around 4.9% - less than the increase included in the Long Term Plan.

We have amended the Council's Long Term Plan including the Council's Revenue and Financing and Development Contributions Policies. These changes allow for the Council to introduce a transportation targeted rate and also reduce the Development Contribution charge in relation to the Eastern Selwyn Sewerage Scheme (ESSS).

Thank you to everyone who made a submission on the Draft Annual Plan. We listened to your views and took them into account when making the final decisions on the budget. Your views this year focused on transportation, rate increases, ESSS and street lighting. Your contribution is important because this is your Council working for your community, and what we do must reflect what you want us to do.



Kelvin Coe
Mayor



David Ward
Chief Executive



Overview of district developments

We consulted with you on the Council's plan for the next 10 years during the preparation of our Long Term Plan 2012/2022. That plan sets out the big issues for the Council, including the challenge and opportunity of our growing population and how we will respond to those issues. Key projects included completing the construction of the Eastern Selwyn Sewerage Scheme, a new library in Lincoln, the Selwyn Aquatic Centre, improvements to the road links into Christchurch and support for the Central Plains Water Scheme. We also set out a financial strategy for Council, a strategy aimed at keeping the Council in good financial health whilst spreading costs fairly between current and future ratepayers.

The Eastern Selwyn Sewerage Scheme

The first stage of the Eastern Selwyn Sewerage Scheme has been completed. The scheme connects Springston, Prebbleton, Lincoln, Rolleston and West Melton to the Pines Wastewater Treatment Plant to the west of Rolleston through a pipe network with pump stations at Lincoln and Rolleston. The new scheme was designed to cater for population growth in the east of Selwyn, and will ensure that wastewater is treated in an environmentally sustainable manner.

Rolleston town centre

Last year consultation began on the development of the Rolleston Town Centre and Foster Recreation Park. The consultation includes proposals to develop Tennyson Street as Rolleston's main street, build a new library, community and technology centre, create a town square and develop Foster Recreation Park as a large sport and recreation park. These projects would be staged over the next 20 years.

Over the next year the Council will continue work on developing Foster Recreation Park. The first stage, which will be starting soon, includes earthworks, irrigation and lighting installation, car park and path development and the construction of changing facilities.

Selwyn 2031: District Development Strategy

Selwyn has the fastest growing population in New Zealand, and also has the strongest economic and employment growth.

The district borders on Christchurch city and the areas close to the city have experienced particularly rapid growth since 2006. The number of people working in Selwyn has also increased with the further development of businesses and institutions at Lincoln focused on innovation, agriculture, science and learning and the continued expansion of Izone in Rolleston which is New Zealand's largest business park. Rural communities in Selwyn have also experienced growth and further economic and population growth is expected to be associated with the development of the Central Plains Water scheme which will irrigate a large part of the Malvern plains area.

While development within Selwyn has been rapid, until now there has been no overall planning document to cover the whole district which identifies the level of growth expected in different areas, considers how townships relate to each other, and the need for new infrastructure in light of this. Selwyn 2031, will provide a high level growth strategy for the district and a framework for future development, and help identify what services and infrastructure are required in the future.

Central Plains Water Scheme

Construction of the Central Plains Water Scheme is now well underway. The company repaid the loan the Council made to help fund design work over the past two years, along with the original loans made to the company over the past ten years. The successful capital and debt raising programmes over the past few months mean the scheme has progressed from the drawing board to the construction phase. Central Plains Water Limited aims to have water irrigating the Stage 1 area in time for the 2015/16 irrigation season. The Council's support for the scheme, along with the Ministry of Primary Industries, has been instrumental in getting this scheme underway.

Our response to your submissions

We received 126 submissions on the Draft Annual Plan and we appreciate the time and thought that went into each of them. The submissions covered a range of matters, from road resealing and street lighting to submissions on the proposal to reduce the development contribution on the Eastern Selwyn Sewerage Scheme. We intend to respond to each submitter individually and set out below our responses in relation to the main matters that we identified for consultation below.

Financial strategy

Other than the introduction of a uniform targeted rate for transportation to fund road maintenance and renewals, we are not planning any major change in direction over the coming year. This annual plan is about continuing to do what we said we would do in the Long Term Plan. The financial forecasts in the annual plan are broadly in-line with the financial strategy outlined in the Long Term Plan. The estimated average rate increase is higher than that set in the LTP for the 2014/15 financial year because of the introduction of a new uniform targeted rate for transportation. The increase for individual ratepayers will vary, depending on location and capital value.

We received a number of submissions questioning the need for the proposed rates increases and understand the reasons for these submissions. However, the Council has decided to introduce most of the proposed changes from 1 July 2014 so that it can maintain its planned levels of service and keep the Council in sound financial health.

Key projects for the year

During the next year we plan to work on or complete the following major capital projects:

- Foster Recreation Park development Rolleston \$2.1 million (*funded by reserve development contributions*)
- Prebbleton Reserve extension \$1.3 million (*funded by reserve development contributions*)
- Weedons Pavilion upgrade \$600,000 (*funded by targeted rates, reserve development contributions, reserves and grants*)
- Continuation of development of the Eastern Selwyn Sewerage Scheme to allow growth in Lincoln, Prebbleton, West Melton \$2.1 million (*funded by development contributions*)
- Rolleston water supply upgrades \$2 million (*funded by development contributions*)
- Leeston stormwater upgrade \$500,000 (*funded by targeted rates*)
- Goulds Road Rolleston upgrade \$350,000 (*funded by general rates, development contributions and reserve funds*)

The Council received few submissions on these projects and all of them have been included in the Annual Plan.

Burial fees & charges

Council has reviewed its burial fees and charges in the light of increased costs over the recent year, and proposed fee increases averaging 20%. Funding for this service is split 50% from fees and 50% from the general rate.

The Council received limited submissions on this proposal and the changes will be implemented from 1 July 2014.

Branthwaite Drive water supply

The Council has physically connected the Branthwaite water supply to the Rolleston water supply and will formally merge the rating for the two schemes. This will not have any impact on Rolleston water supply ratepayers but will change the rates paid by Branthwaite Drive water supply ratepayers. Branthwaite Drive ratepayers will now pay \$200 plus a water meter charge of \$0.40 per cubic metre, rather than \$810 per year. Previously Branthwaite Drive ratepayers only paid for water usage above 900 cubic metres.

A public meeting of the Branthwaite Drive water users was held on 5 May 2014. All present supported the proposal to formally merge the rating for the two schemes.

Central Plains Water Limited

Central Plains Water Limited made a submission requesting a loan from the Council to help fund the design of stages 2 and 3 of the scheme. Council's legal advice is that it needs to consider procedural matters in relation to this request before making any formal decision and therefore no loan has been incorporated in the 2014/2015 Annual Plan.

The key considerations that will be made prior to any a funding decision being finalised are:

- Whether the investment will be cost effective for households and businesses within the Selwyn District
- Assessment of the rate of return on the investment in relation to the inherent risks
- Consideration of the implications to Council and on the Long Term Plan
- Assessment of the investment for compliance with the Council's Investment Policy
- Consideration of the requirement for public consultation.

Continuing to invest in our transportation network – Amendment to Revenue & Financing Policy in the Long Term Plan 2012/22 in respect of Transportation

Maintenance of the Council's roading network is funded by a mix of the general rate paid by ratepayers and subsidy from the New Zealand Transport Agency (NZTA) funded by petrol tax and road user charges. NZTA is providing funding for a series of major road improvements nationally and has indicated that there is less funding to spend on local roads.

In the past, the Council has matched the level of NZTA funding with general rate funding but not funded road maintenance beyond the level approved by NZTA. However, increasing demand on the network due to more traffic, combined with less NZTA funding than the Council believes it needs, means this policy is no longer working so well. The sealed road network is starting to show signs of deterioration with more pot holes and other defects including edge breaks.

The Council signalled in its 2013/14 Annual Plan that it may need to increase rates to help fund road maintenance and renewal and the submissions it received were generally supportive of the Council's desire to maintain the road network to a high standard. In its 2013 resident's survey the Council also asked how it should respond to the shortfall in NZTA funding and 83% of those surveyed supported spending more ratepayer sourced funding rather than allowing the standard of roads to decline.

The Council has identified the need to spend an extra \$1 million per year more on road maintenance and renewal than is currently subsidised by NZTA and is introducing a new targeted rate in the 2014/15 year to fund this additional work. The additional work programme includes the reseal of an additional 15 km and reconstruction of an additional 3 km of the Council's roading network. Specific additional reseal sites are yet to be confirmed but will be identified during a review of the forward work programme. This will be completed before August 2014 with the additional sites added to the schedule on the Council's website. The full list of road sections programmed for reconstruction is listed below. The introduction of a \$60 (including GST) targeted rate per rating unit from 1 July 2014 will fund the required road maintenance and renewal work for the coming financial year.

- Selwyn Lake Rd north of Lake Road South 1.15 km
- Telegraph Rd north of Creyke Rd 1.10 km
- Old Tai Tapu Rd between the Hotel and Tai Tapu Township 0.41 km
- Leeston Dunsandel Rd east of Leeston Township 1.23 km
- Southbridge Dunsandel Rd between Beethams Rd and Pooles Rd 0.46 km

The Council's previous policy was to fund its share of road maintenance and renewal costs from the general rate (set on the basis of capital value) and the Uniform Annual General Charge (set as a fixed amount per rating unit) and this was reflected in its Revenue and Financing Policy. The introduction of this new rate to fund the additional road maintenance and renewal work is set as a targeted rate set as a fixed amount per rating unit and this has required an amendment to the Revenue and Financing Policy.

37 submissions were received in respect of the proposed amendment to the Revenue & Financing Policy in respect of Transportation. Submitters were generally supportive of the Council's desire to maintain the road network to a high standard, although different views were expressed on how this should be achieved. Council considered the matters raised and decided to amend the Revenue and Financing Policy as proposed in the Draft Annual Plan and introduce a new targeted rate of \$60 per rating unit from 1 July 2014.

Funding the Eastern Selwyn Sewerage Scheme

The Council has constructed the Eastern Selwyn Sewerage Scheme (ESSS) to cater for population growth in the district. It provides for the treatment of wastewater in the townships of Lincoln, Prebbleton, Rolleston, Springston and West Melton. The scheme costs include:

- the purchase of additional land for the treatment site
- the construction of the wastewater treatment plant
- the construction of pipelines, pump stations and associated works.

The new scheme has made use of existing treatment infrastructure and connects into the existing local pipe networks. It is the culmination of a project that has been underway for a number of years and follows from a decision made in 2007 that the land based disposal used by the scheme was the most feasible option for meeting the need for additional wastewater capacity in the eastern part of the district.

Although designed to meet the needs of a growing population, the scheme also serves the existing population. The scheme is designed to be developed in stages, with stage 1 serving a population equivalent of 30,000 people and stage 2 increasing this to 45,000 people. Further expansion will be possible.

As the scheme is required to allow for population growth, and the existing population was already served by adequate arrangements for the treatment and disposal of wastewater, the Council developed an initial funding plan for the scheme based on the assumption

that all the costs would be funded by development contributions to be paid by land developers. A development contribution charge of \$10,097 (including GST) was introduced for the scheme and applied to sub-division applications between July 2009 and December 2011.

Construction costs estimates for the scheme were revised upwards in 2011 and, following a consultation process, the Council increased the development contribution charge to \$14,368 (including GST) from December 2011. Some land developers challenged this increase and requested that the Council review the calculation of the charge. The Council agreed to do this and prepared a Statement of Proposal for inclusion in the 2014/15 Draft Annual Plan.

The proposal was that the growth community (the residential, commercial and industrial connections that will use the additional wastewater capacity created by the ESSS) would contribute 94% of the capital cost of the scheme and that the existing connected ratepayers would contribute 6%. This allocation was based on a methodology developed by the Council's economic advisers, that provided a range of cost allocations between the existing and growth communities based on the level of financial benefit each group gains from the scheme. This range was determined by considering:

- the extent to which the scheme will reduce the costs of providing a wastewater treatment and disposal service to the existing community compared with existing arrangements
- the extent to which the scheme will reduce the cost of constructing and operating wastewater treatment and disposal systems to meet the needs of the growth community (if such systems were built to meet the needs of the growth community alone, without also serving the existing population).

The proposed allocation of costs from within the range was then determined by considering, amongst other things:

- the distribution of benefits between the existing community and the growth community
- the period over which the benefits occur
- the actions that caused the need to construct the scheme
- the overall impact of its decision on the community.

The model indicated that both the existing population and growth community benefit from the construction of the ESSS. This is because the cost of constructing and operating the ESSS over the period to 2041 is lower than the cost of each group using their alternative arrangements (that is compared with the existing population using their existing arrangements and the growth community being served by separate systems).

If the existing community did not contribute anything to the construction of the ESSS it would make financial savings estimated at \$16.5 million over the period to 2041. If the existing community made a contribution to the construction of the ESSS equal to these savings (meaning the existing population did not benefit at all), the growth community would make a similar saving of \$16.5 million over the period to 2041. Neither of these positions seemed fair and the Council proposed to allocate costs between the existing community and growth community based on its broader assessment of how the scheme should be funded. It determined that the cost allocation should be calculated by allocating two thirds of the financial savings to the existing community and one third to the growth community. This reflects that both communities benefit from the scheme but that it is the actions of the growth community (in wanting to develop in the area) that have caused the scheme to be constructed and as a consequence the existing community has taken on financial risks associated with the scheme that it would not otherwise have faced.

Based on the assessment, the Council proposed that existing community will contribute \$5.5 million to the construction of the ESSS (6.4% of the net present value of the construction cost) and the balance of \$80.8 million (93.6%) should be met by the growth community.

The growth community includes a large industrial user, Westland Milk, and this user will fund a proportionate share of the capital cost of the ESSS based on a calculation of the population equivalent of the amount of wastewater it generates.

The Council received 13 submissions on its proposal. Eleven of these submissions were opposed to the proposed reduction in the development contribution charge and/or the proposed contribution to the cost of the scheme from existing ratepayers. One submission was opposed to the proposed approach to funding the existing ratepayer share. One submission from a group of developers challenged both the allocation of costs between the existing connected ratepayers and the growth community as well as a number of assumptions used to calculate the proposed development contribution charge.

All of the submissions were considered by the Council during the consultation process and its final approach to funding the scheme reflects its deliberations on the matters raised. After reconsidering its assessment of the allocation of costs, the Council decided to proceed with its proposed 94%/6% allocation between the growth community and existing connected ratepayers. And after taking further advice from its staff and professional advisers, it revised some of the assumptions used to calculate the development contribution charge; in particular recognising that population growth is likely to be greater than previously forecast.

The new development contribution charge for the ESSS is \$10,326 (including GST). The Council will refund the difference between this amount and any higher amounts paid by developers since December 2011, plus interest at 4%pa since the date the payment was received. The Council has not finally resolved the funding of the existing connected ratepayers share, but it will include a mix of the sale of surplus assets, existing renewal reserve funds and targeted rates.

Maori involvement in decision making

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

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

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

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

The Council will also continue to schedule 6 monthly meetings to engage with and share information with the Taumutu Runanga.

Community outcomes

Community outcomes are the outcomes that the Council aims to achieve to promote the social, economic, environmental and cultural wellbeing of the District in the present and for the future. They represent the Council's and Community'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 2009/2019 and further refined as part of the preparation of the 2012/2022 Long Term Plan (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 (key performance indicator) specifies how the Council will measure its performance in relation to its role for each community outcome.
- The fifth 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 2012/2022 LTP includes information on how each group of activities will help us achieve the community outcomes.

Key community outcomes	The Council will	Key reporting document	Key performance indicator	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.	Advocate ensuring organisations responsible for protecting the environment have appropriate policies and strategies to achieve this outcome.	Selwyn District Plan.	Environment Canterbury does not deem it necessary to monitor air quality in the District.	Environmental Services	<ul style="list-style-type: none">Environment CanterburyMinistry for the EnvironmentDepartment of ConservationFish and GameMinistry of HealthFederated FarmersForest and Bird
			Total hectares of vulnerable indigenous vegetation which are protected under management agreements and the increase in total hectares of new indigenous vegetation which have been established.		
			Environment Canterbury considers soil quality to be at an acceptable level.		
	Provide water and sewerage systems that minimise the negative effects of their activity.	Selwyn District Council's 5 Waters Activity Management Plan.	Compliance with DWSNZ 2008 criteria for water leaving treatment plant as reported by the Ministry of Health, for each registered water supply.	Water and Wastewater	
			Total number of sewer and sewer pump station overflows events (wet and dry weather).		
	Provide a service to collect and dispose of solid waste in a manner that minimises any potential harm to people and to the environment.	Selwyn Waste Management and Minimisation Plan.	The percentage of the community that are satisfied with their rubbish collection service, as identified in the Residents’ Survey.	Waste management	<ul style="list-style-type: none">Ministry for the EnvironmentCanterbury Regional Landfill Joint CommitteeCanterbury Waste Joint CommitteeWaste Minz

Key community outcomes	The Council will	Key reporting document	Key performance indicator	Relevant Council activity	Assistance will be sought from
	Ensure services are available for the effective and affordable collection, processing and marketing or beneficial use of diverted materials.		The percentage of the community that are satisfied with their recycling collection service, as identified in the Residents' Survey. The annual reduction in the amount of residual waste per head of population. The increase of diverted material from landfill.	Waste management	

A rural district

A living environment where the rural theme of Selwyn is maintained.	Provide a District Plan which recognizes, protects and enhances the natural environment while allowing appropriate development.	Selwyn District Plan.	The percentage of the community that are satisfied that the District's towns and countryside are appropriately developed.	Environmental Services	<ul style="list-style-type: none"> Environment Canterbury Ministry for the Environment Department of Conservation Rural Stakeholders CERA
			The percentage of growth occurring inside Metropolitan Urban Limits or on zoned urban land.		

Social

A healthy community

Selwyn people have access to appropriate health, social and community services.	Advocate ensuring appropriate health and social services are accessible to Selwyn residents.	Selwyn District Council Community Development Strategy.	Increase in the number of health and social service providers present in the District.	Community Services Community Facilities	<ul style="list-style-type: none"> Canterbury District Health Board Partnership Health Canterbury (PHO) St Johns Health and social service providers
		Canterbury District Health Board Rural Health Strategy.			

Key community outcomes	The Council will	Key reporting document	Key performance indicator	Relevant Council activity	Assistance will be sought from
	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. Selwyn Walking and Cycling Strategy. Community Facilities Activity Management Plan.	Increase in the number of people participating in regular physical activity.	Community Services Community Facilities	<ul style="list-style-type: none"> SPARC Sport Canterbury Christchurch YMCA Health sector Schools Local recreation and sports clubs
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.	Increase in the number of neighbourhood support and other community support groups.	Community Services	<ul style="list-style-type: none"> NZ Police Neighbourhood Watch Neighbourhood Support Canterbury Safer Canterbury
			Increase in residents' perception of safety at home and in the community.		
	Ensure that all buildings constructed in the District are safe, durable, accessible and fit for their intended purpose.	Building Act 2004.	Proportion of building consents issued within statutory timeframes.	Environmental Services	<ul style="list-style-type: none"> Department of Building and Housing
			Proportion of code compliance certificates issued within statutory timeframes.		
			Proportion of building consent applicants satisfied or very satisfied.		
	Promote walking and cycling as a safe, viable mode of transport and recreation.	Selwyn Walking and Cycling Strategy.	Increased numbers of Greater Christchurch residents using sustainable transport modes (shared indicator).	Transportation	

Key community outcomes	The Council will	Key reporting document	Key performance indicator	Relevant Council activity	Assistance will be sought from
We know and help our neighbours.	Encourage and support volunteers' involvement with safety initiatives.	Selwyn District Council Community Development Strategy.		Community Services	<ul style="list-style-type: none">• Volunteering Canterbury• Neighbourhood Support Canterbury• Safer Canterbury
We maintain a coordinated and effective response to, and recovery from, emergency and disaster events.	Provide and maintain a Civil Defence Emergency organisation and a Rural Fire Organisation.	Canterbury Civil Defence Emergency Management Group Plan.	Requirements of the Canterbury Civil Defence Emergency Management Plan and Civil Defence Emergency Management Act 2002 met.		<ul style="list-style-type: none">• Canterbury Civil Defence Emergency Group• Emergency Services• Government Departments• Community groups and communities• Township committees• Community Boards
		Civil Defence Emergency Management Act 2002.	Requirements of the Forest and Rural Fires Act 1977, the Forest and Rural Fires Regulations 2005 and National Standards met in terms of both legislation compliance and agreed standards.		
		Selwyn District Council Local Emergency Management Arrangements.			
		Selwyn District Council Fire Plan.			
	Encourage and support community involvement in emergency management.		Increase in number of volunteers and community groups involved 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.	Progressively reduce the number of fatal and serious crashes per year on Selwyn roads (shared indicator).	Transportation	<ul style="list-style-type: none">• Police• NZ Transport Agency• ECAN• ACC• Age Concern
		Selwyn Safety Management System.			
		Selwyn Walking and Cycling strategy.			
Our young people have access to safe entertainment and recreation activities.	Provide/facilitate safe entertainment/recreation activities for young people.	Selwyn District Council Community Development Strategy.	Increase in number of safe recreation and entertainment opportunities for young people in the District.	Community Services Community Facilities	<ul style="list-style-type: none">• Local youth organisations• Youth workers

Key community outcomes	The Council will	Key reporting document	Key performance indicator	Relevant Council activity	Assistance will be sought from
An educated community					
Our District provides a range of quality, lifelong education and training opportunities.	Advocate for improvements to educational opportunities within the District.	Selwyn District Council Community Development Strategy.		Community Services Community Facilities	<ul style="list-style-type: none">Ministry of EducationLocal schoolsCommunity BoardsTertiary education providers
	Provide lifelong learning opportunities through its Libraries.	Selwyn District Council Libraries Strategic Plan 2008/18.	Increase in the number of lifelong learning opportunities provided by Selwyn Libraries.		
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	Increase in number of businesses registering for Biz-Services or Biz-Online.	Community Services Environmental Services Asset Delivery Unit Corporate Services	<ul style="list-style-type: none">Trade and Enterprise NZCanterbury Regional Economic Development Strategy (CREDS)Canterbury Development CorporationChristchurch and Canterbury MarketingLincoln UniversityIzone Southern Business HubEducation sectorLocal businessesCanterbury regional economic development agenciesTelecommunication providersFederated FarmersFarming and horticulture businesses and networksDepartment of LabourMinistry of Economic DevelopmentEconomic Development Association of NZLocal promotion organisationsLincoln University
	Encourage new businesses to the District.		Increase in number of ‘welcome packs’ issued.		
	Work with local businesses and the education sector to ensure training matches local business needs.		The percentage of businesses using the Council’s workshops expressing satisfaction or better with service.		
	Advocate for improvements to telecommunications (e.g. broadband and other internet access options).		Provision of Council-hosted training for business in the productive use of fast broadband.		
	Support the District’s strong existing agricultural and other land based sectors.		Percentage increase in the use of the Council’s agri-business services.		
	Promote Selwyn as a tourism and lifestyle destination.		The percentage increase in Sensational Selwyn Facebook ‘likes’.		

Key community outcomes	The Council will	Key reporting document	Key performance indicator	Relevant Council activity	Assistance will be sought from
		Selwyn District Plan.	The District Plan provides for an appropriate supply of business, industrial and residential land in accordance with the requirements of the Greater Christchurch UDS appropriate locations. Land supply is monitored annually.	Environmental Services	
An accessible district					
Effective and accessible transport system.	Provide a well-maintained, operated and affordable land transport system.	Selwyn Land Transport Activity Management Plan	Residents' satisfaction with township and rural roads is greater than an average of 70%	Transportation	<ul style="list-style-type: none"> NZ Transport Agency Environment Canterbury
	Advocate for improvements to state highways (NZ Transport Agency) and public transport services (ECan) where community concerns are raised.	Selwyn Road Safety Strategy (includes Selwyn Safety Management System).			

Cultural

A community which values its culture and heritage					
Our District provides a range of arts and cultural experiences and facilities.	Provide information, recreational, cultural and learning opportunities through its network of Libraries.	Selwyn District Council Community Development Strategy	Increase in registered library users as a percentage of total population.	Community Service Community Facilities	<ul style="list-style-type: none"> Canterbury Libraries Community Boards Schools Community groups Selwyn Gallery Community arts, heritage, historical and cultural groups Local artists Creative NZ Canterbury Museum Trust Board
	Provide support to local arts and cultural organisations.	Selwyn District Council Libraries Strategic Plan 2008/18	Increase in number of local arts and cultural organisations/activities.		
	Provide support to the Canterbury Museum Trust.	Selwyn District Plan.			
	Recognise and protect sites, buildings and significant trees with cultural or heritage values.		Review heritage provisions and the schedule of heritage buildings and protected trees in the District Plan at least every 10 years.	Our heritage is preserved and shared	
	Work with Te Taumutu Rūnanga to ensure our commitments to the Treaty of Waitangi are met.	Local Government Act 2002	Te Taumutu Rūnanga and Ngai Tahu involvement in major Council projects.	All Council activities	<ul style="list-style-type: none"> Te Taumutu Rūnanga a Te Rūnanga o Ngai Tahu

Introduction to the significant activities

The Annual 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 next year. More information on the funding impact statement is provided below.

Funding impact statement

The funding impact statement is a forecast based on a series of estimates and assumptions and provides an indication of how the Council intends to fund its activities. In practice, actual income and expenditure is likely to differ from that forecast. Significant variances will be explained in future annual report and annual budget documents. The funding impact statement is cash-based and presented in the prescribed form required by Section 15 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 a biennial residents' survey. The survey involves an independent telephone survey of 1,000 households in the Selwyn District. The results are expressed as a rating out of 100. The survey typically has a margin of error of +/-3%.

The survey will be conducted towards the end of the first year in the two year cycle. Information on the Council's actual performance (as reported in the Annual Report) for the second year of the cycle will not include the results of the residents' survey, but will include information on key performance issues for years in addition to the other performance targets set for the financial year.

Community facilities

Services covered

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

Recreation reserves	35 main recreation and nature reserves with a total area of over 785 ha.	Township reserves, streetscapes and linkages	191 reserves and playgrounds covering over 71 ha.
Cemeteries	19 cemeteries (two closed).	Rental housing	21 houses.
Public toilets	19 facilities.	Gravel reserves	223 sites in total with 12 operational.
Community centres and halls	24 facilities.	Forestry	57 sites with a total area of 162.7 ha.
Swimming pools	One District aquatic centre. Eight community pools.	Property and buildings	District Headquarters 21 strategic properties.
Libraries	At Darfield, Lincoln, Leeston, Rolleston plus two volunteer libraries and a mobile library.	Total asset value	\$212 million.

Why is the Council involved?

Local authorities provide public services that promote the well-being of their communities. There is mounting 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 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

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 the Council's property portfolio."

Council contribution to community outcomes

This activity contributes the following outcomes:

- 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
- A community which values its culture and heritage

Negative effects on the wellbeing of the community

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

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

Key projects include:

- Foster Recreation Park development \$2.1 million *(funded by reserve development contributions)*.
- Prebbleton Reserve extension \$1.3 million *(funded by reserve development contributions)*.
- Strategic land purchases \$590,000 *(funded by general funds)*.
- Weedons pavilion upgrade \$600,000 *(funded by targeted rates, reserve development contributions, reserves and grants)*.
- Library operations book purchases \$178,000 *(funded by targeted rates)*.
- Lincoln new passive reserve development \$174,000 *(funded by reserve development contributions)*.
- Rolleston new passive reserve development \$167,000 *(funded by reserve development contributions)*.
- West Melton reserve irrigation \$110,000 *(funded by reserve development contributions)*.
- Darfield new passive reserve development \$74,000 *(funded by reserve development contributions)*.
- Dunsandel Domain new tennis courts \$75,000 *(funded by reserve development contributions)*.
- Leeston community park development \$70,000 *(funded by reserve development contributions)*.

Service targets for community facilities

Objective	Performance measure	Service target
Recreation reserves		
Residents have opportunities to enjoy healthy, active lifestyles including provision of recreational open space and community facilities.	The performance rating (out of 100) for parks and reserves in the Biennial Residents' Survey.	≥85
	Hectares per 1000 population is above the average for similar sized district authorities (Minimum 3 ha/1000).	≥4.5 ha
	Percentage of residents who have used or visited a public park or reserve in the past 12 months.	≥70%
Townships reserves and streetscapes		
Township reserves and streetscapes enhance the landscape character of the District and unique identity of township environments and provide places for recreational activities and social contact.	Percentage of townships where all residents are serviced by a reserve within 400 metres.	≥70%
	The performance rating (out of 100) for playgrounds in the Biennial Residents' Survey.	≥75
Community centres and halls		
Community centres and halls provide local venues for social, cultural, recreational and educational uses.	The performance rating (out of 100) for community centres/halls in the Biennial Residents' Survey.	≥75
	Number of buildings in average condition or below.	≤25%
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.	Number of local and District public pools.	8 local 1 indoor
	Number of swims per capita of district population per year.	4.0
Public toilets		
Provision of public toilets helps to promote a healthy living environment for District residents and has economic benefits in supporting local businesses and visitor destinations.	The performance rating (out of 100) for public toilets in the Biennial Residents' Survey.	≥65
	Number of 'failures' per annum identified by independent audit.	Nil

Objective	Performance measure	Service target
Cemeteries		
A network of cemeteries is provided to meet the District's burial and remembrance needs.	The performance rating (out of 100) for cemeteries in the Biennial Residents' Survey.	≥70
	Number of complaints received per annum related to cemetery service.	<10
Libraries		
Provide library and cultural services.	Registered library users as a percentage of total population.	60%
	Issues per patron per annum.	17.5
	The performance rating (out of 100) for libraries in the Biennial Residents' Survey.	85
	Additional FTE to meet increased demand.	-

Community facilities funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	5,822	4,792	5,050	Note 1
Targeted rates	5,635	5,304	5,103	Note 2
Subsidies and grants for operating purposes	12	12	50	
Fees and charges	3,078	3,068	2,648	
Internal charges and overheads recovered	-	-	-	
Other operating funding	5	1	-	
Total operating funding (A)	14,552	13,177	12,851	
Application of operating funding				
Payments to staff and suppliers	9,862	7,867	9,415	Note 3
Finance costs	1,130	1,748	1,260	Note 4
Internal charges applied	2,650	2,204	2,322	Note 5
Other operating funding applications	142	114	122	
Total application of operating funding (B)	13,784	11,933	13,119	
Surplus / (deficit) of operating funding (A-B)	768	1,244	(268)	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	6,911	1,553	1,564	Note 6
Increase / (decrease) in debt	-	-	6,737	
Gross sales proceeds from sale of assets	738	738	6,499	
Total sources of capital funding (C)	7,649	2,291	14,800	
Applications of capital funding				
Capital - growth	9,609	1,039	10,035	Note 7
Capital - level of service	5,221	1,592	9,188	Note 8
Capital - renewals	1,501	506	1,705	Note 9
Increase / (decrease) in reserves	(586)	(189)	(790)	
Increase / (decrease) of investments	(7,328)	587	(5,607)	
Total applications of capital funding (D)	8,417	3,535	14,532	
Surplus / (deficit) of capital funding (C-D)	(768)	(1,244)	268	
Funding balance (A-B) + (C-D)	-	-	-	

- Note 1** General rates – the general rate funding requirement has increased due to the higher cost of supporting these activities and higher maintenance costs in some areas. This increase reflects the workload in this area as the Council responds to the growing population.
- Note 2** Targeted rates – the increase is associated with population growth in the District. The main increase is associated with library targeted rate revenue increasing by \$252,000 compared with the LTP due to growth.
- Note 3** Payments to staff and suppliers – the increase is largely due to revised budgets for staffing and other operational costs. The proposed staffing and operational budget for the Selwyn Aquatic Centre has been reviewed and increased to accurately reflect the utilisation of the facility and industry health and safety requirements in terms of staffing. There has been an increase in operational expenditure due to increased maintenance requirements for new reserve areas and there has also been cost increases resulting from price adjustments with reserve maintenance contracts.
- Note 4** Finance costs – the decrease is associated with lower interest costs on borrowings than originally budgeted.
- Note 5** Internal charges applied – the increase reflects the increased cost of supporting these activities due to higher workloads.
- Note 6** Development and financial contributions – the increase is associated with higher growth in the District than originally budgeted in the LTP.
- Note 7** Capital growth – a number of additional capital growth projects have been included. West Melton Reserve \$200,000 to commence design on the proposed new facility, Weedons Domain Pavilion \$600,000 for new build and \$75,000 for building services, a total of \$2.1 million for Foster Recreation Park development as a result of accelerated demand, \$1.3 million for purchasing the extension for Prebbleton Reserve, \$130,000 for tennis courts and ancillary works at Dunsandel Domain. \$5.0 million of capital growth projects have been carried forward from 2013/2014 for completion in 2014/2015.
- Note 8** Capital level of service – the increase is due to the completion of the community park development in Leeston \$70,000, new tennis courts at the Dunsandel Domain \$75,000 and \$110,000 for irrigation upgrades at the West Melton Reserve. \$3.2 million of capital projects that will increase the level of service have been carried forward from 2013/2014 for completion in 2014/2015.
- Note 9** Capital renewals – the increase is due to capital renewal projects of \$1.0 million that have been carried forward from 2013/2014 for completion in 2014/2015.

Lincoln Events Centre (LEC) - proposed increase in targeted rate

The LEC is well used and a much appreciated community facility. This is very positive and supports the community's decision to construct the LEC.

In preparing the 2014/2015 annual budgets for the operation of the LEC the Council has also reviewed the outstanding debt owing on the construction of the complex. It is concerned that if the various sources of funding for debt repayment don't occur, then there is a possibility for an increase in the targeted rate.

Part of the Council's concern is that the Lincoln Trust holds the view that its trust funds should not be used to fund the LEC. Council has received feedback from the Lincoln community that they do not agree and the Council also believes that it is not financially prudent as a \$75 increase is required to the current rate of \$230 to fund the \$1 million shortfall.

A survey on the Lincoln Trust and whether the Trust should be wound up, or not, was held during the budget process. 1,376 surveys were sent out with 488 surveys returned (35%) with 369 or 77% surveys returned seeking option 1 which was for the winding up of the Trust, while 119 or 23% selected option 2 which was to retain the Trust.

This information will now be discussed further with the Trustees to see whether they believe there is adequate mandating here to help them with their decision making.

Community services

Overview

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 them and valued by them:

- Building strong, safe, communities
- Supporting local economic prosperity
- Enabling residents to live healthy and active lives.

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

- Community development services, which help build the capacity of local communities to develop activities and services and build a sense of community and neighbourliness.
- Recreation programmes, including physical activity programmes to meet the needs and interests of residents of all ages and life stages.
- Business promotion activities, including working with local businesses, research centres and the agriculture sector to encourage local economic development and jobs.
- Tourist promotion activities.
- Communications.
- Community research and social policy.
- Emergency preparedness services, including rural fire services and civil defence.

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

Why is the Council involved?

Local authorities provide public services that promote the well-being of their communities. There is mounting 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 have told the Council through a number of community surveys and community consultations how important it is to them to belong to safe, active, caring and cohesive communities. They support the Council's community development activities and believe that strengthening communities is fundamental to the continuing development of Selwyn.

Activity goal

Our objectives are to:

- Build strong, safe communities
- Support local economic prosperity
- Enable residents to live healthy and active lives.

Council contribution to community outcomes

This activity contributes the following outcomes:

- A healthy community
- A safe place in which to live, work and play
- An educated community
- A prosperous community
- An ability to experience cultural activities.

Negative effects on the wellbeing of the community

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

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

Key projects include:

- New rural fire vehicles and equipment \$192,000 (*funded by general rates*).

Service targets for community services

Objective	Performance measure	Service target
Provide community development services and advice to Selwyn residents.	Residents' sense of community.	85%
	Percentage of Selwyn residents engaging in 30 minutes or moderate intensity physical activity on at least 5/7 days per week.	59%
	Increase in number of businesses registering for Biz-Services or the Biz-Online Business Directory.	1% increase <i>Biz-services business training courses no longer offered as contract with NZ Trade and Enterprise has changed focus.</i>
	Business 'welcome packs' developed and issued to new businesses establishing in the District.	2% increase <i>Business welcome packs not yet offered.</i>
	Percentage of clients satisfied with the Council / NZ Trade and Enterprise business training service.	≥85%
	Newcomer 'welcome packs' issued to new home owners settling in the District.	90% of new home owners settling in the District receive a welcome pack

Community services funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	2,287	2,281	2,081	
Targeted rates	-	-	-	
Subsidies and grants for operating purposes	164	165	135	
Fees and charges	38	38	51	
Internal charges and overheads recovered	-	-	-	
Other operating funding	-	-	-	
Total operating funding (A)	2,489	2,484	2,267	
Application of operating funding				
Payments to staff and suppliers	1,977	2,017	2,040	
Finance costs	-	-	-	
Internal charges applied	295	271	286	
Other operating funding applications	38	40	39	
Total application of operating funding (B)	2,310	2,328	2,365	
Surplus / (deficit) of operating funding (A-B)	179	155	(98)	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	-	-	-	
Increase / (decrease) in debt	-	-	-	
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	-	-	-	
Applications of capital funding				
Capital - growth	543	197	313	
Capital - level of service	-	-	-	
Capital - renewals	-	-	-	
Increase / (decrease) in reserves	-	-	-	
Increase / (decrease) of investments	(364)	(42)	(411)	
Total applications of capital funding (D)	179	155	(98)	
Surplus / (deficit) of capital funding (C-D)	(179)	(155)	98	
Funding balance (A-B) + (C-D)	-	-	-	

There are no significant variances to explain between the 2014/15 annual plan and the Long Term Plan 2012/2022.

Democracy

Overview

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

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

Why is the Council involved?

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

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

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

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

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

Activity goal

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

Council contribution to community outcomes

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

Negative effects on the wellbeing of the community

There are no negative effects from this activity.

Major projects

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

Service targets for democracy

Objective	Performance measure	Service target
Take decisions in an open and accountable manner.	Conduct less than 5% (by item) of the Council business in a public excluded meeting.	≤5%
Prepare key accountability documents in accordance with good practices that allow for easy input from ratepayers and meet statutory requirements.	The annual report, annual budget and LTP are prepared within statutory timeframes and, where relevant, with an unqualified opinion.	2014 annual report adopted on time with unmodified audit opinion. 2015/25 LTP adopted on time with an unmodified audit opinion.

Democracy funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	2,586	2,686	2,446	Note 1
Targeted rates	645	617	556	
Subsidies and grants for operating purposes	45	-	-	
Fees and charges	3	-	60	
Internal charges and overheads recovered	-	-	-	
Other operating funding	-	-	-	
Total operating funding (A)	3,279	3,303	3,062	
Application of operating funding				
Payments to staff and suppliers	1,502	1,706	1,344	Note 2
Finance costs	-	-	-	
Internal charges applied	1,758	1,822	1,566	Note 3
Other operating funding applications	119	106	223	
Total application of operating funding (B)	3,379	3,634	3,133	
Surplus / (deficit) of operating funding (A-B)	(100)	(331)	(71)	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	-	-	-	
Increase / (decrease) in debt	-	-	-	
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	-	-	-	
Applications of capital funding				
Capital - growth	-	-	-	
Capital - level of service	-	-	-	
Capital - renewals	-	-	-	
Increase / (decrease) in reserves	-	-	-	
Increase / (decrease) of investments	(100)	(331)	(71)	
Total applications of capital funding (D)	(100)	(331)	(71)	
Surplus / (deficit) of capital funding (C-D)	100	331	71	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

Note 1 General rates – the funding requirement has decreased due to a reduction in support costs allocated to the activity.

Note 2 Payments to staff and suppliers – the LTP assumed that the Canterbury Museum upgrade project would start in the 2014/15 financial year. However, as there is uncertainty relating to the timing of this project the Council's contribution has not been included in the Annual Plan.

Note 3 Internal charges applied – the decrease follows a review undertaken of the time and cost taken to support this activity. This has resulted in costs being redistributed within the Council's activity cost centres.

Environmental services

Overview

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

Building control

Building control receives and processes applications for building consents, undertakes the inspection of building works and issues the necessary certificates for building related work. Ongoing work is required to maintain the Council's accreditation as a Building Consent Authority following the biennial accreditation review by International Accreditation New Zealand in October 2011.

As a result of the 4 September 2010 earthquake, there has been and will continue to be additional work demand associated with the replacement of dwellings and the repair of earthquake damage. There is also additional demand associated with the construction of new dwellings for persons displaced from Christchurch City. This demand is being met by engaging additional staff and consultants. Although Central Government is investigating changes to how the building control function is delivered (including a more centralised consenting process), the timing of any future changes is uncertain.

District plan administration

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

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

Environmental health

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

Monitoring

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

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

Strategy and policy

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

One of the chief drivers for this strategic approach to managing growth is the Greater Christchurch Urban Development Strategy which covers the north eastern part of the District and includes the settlements of Lincoln, Prebbleton, Rolleston and West Melton. The completion of the Future for Selwyn Strategy which covers the balance of the District was a major initiative designed to investigate what opportunities existed and what the Council can do to create the desired future in the next 30+ years.

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

Animal control

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

Activity goal

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

Council contribution to community outcomes

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

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

Negative effects of the activity

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

Major projects

There are no major projects planned for this activity.

Service targets for environmental services

Objective	Performance measure	Service target
Animal control		
Registration of all known dogs.	Registration of all known dogs by year end 30 June.	100%
All complaints in regard to dog control are investigated in a timely manner.	Percentage of urgent callouts attended to within 4 hours.	100%
	Percentage of non-urgent callouts attended to within 72 hours.	100%
Building		
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.	Proportion of building consents issued within statutory time frames.	100%
To interact with customers in a manner that results in a high level of customer satisfaction.	Proportion of Code Compliance Certificates issued within statutory time frames.	100%
	Proportion of Building Consent Applicants satisfied or very satisfied.	90%

Objective	Performance measure	Service target
District plan administration		
All 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.	Proportion of resource consents issued within statutory time frames.	100%
	Preparation of Environment Court appeals settled or found in the Council's favour.	70%
Interact with resource consent applicants in a manner which results in a high level of customer satisfaction.	Proportion of resource consent applicants very satisfied or satisfied.	85%
Environmental health		
All registered premises are operated in a manner that minimises any adverse effects on public health.	All premises operated under Food Control Plans or National Programmes will be inspected at least annually.	100%
Sale of liquor		
All licence applications are processed efficiently in accordance with legislative requirements.	Proportion of special licences issued within 15 working days of the receipt of reports filed by the Police and the Medical Officer of Health.	90%
	Proportion of all other uncontested licences issued within 20 working days of the closing date for objections.	90%
Policy and strategy		
Planning and providing for the sustainable management, development and protection of natural and physical resources of the District as required by Section 5 of the Resource Management Act 1991 and to develop, amend, and review the Selwyn District Plan to reflect the strategic direction, and meet statutory requirements.	A programme of plan changes to enhance the District Plan is prepared and approved by the Council each year.	A Council report with programme of plan changes including progress on these changes is placed on the Council agenda twice a year.
	Private plan changes processed within statutory time frames.	100%
Engaging with local communities, developers and other interested parties to develop a strategic direction.	Adoption of the strategies.	Implementation of the Future for Selwyn Strategy including structure plans.
	Residents' survey of satisfaction is increased.	Residents' satisfaction is maintained or increased.

Environmental services funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	3,756	3,735	3,331	
Targeted rates	-	-	-	
Subsidies and grants for operating purposes	93	49	26	
Fees and charges	7,152	4,650	5,444	Note 1
Internal charges and overheads recovered	-	-	-	
Other operating funding	-	-	-	
Total operating funding (A)	11,001	8,434	8,801	
Application of operating funding				
Payments to staff and suppliers	9,758	7,190	7,788	Note 2
Finance costs	-	-	-	
Internal charges applied	1,283	1,211	1,227	
Other operating funding applications	5	21	20	
Total application of operating funding (B)	11,046	8,422	9,035	
Surplus / (deficit) of operating funding (A-B)	(45)	12	(234)	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	-	-	-	
Increase / (decrease) in debt	-	-	-	
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	-	-	-	
Applications of capital funding				
Capital - growth	120	-	-	
Capital - level of service	-	-	-	
Capital - renewals	-	-	-	
Increase / (decrease) in reserves	-	-	155	
Increase / (decrease) of investments	(165)	12	(389)	
Total applications of capital funding (D)	(45)	12	(234)	
Surplus / (deficit) of capital funding (C-D)	45	(12)	234	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

Note 1 Fees and charges – the increase in funding is associated with increased building activity in the District and the associated fees revenue received from issuing building consents.

Note 2 Payments to staff and suppliers – the increase is associated with additional staff costs and other variable costs associated with the increased building activity in the District.

Transportation

Overview

The Council provides a roading network that covers the length and breadth of the District. This local network, when combined with the State Highway network, provides a diverse range of roading linkages that enable Selwyn residents 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.

Transport, in whatever form, plays an integral part of our lives and is the principal thread that binds our communities together. It also 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 just involve roads, there are a significant number of supporting assets that all contribute to making a combined urban and rural transport system work. These include bridges, culverts, traffic signs and markings and those found mainly in townships such as footpaths, street lighting, cycleways, bus shelters, and kerb and channel to name a few. As the saying goes 'the parts make the whole'.

Each year Council receives a number of requests for unsealed roads to be surfaced under a seal extension programme. Council is not able to justify on a benefit cost basis the sealing of additional roads unless funded as part of an adjacent development. In adopting the 2013/14 Annual plan council resolved that if adjacent landowners wanted roads sealed, then they could undertake it solely at their own cost, and maintain it for 10 years, at which point Council would be amenable to take over maintenance.

The Council will conduct a safety audit of Council's roading network looking at intersections, signage and markings to assist in identifying where further safety improvements can be made during the year. This work will be funded from existing professional service budgets.

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 the Act. This is reflected at a more local level in the Council's land transport activity goals as presented below. To achieve this, the 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 effectively and efficiently deliver a local road and transport network as part of a wider integrated regional and national transport system.

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. Safety is a fundamental objective across all transport activities, and while there is always some risk attached to using roads, this needs to be mitigated in a practical way through a combination of measures such as engineering improvements, education, and enforcement. The Council has to be involved in all these transport related facets to provide a co-ordinated and measured response over the combined activity. An example of this, from a safety perspective, is the Council's 'Selwyn Safety Strategy to 2020' which blends 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.

The Council does not work alone in meeting the District's transportation needs. It coordinates its activities with a wider regional group of other councils and the NZTA, to plan and integrate District and regional transportation networks. This is coordinated through the Regional Transport Committee run by The Canterbury Regional Council, which also has the responsibility to produce the Regional Land Transport Strategy. The Regional Council also provides public transport services in partnership with the Council, who provides the necessary supporting infrastructure. There are also other organisations and advocacy groups that have an interest in transport matters, for example, freight, walking and cycling, public health, disability and mobility, and road safety. Their involvement adds value and a different perspective which improves transport planning and decision-making processes.

Activity goal

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

Council contribution to community outcomes

This activity contributes the following outcomes:

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

Negative effects on the wellbeing of the community

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

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

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

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

Key projects include:

- Subsidised sealed road resurfacing \$2,500,000 (*funded by general rates and NZTA subsidy*).
- Unsealed road metalling \$1,000,000 (*funded by general rates and NZTA subsidy*).
- Unsubsidised sealed road maintenance and renewals \$1 million (*funded by targeted rates*).
- Lowes Road development living 1B \$864,000 (*funded by development contributions*).
- Minor improvements \$462,000 (*funded by general rates*).
- Goulds Road upgrade Rolleston \$350,000 (*funded by general rates, development contributions and reserve funds*).
- Chervier and Chapman Street upgrade \$340,000 (*funded by general rates, development contributions and reserve funds*).
- CRETS local upgrades \$267,000 (*funded by general rates*).
- Springston to Lincoln Cycleway \$227,000 (*funded by general rates and reserve funds*).
- Ahuriri Road seal extension \$195,000 (*funded by general rates and development contributions*).
- Manor Drive upgrade Rolleston \$185,000 (*funded by general rates and development contributions*).
- Traffic services renewals \$180,000 (*funded by general rates and NZTA subsidy*).
- Entranceways \$162,000 (*funded by general rates*).
- Small bridge replacements \$160,000 (*funded by general rates*).
- Walkers Road seal widening \$128,000 (*funded by general rates*).
- Drainage renewals \$120,000 (*funded by general rates*).
- Subsidised pavement rehabilitation \$120,000 (*funded by general rates and NZTA subsidy*).
- Selwyn District Council share of development contribution upgrades \$109,000 (*funded by general rates*).
- Structure component replacements \$100,000 (*funded by general rates*).
- Discretionary footpath extensions \$54,000 (*funded by general rates*).

Service targets for transportation

Objective	Performance measure	Service target
Provide a well maintained, operated and affordable land transport system.	The number of public service requests received each year. Targets increase reflecting growth in ratepayers likely to make a request and further promotion and use of service request system.	Road maintenance, works and operations ≤2,200 Road safety ≤215 Walking, cycling and public transport ≤120 Street lighting ≤215
	The performance rating (out of 100) in the Biennial Residents' Survey.	Urban Roads ≥75 Rural Roads ≥60 Footpaths ≥75 Cycleways ≥60
	Road roughness (NAASRA counts/km which is an industry based standard) is measured by the biennial road roughness survey which calculates an average count over the respective sealed and unsealed networks. A NAASRA count over 110 for a sealed road is starting to be considered as rough and may generate complaints. An appropriate limit for unsealed roads is very subjective, but in comparison counts over 150 could be considered a concern.	Sealed roads ≤65 Unsealed roads ≤100
	The length in kilometres of annual pavement resealing achieved.	≥75
	The number of larger capital projects undertaken each year to upgrade significant road routes as identified by strategies and upgrade schedules.	≥1
Cater for any significant projected traffic increases in a sustainable manner.	The percentage of larger capital projects generally completed in the year that they were programmed to occur.	≥75%
	The number of off-road cycleway projects implemented consistent with the Walking and Cycling Strategy and Action Plan.	-
	The length in metres of new or extended township footpaths installed per year consistent with the Walking and Cycling Strategy and Action Plan.	≥350
Pedestrians, cyclists and motor vehicle users can safely move around the Selwyn District.	Reducing the trend of fatal and serious casualties as a key target from the Selwyn Road Safety Strategy.	Progressively reducing number of fatal and serious casualties.
	The performance rating (out of 100) for promotion of road safety in the Biennial Residents' Survey	≥75
	The performance rating (out of 100) for making district roads safer in the Biennial Residents' Survey	≥60
	Utilisation of New Zealand Transport Agency funding for minor (safety) improvements.	≥95%
Contribute to an integrated and responsive local and regional transportation system.	Attendance at relevant Regional Transport Committee (RTC) and Regional Transport Officers Group (TOG) meetings and forums.	≥95%

Transportation funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	5,828	5,718	5,653	Note 1
Targeted rates	1,015	-	-	Note 2
Subsidies and grants for operating purposes	2,390	2,093	2,449	Note 3
Fees and charges	-	-	-	
Internal charges and overheads recovered	-	-	-	
Other operating funding	192	192	185	
Total operating funding (A)	9,425	8,003	8,287	
Application of operating funding				
Payments to staff and suppliers	4,765	4,705	4,678	
Finance costs	1,039	1,351	988	Note 4
Internal charges applied	1,339	1,218	1,148	Note 5
Other operating funding applications	-	-	-	
Total application of operating funding (B)	7,143	7,274	6,814	
Surplus / (deficit) of operating funding (A-B)	2,282	729	1,473	
Sources of capital funding				
Subsidies for capital expenditure	2,100	1,842	1,925	Note 6
Development and financial contributions	1,147	804	787	Note 7
Increase / (decrease) in debt	2,070	2,623	3,045	Note 8
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	5,317	5,269	5,757	
Applications of capital funding				
Capital - growth	4,307	1,368	3,511	Note 9
Capital - level of service	871	871	1,226	
Capital - renewals	4,980	3,980	4,010	Note 10
Increase / (decrease) in reserves	(1,772)	(175)	674	
Increase / (decrease) of investments	(787)	(46)	(2,191)	
Total applications of capital funding (D)	7,599	5,998	7,230	
Surplus / (deficit) of capital funding (C-D)	(2,282)	(729)	(1,473)	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

- Note 1** General rates – the increase is associated with the increase in planned capital expenditure programme for the 2014/2015 year. See Note 9 below.
- Note 2** Targeted rates – the increase is associated with the new targeted rate to fund maintenance and renewals on the roading network.
- Note 3** Subsidies and grants for operating purposes – the increase in funding is associated with higher subsidies than originally budgeted in the Long Term Plan.
- Note 4** Finance costs – the decrease is associated with lower interest costs on borrowings than originally budgeted.
- Note 5** Internal charges applied – the increase follows a review undertaken of the time and cost of supporting this activity. This has resulted in costs being redistributed within the Council's activity cost centres.
- Note 6** Subsidies for capital expenditure – the increase in funding is associated with higher subsidies than originally budgeted in the Long Term Plan.
- Note 7** Development and financial contributions – the increase is associated with higher growth in the District than originally budgeted in the LTP.
- Note 8** Increase in debt – the amount of borrowing required to fund this activity is lower than assumed in the LTP due to availability of increased corporate income.

- Note 9** Capital growth – the increase is due to additional projects planned for the coming year. These projects include Chervier and Chapman Street upgrade Leeston \$340,000, Springston to Lincoln Cycleway \$227,000, Manor Drive upgrade Rolleston \$185,000, Ahuriri Road seal extension \$195,000, and the Goulds Road upgrade Rolleston \$350,000. \$1.6 million of capital growth projects have been carried forward from 2013/2014 for completion in 2014/2015.
- Note 10** Capital renewals – the increase is due to additional projects planned for the coming year. These projects include additional road maintenance and renewal funding \$1 million.

Solid waste management

Overview

The Council provides a variety of services related to the management of waste in the more populous parts of the District, covering more than 12,000 households. Essentially, waste is mostly collected through the rubbish, recycling and organic kerbside collection system. The remainder of the waste, recycling and organics is taken directly by residents to the Pines Resource Recovery Park. Residents pay for the service through a mix of targeted and compulsory rates.

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

Why is the Council involved?

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

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

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

Waste collection services

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

Residual waste disposal facilities

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

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

Activity goal

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

Council contribution to community outcomes

This activity contributes the following outcomes:

- A clean environment

Negative effects on the wellbeing of the community

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

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

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

Key projects include:

- Compost plant refurbishment and weighbridge \$55,000 (*funded by targeted rates*).

Service targets for solid waste management

Objective	Performance measure	Service target
The Council provides a quality service for the community where charges cover costs.	The performance rating (out of 100) for solid waste in the Residents' Biennial Survey.	Rubbish collection ≥85 Recycling ≥85 Organic waste collection ≥65
The Council protects the environment from illegal dumping.	The proportion of households using the Pines Resource Recovery Park.	25%
The solid waste service is effective and efficient. The Council's service is sustainable.	Number of written complaints received per annum related to solid waste service.	≤15
Waste minimisation is achieved by reducing the amount of residual waste.	Numbers of customers changing to private providers.	≤5%
	The annual reduction in the amount of residual waste per head of population.	5% reduction in kg per head of waste to landfill compared with the previous year.

Solid waste management funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	-	-	-	Note 1
Targeted rates	4,483	3,745	3,757	
Subsidies and grants for operating purposes	15	15	15	
Fees and charges	1,501	1,422	1,400	
Internal charges and overheads recovered	-	-	-	
Other operating funding	-	-	-	
Total operating funding (A)	5,999	5,182	5,172	
Application of operating funding				
Payments to staff and suppliers	5,765	4,664	4,795	Note 2
Finance costs	-	-	-	
Internal charges applied	330	347	317	
Other operating funding applications	-	-	-	
Total application of operating funding (B)	6,095	5,011	5,112	
Surplus / (deficit) of operating funding (A-B)	(96)	171	60	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	-	-	-	
Increase / (decrease) in debt	-	-	-	
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	-	-	-	
Applications of capital funding				
Capital - growth	55	55	672	
Capital - level of service	-	-	-	
Capital - renewals	-	-	-	
Increase / (decrease) in reserves	-	-	-	
Increase / (decrease) of investments	(151)	116	(612)	
Total applications of capital funding (D)	(96)	171	60	
Surplus / (deficit) of capital funding (C-D)	96	(171)	(60)	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

- Note 1** Targeted rates – the increase is associated with higher demand for waste collection stemming from population growth in the District.
- Note 2** Payments to staff and suppliers – the increase is correlated with the increased demand for waste collection in the District and is expected to result in higher waste volumes in the coming year as growth in the District continues.

5 waters services

Activities covered

Community water supplies	31 schemes (public health).
Land drainage	10 schemes (making land farmable/
Stormwater urban	22 schemes (urban stormwater management).
Water races rural and urban	111,246ha (stock water, amenity, habitat).
Community wastewater schemes	14 schemes and ESSS (public health).

Overview

The availability of clean safe to drink water and the safe disposal of waste water are fundamental to the health and welfare of the Selwyn community. The 5 Waters service provides clean safe to drink water for households and removal of sewage 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 82 separately rated water based schemes within the District. The 5 Waters assets are valued at \$441 million with water supplies valued at \$76 million, sewerage schemes \$174 million, stormwater \$24 million, land drainage \$92 million and water races \$75 million.

Drinking water is provided by the Council to over 72% of the population of the District, around 33,000 people. By comparison, wastewater services are provided to approximately 20,000 people. The largest consented wastewater treatment and disposal area is the Pines Wastewater Treatment Plant, servicing Rolleston, West Melton, Lincoln, Prebbleton and Springston.

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

Why is the Council involved?

The Council is in the best position to respond to the expectations of the communities it serves and to translate these needs into levels of service, which have funding options accompanying them, for public scrutiny and comment. The Local Government Act 2002 clearly sets out how the Council must consult with residents over significant decisions and this ensures the community has a major decision making role. The 5 Waters assets are listed as 'Strategic' in the 2012/2022 Long Term Plan for the very reason that failure of these services has a devastating and far-reaching effect on the District. The Council is well positioned to take a major leadership role in planning and managing the assets and networks that deliver these essential services.

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

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

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

The sewerage asset is expected to increase rapidly with the Eastern Selwyn Sewerage Scheme being constructed. Stormwater assets have been, and will continue to be, rapidly developed to meet the increased standards reflected in the Regional Council's Natural Resources Regional Plan rules.

Activity goal

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

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

Council contribution to community outcomes

This activity contributes the following outcomes:

- A clean environment
- A living environment where the rural theme of Selwyn is maintained
- Selwyn people have access to appropriate health, social and community services
- A safe place in which to live, work and play
- A prosperous community.

Negative effects on the wellbeing of the community

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

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

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

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

Key projects include:

- Eastern Selwyn Sewerage Scheme to allow growth in Lincoln, Prebbleton, Rolleston and West Melton \$2.1 million (*funded by development contributions*).
- Lincoln waste water pipeline renewals \$1 million (*funded by targeted rates*).
- Rolleston water supply extension \$1 million (*funded by development contributions*).
- Rolleston water supply source improvements \$1 million (*funded by development contributions*).
- West Melton water supply upgrade \$650,000 (*funded by targeted rates*).
- Rolleston waste water extension \$545,000 (*funded by development contributions*).
- Leeston stormwater upgrade \$500,000 (*funded by targeted rates*).
- Lincoln stormwater ISMP capital works \$461,000 (*funded by development contributions*).
- Lincoln water supply upgrade \$400,000 (*funded by development contributions*).
- Prebbleton waste water upgrade \$400,000 (*funded by development contributions*).
- Glentunnel water race upgrade \$395,000 (*funded by targeted rates*).
- Leeston water supply upgrade \$300,000 (*funded by reserves*).
- Lake Coleridge township wastewater upgrades \$151,000 (*funded by targeted rates*).
- Malvern Hills water supply renewals \$121,000 (*funded by targeted rates*).
- Leeston township wastewater renewals \$117,000 (*funded by targeted rates*).
- Castle hill water supply UV upgrades \$108,000 (*funded by targeted rates*).
- Doyleston water supply upgrade \$100,000 (*funded by reserves*).
- Templeton/Claremont wastewater renewals \$90,000 (*funded by targeted rates*).
- Rolleston water supply renewals \$82,000 (*funded by targeted rates*).
- Springston water supply renewals \$70,000 (*funded by targeted rates*).
- Malvern water race fish screening and electronic controls \$54,000 (*funded by targeted rates*).
- Templeton/Claremont water supply renewals \$50,000 (*funded by targeted rates*).
- Burnham water supply connection to Rolleston \$93,000 (*funded by targeted rates*).

Service targets for 5 waters activities

Objective	Performance measure	Service target
Safe drinking water		
The community is provided with water services to a standard that protects their health and property.	Compliance with national standards for bacterial (E. coli) criteria for water leaving treatment plant as reported by the Ministry of Health, for each registered drinking water supply.	99%
	Compliance with national standards for bacterial (E. coli) criteria for water in the distribution system as reported by the Ministry of Health, for each registered drinking water supply.	99.5%
Fire fighting (urban fire districts)		
The community is provided with water services to a standard that protects their health and property.	The proportion of an urban fire district area within 135m of one fire hydrant and 270m of two fire hydrants.	57%
Extended water supply interruption (urban)		
The community is provided with water services to a standard that protects their health and property.	The proportion of properties affected by unplanned water supply interruptions of more than five hours per 1000 properties.	35%
Extended water supply interruption (rural restricted)		
The community is provided with water services to a standard that protects their health and property.	The proportion of properties affected by unplanned water supply interruptions of more than 24 hours per 1000 properties.	35%
Wastewater overflows		
The community is provided with water services to a standard that protects their health and property.	The total number of sewer and sewer pump station overflows events (wet and dry weather).	≤3
Water quantity		
The community is provided with water services to a standard that protects their health and property.	Average volume of water consumed per residential property per day in the 'Total Water Served Area' (litres/property/day).	900
Service disruption response (water races)		
Problems with water services are addressed in a timely manner and prioritised according to risk and need.	The average duration for which a serviced property in the 'Total Water Race Served Area' is without supply due to unplanned interruption hours.	10hr
Serviced area		
Service capacity is provided to accommodate growing communities, where this growth is sustainable.	Proportion of residential properties serviced within the District expressed as a percentage of total residential properties.	75%
	Proportion of residential properties serviced within the District expressed as a percentage of total residential properties.	55%
Operating costs		
Water Services are provided in a cost effective manner.	Total average operating cost per serviced property.	\$335
	Total average operating cost per serviced property.	\$390

Community water supplies funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	-	-	-	
Targeted rates (other than for metered water supply)	4,097	3,798	3,539	Note 1
Subsidies and grants for operating purposes	-	-	-	
Fees and charges and targeted rates for metered water	531	481	517	
Internal charges and overheads recovered	1,048	822	877	Note 2
Other operating funding	-	-	-	
Total operating funding (A)	5,676	5,101	4,933	
Application of operating funding				
Payments to staff and suppliers	2,847	2,114	3,121	Note 3
Finance costs	-	-	-	
Internal charges applied	2,096	1,644	1,754	Note 4
Other operating funding applications	-	-	-	
Total application of operating funding (B)	4,943	3,758	4,875	
Surplus / (deficit) of operating funding (A-B)	733	1,343	58	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	186	186	175	
Increase / (decrease) in debt	-	-	-	
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	186	186	175	
Applications of capital funding				
Capital - growth	4,664	-	4,193	Note 5
Capital - level of service	111	118	21	
Capital - renewals	1,032	649	978	Note 6
Increase / (decrease) in reserves	(2,347)	1,057	(2,765)	
Increase / (decrease) of investments	(2,541)	(296)	(2,194)	
Total applications of capital funding (D)	919	1,529	233	
Surplus / (deficit) of capital funding (C-D)	(733)	(1,343)	(58)	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

- Note 1** Targeted rates – the increase is due to the District’s growing population.
- Note 2** Internal charges and overheads recovered – the increase follows a review of the time and cost spent supporting this activity. This review has resulted in costs being redistributed within the Council’s activity cost centres.
- Note 3** Payments to staff and suppliers – the increase is due to both increased cost of supply and growth in the District.
- Note 4** Internal charges applied – the increase follows a review of the time and cost spent supporting this activity has resulted in costs being redistributed within the Council’s activity cost centres.
- Note 5** Capital growth – the increase is due to additional projects planned for the coming year. These projects include Burnham water supply connection to Rolleston \$93,000, Doyleston water supply upgrade \$100,000, Leeston water supply upgrade \$300,000, Lincoln water supply upgrade \$400,000, Rolleston water supply extension \$1 million, Rolleston water supply improvements \$1 million, and West Melton water supply upgrade \$650,000. \$1.1 million of capital growth projects have been carried forward from 2013/2014 for completion in 2014/2015.
- Note 6** Capital renewals – the increase is due to additional projects planned for the coming year. These projects include Arthurs Pass water supply \$53,000, Burnham water supply \$40,000, and Lake Coleridge water supply \$60,000.

Community wastewater supplies funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	-	-	-	
Targeted rates	4,053	4,070	3,675	
Subsidies and grants for operating purposes	-	-	-	
Fees and charges	611	218	636	Note 1
Internal charges and overheads recovered	591	447	492	
Other operating funding	-	-	-	
Total operating funding (A)	5,255	4,735	4,803	
Application of operating funding				
Payments to staff and suppliers	2,800	2,954	3,321	
Finance costs	2,390	3,940	2,837	Note 2
Internal charges applied	1,183	894	984	Note 3
Other operating funding applications	-	-	-	
Total application of operating funding (B)	6,373	7,788	7,142	
Surplus / (deficit) of operating funding (A-B)	(1,118)	(3,053)	(2,339)	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	8,668	3,008	4,664	Note 4
Increase / (decrease) in debt	-	-	6,000	
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	8,668	3,008	10,664	
Applications of capital funding				
Capital - growth	4,277	-	5,671	Note 5
Capital - level of service	150	-	840	
Capital - renewals	1,404	2,922	1,324	Note 6
Increase / (decrease) in reserves	(1,176)	(2,174)	(1,180)	
Increase / (decrease) of investments	2,895	(793)	1,670	
Total applications of capital funding (D)	7,550	(45)	8,325	
Surplus / (deficit) of capital funding (C-D)	1,118	3,053	2,339	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

- Note 1** Fees and charges – the increase is because the Long Term Plan assumed charges for certain properties would be collected as rates rather than fees and charges.
- Note 2** Finance costs – the decrease in finance costs is associated with lower borrowing levels than originally budgeted.
- Note 3** Internal charges applied – the increase follows a review undertaken the time and cost spent supporting this activity has resulted in costs being redistributed within the Council's activity cost centres.
- Note 4** Development and financial contributions – the increase is associated with higher growth in the District than originally budgeted in the LTP.
- Note 5** Capital growth - the increase is due to additional projects planned for the coming year. These projects include Prebbleton wastewater upgrades \$400,000, Rolleston wastewater extension \$545,000, and Eastern Selwyn Sewerage Scheme \$2.1 million. \$1.2 million of capital growth projects have been carried forward from 2013/2014 for completion in 2014/2015.
- Note 6** Capital renewals – the decrease is due to a reduction on planned renewal expenditure on the Lincoln wastewater scheme following review \$1.5 million.

Stormwater funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	-	-	-	
Targeted rates	529	452	445	
Subsidies and grants for operating purposes	-	-	-	
Fees and charges	-	-	-	
Internal charges and overheads recovered	-	-	-	
Other operating funding	-	-	-	
Total operating funding (A)	529	452	445	
Application of operating funding				
Payments to staff and suppliers	531	391	624	
Finance costs	168	249	203	
Internal charges applied	217	143	171	
Other operating funding applications	-	-	-	
Total application of operating funding (B)	916	783	998	
Surplus / (deficit) of operating funding (A-B)	(387)	(331)	(553)	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	227	227	222	
Increase / (decrease) in debt	-	-	326	
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	227	227	548	
Applications of capital funding				
Capital - growth	1,300	231	496	Note 1
Capital - level of service	35	-	218	
Capital - renewals	-	-	9	
Increase / (decrease) in reserves	(461)	-	(53)	
Increase / (decrease) of investments	(1,034)	(335)	(675)	
Total applications of capital funding (D)	(160)	(104)	(5)	
Surplus / (deficit) of capital funding (C-D)	387	331	553	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

Note 1 Capital growth – the increase is due to additional projects planned for the coming year. These projects include Leeston flood diversion \$500,000, Lincoln conveyance channel upgrade \$200,000, and Birches Road culvert upgrade Lincoln \$30,000. \$400,000 of capital growth projects have been carried forward from 2013/2014 for completion in 2014/2015.

Water races and land drainage funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	43	16	36	
Targeted rates	1,805	1,811	1,658	
Subsidies and grants for operating purposes	-	-	-	
Fees and charges	170	183	166	
Internal charges and overheads recovered	300	280	269	
Other operating funding	-	-	-	
Total operating funding (A)	2,318	2,290	2,129	
Application of operating funding				
Payments to staff and suppliers	1,743	1,602	1,938	
Finance costs	-	-	-	
Internal charges applied	599	560	538	
Other operating funding applications	-	-	-	
Total application of operating funding (B)	2,342	2,162	2,476	
Surplus / (deficit) of operating funding (A-B)	(24)	128	(347)	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	-	-	-	
Increase / (decrease) in debt	-	-	-	
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	-	-	-	
Applications of capital funding				
Capital - growth	497	-	389	Note 1
Capital - level of service	1,645	54	1,181	Note 2
Capital - renewals	4	4	9	
Increase / (decrease) in reserves	53	(1)	98	
Increase / (decrease) of investments	(2,223)	71	(2,024)	
Total applications of capital funding (D)	(24)	128	(347)	
Surplus / (deficit) of capital funding (C-D)	24	(128)	347	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

- Note 1** Capital growth – the increase is due to additional projects planned for the coming year. These projects include Glentunnel intake upgrade \$396,000.
- Note 2** Capital level of service – the increase is due to additional projects planned for the coming year. These projects include Malvern water race fish screening and electronic controls \$871,000. \$720,000 of capital projects that will increase the level of service have been carried forward from 2013/2014 for completion in 2014/2015.

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 for the 2014/2015 financial year

Key projects include:

- The development of Izone Stage 7 \$16.7 million (*funded by land sales*).
- Purchase of a \$10 million commercial property (*funded by land sales*).

Service targets for Izone Southern Business Hub

Objective	Performance measure	Service target
To provide employment opportunities by selling 10 ha of land on an annual basis.	Sale of 10 ha per year.*	10 ha

* Projected asset sales are based on 77 ha over 10 years.

Izone Southern Business Hub funding impact statement

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	-	-	-	
Targeted rates	-	-	-	
Subsidies and grants for operating purposes	-	-	-	
Fees and charges	-	-	-	
Internal charges and overheads recovered	-	-	-	
Other operating funding	-	-	-	
Total operating funding (A)	-	-	-	
Application of operating funding				
Payments to staff and suppliers	1,702	1,186	1,153	Note 1
Finance costs	300	1,534	761	Note 2
Internal charges applied	-	-	-	
Other operating funding applications	-	-	-	
Total application of operating funding (B)	2,002	2,720	1,914	
Surplus / (deficit) of operating funding (A-B)	(2,002)	(2,720)	(1,914)	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	-	-	-	
Increase / (decrease) in debt	20,000	(10,000)	14,000	Note 3
Gross sales proceeds from sale of assets	12,902	14,542	10,092	Note 4
Total sources of capital funding (C)	32,902	4,542	24,092	
Applications of capital funding				
Capital - growth	26,708	-	11,987	Note 5
Capital - level of service	-	-	-	
Capital - renewals	-	-	-	
Increase / (decrease) in reserves	-	-	-	
Increase / (decrease) of investments	4,192	1,822	10,191	
Total applications of capital funding (D)	30,900	1,822	22,178	
Surplus / (deficit) of capital funding (C-D)	2,002	2,720	1,914	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

- Note 1** Payments to staff and suppliers – Project members’ remuneration budget increased compared with LTP by \$60,000, general maintenance costs for development increased by \$20,000 to reflect actual costs incurred in last 2 years. An allowance of \$200,000 for work associated with developing Stage 7. A number of the “planning categories” are lower reflecting the fact that all land in Izone is now appropriately zoned whereas the LTP had still considered a level of “planning” work.
- Note 2** Finance costs – the decrease is associated with lower average borrowings than originally budgeted. Borrowings will be repaid following receipt of funds from the Port of Tauranga land sale. \$300,000 of finance costs have been allowed for to meet the borrowing needs of construction of Stage 7.
- Note 3** Increase in debt – the increase in debt is due to the purchase / construction of a \$10 million commercial property being carried forward from the 2013/2014 financial year and other expenditure which will be debt funded. \$10 million debt has been allowed for the development of Stage 7 which has been brought forward for completion in the 2014/2015 financial year.
- Note 4** Gross sales proceeds from sale of assets – the decrease is associated with revised sales volumes for the 2014/15 financial year compared with those contained in the LTP.
- Note 5** Capital growth – the increase is due to the purchase of a \$10 million commercial property and an allowance for \$16.7 million of work to accommodate the development of Stage 7.

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

	2015	2015	2014	Movement
	Annual plan	LTP	Annual plan	LTP vs
	\$'000	\$'000	\$'000	annual plan
Sources of operating funding				
General rates	(7,485)	(6,616)	(6,994)	Note 1
Targeted rates	591	320	320	Note 2
Subsidies and grants for operating purposes	-	7	-	
Fees and charges	1,816	2,518	1,839	Note 3
Internal charges and overheads recovered	11,182	10,011	9,961	Note 4
Other operating funding	7,529	6,758	6,711	Note 5
Total operating funding (A)	13,633	12,998	11,837	
Application of operating funding				
Payments to staff and suppliers	10,565	9,015	9,358	Note 6
Finance costs	208	1,363	409	Note 7
Internal charges applied	1,371	1,246	1,285	
Other operating funding applications	153	164	159	
Total application of operating funding (B)	12,297	11,788	11,211	
Surplus / (deficit) of operating funding (A-B)	1,336	1,210	626	
Sources of capital funding				
Subsidies for capital expenditure	-	-	-	
Development and financial contributions	-	-	-	
Increase / (decrease) in debt	-	(5,000)	4,000	Note 8
Gross sales proceeds from sale of assets	-	-	-	
Total sources of capital funding (C)	-	(5,000)	4,000	
Applications of capital funding				
Capital - growth	520	528	523	
Capital - level of service	-	-	-	
Capital - renewals	300	-	-	Note 9
Increase / (decrease) in reserves	-	-	-	
Increase / (decrease) of investments	516	(4,318)	4,103	
Total applications of capital funding (D)	1,336	(3,790)	4,626	
Surplus / (deficit) of capital funding (C-D)	(1,336)	(1,210)	(626)	
Funding balance (A-B) + (C-D)	-	-	-	

Explanations for significant variances between the 2014/2015 annual plan and the Long Term Plan 2012/2022

- Note 1** General rate – the increase in the support services contribution to the general rate requirement is due to additional interest income to be earned on cash received from the liquidation of Selwyn Investment Holdings Limited, plus an increase in forecast dividend revenue compared with the Long Term Plan.
- Note 2** Targeted rates – the increase is associated with the introduction of a targeted loan rate for Westland Milk's contribution to the Eastern Selwyn Sewerage Scheme.
- Note 3** Fees and charges – the decrease is due to lower commercial property income budgeted to be received following the sale of one of the Council's investment properties located at the Izone Southern Business Hub during the 2011/12 financial year.
- Note 4** Internal charges and overheads recovered – the increase is associated with higher staff costs due to restructuring in the assets service area and as a result of a changed approach to on-charging water testing costs.
- Note 5** Other operating funding – the increase is associated with additional interest revenue expected to be earned on additional cash received from Selwyn Investment Holdings Limited and higher dividend revenue expected to be received from Orion New Zealand Limited.
- Note 6** Payments to staff and suppliers – the increase is due to the increased staff and associated costs required to cope with demands of a rapidly developing district, increased rates on Council assets following the rating revaluation and a revised approach to charging for water testing that shows gross rather than net costs.
- Note 7** Finance costs – the decrease is associated with lower borrowings than originally budgeted as a result of the sale of a commercial property.
- Note 8** Decrease in debt – the planned decrease in debt is associated with the repayment of the Central Plains Water Limited loan balance. The loan balance was repaid early during the 2013/14 financial year.
- Note 9** Capital renewals – the increase is due to an additional project planned for the coming year. The project is the replacement of the Council's telephone network.

Prospective financial statements

Introduction

The financial statements in this section outline the Council's prospective financial information for the year from 1 July 2014 to 30 June 2015.

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 2015 were authorised for issue by the Council on 25 June 2014.

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 2014 and is not based on the annual plan 2014. There is therefore a difference between the closing equity and cash balances shown for the 2014 annual plan and the opening equity and cash balances in the 2015 Annual Plan forecast. The differences arise because the Annual Plan opening balances reflect the Council's actual results for 2013 and updated information in relation to the 2014 forecasts.

Significant assumptions

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

Financial prudence benchmarks and indicators

The Government has introduced new financial prudence benchmarks and indicators for Local Government.

- Rates benchmark – rates income complies with the limits set in the Council's financial strategy.
- Debt benchmark – debt complies with the limits set in the Council's financial strategy.
- Balanced budget benchmark – revenue, excluding income from development and financial contributions, revaluations and vested assets, exceeds operating expenditure. *(Note: The Council's balanced budget benchmark shows revenue being lower than operating expenditure. This is because the revenue excludes development contributions and vested assets income and reflects the Council's policy of funding average renewal costs rather than full depreciation.)*
- Debt servicing benchmark – borrowing costs are less than 15 per cent of operating revenue (as defined in the balanced budget benchmark).
- Essential services benchmark – capital expenditure on the five network infrastructure services equals or exceeds depreciation on those five services.

Financial prudence benchmarks and indicators

The purpose of this statement is to disclose the Council's planned 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.

	Benchmark	Description	Limit / benchmark	Annual plan 2014/15
Affordability benchmarks	Rates benchmark	Average increase will not exceed 8% p.a.	<8%	7.8%
		Average rates income (excluding GST) will not exceed \$2,500 per ratepayer.	<\$2,500	\$1,834
	Debt benchmark	Net borrowing as % of equity	<12%	4%
		Net borrowing as % of income	<250%	85%
		Net interest as % of income	<20%	4%
		Net interest as % of rates income	<30%	8%
Sustainability benchmarks	Balanced budget benchmark	Revenue, excluding income from development contributions, revaluation and vested assets exceeds operating expenditure	>100%	86.2%
	Debt servicing benchmark	Borrowing costs are less than 15% of operating revenue.	<15%	7%
	Essential services benchmark	Capital expenditure on infrastructure equals or exceeds depreciation on.	>100%	123.1%

Rating information – projection at 30 June 2014	
Rating units	21,305
Land value	\$8,054,759,856
Capital value	\$14,077,262,785

Prospective statement of comprehensive revenue and expense

A forecast for the year ending 30 June 2015

	2015	2015	2014
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Revenue			
Rates (other than for metered water supply)	35,691	32,728	30,655
Development contributions	17,138	5,778	7,411
Subsidies and grants	4,819	4,183	4,601
Other revenue	39,904	39,146	35,510
Total revenue	97,552	81,835	78,177
Expenditure			
Employee benefit expenses	15,493	13,133	13,918
Depreciation and amortisation (Note 1)	22,763	24,443	21,890
Finance costs	5,234	10,184	6,459
Other expenses	37,357	32,084	35,602
Total operating expenditure	80,847	79,844	77,869
Surplus / (deficit)	16,705	1,991	308
Other comprehensive revenue and expense			
Gain on property revaluations	-	-	109,790
Financial assets at fair value through other comprehensive revenue and expense	2,087	2,448	1,802
Total other comprehensive revenue and expense	2,087	2,448	111,592
Total comprehensive revenue and expense	18,792	4,439	111,899

Prospective statement of changes in equity

A forecast for the year ending 30 June 2015

	2015	2015	2014
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Balance at 1 July	1,327,197	1,268,161	1,166,643
Comprehensive revenue and expense			
Net surplus / (deficit) for the year	16,705	1,991	308
Other comprehensive revenue and expense	2,087	2,448	111,592
Total comprehensive revenue and expense for the year	18,792	4,439	111,900
Balance at 30 June	1,345,989	1,272,600	1,278,543

Prospective statement of financial position

A forecast for the year ending 30 June 2015

	2015	2015	2014
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Current assets			
Cash and cash equivalents	3,755	21,637	10,483
Receivables from exchange transactions	11,511	11,511	13,188
Other financial assets	11,165	107	153
Property held for sale	13,280	14,292	2,416
Total current assets	39,711	47,547	26,240
Non current assets			
Receivables from exchange transactions	148	182	165
Other financial assets	39,313	4,579	41,806
Investments in council controlled organisations	89,065	104,450	76,882
Investment property	21,651	23,138	21,743
Forestry	548	460	334
Development property	-	3,198	18,153
Intangible assets	325	140	163
Property, plant and equipment - operational	232,267	194,462	201,185
Property, plant and equipment - infrastructural	1,044,627	1,045,781	1,040,840
Total non - current assets	1,427,944	1,376,390	1,401,271
TOTAL ASSETS	1,467,655	1,423,937	1,427,511
Current liabilities			
Payables under exchange transactions	17,250	12,964	15,051
Borrowings	14,969	-	-
Total current liabilities	32,219	12,964	15,051
Non current liabilities			
Provisions	386	676	383
Other financial liabilities	2,272	897	3,834
Borrowings	86,789	136,800	129,700
Total non - current liabilities	89,447	138,373	133,917
Equity			
General reserves	639,337	590,058	584,837
Special funds (Note 2)	49,080	27,252	34,501
Fair value through other comprehensive revenue and expense	62,542	56,168	60,337
Asset revaluation reserve	595,030	599,122	598,868
Total equity	1,345,989	1,272,600	1,278,543
TOTAL LIABILITIES AND EQUITY	1,467,655	1,423,937	1,427,511

Prospective statement of cash flows

A forecast for the year ending 30 June 2015

	2015	2015	2014
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Operating activities			
<i>Cash was provided from:</i>			
Receipts from customers	71,321	54,821	58,994
Agency receipts	1,425	639	619
Interest received	2,281	2,497	2,162
Dividends received	5,248	4,877	4,549
	80,275	62,834	66,324
<i>Cash was distributed to:</i>			
Suppliers/employees	52,850	45,218	49,520
Agency payments	1,425	639	619
Interest paid	5,234	10,184	6,459
	59,509	56,041	56,598
Net cash from operating activities	20,766	6,793	9,726
Investment activities			
<i>Cash was provided from:</i>			
Sale of property, plant & equipment	738	738	6,499
Sale of property intended for sale	12,902	14,542	10,092
Proceeds from investments	-	5,616	31,000
	13,640	20,896	47,591
<i>Cash was applied to:</i>			
Purchase of property, plant and equipment	43,145	14,114	46,511
Purchase of development property	26,708	-	11,987
Purchase of intangible assets	-	-	-
Purchase of investments	34,000	-	35,000
	103,853	14,114	93,498
Net cash from investing activities	(90,213)	6,782	(45,907)
Financing activities			
<i>Cash was provided from:</i>			
Loans raised	22,070	-	34,107
	22,070	-	34,107
<i>Cash was applied to:</i>			
Settlement of loans	-	12,376	-
	-	12,376	-
Net cash from financing activities	22,070	(12,376)	34,107
Net increase / decrease in cash	(47,377)	1,199	(2,074)
Plus opening cash 1 July	51,132	20,438	12,557
Closing cash 30 June	3,755	21,637	10,483

Reconciliation of surplus to statement of cash flows

A forecast for the year ending 30 June 2015

	2015	2015	2014
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Surplus after taxation	16,705	1,991	308
<i>Add / (deduct) non - cash items:</i>			
Vested asset revenue	(10,455)	(10,455)	(7,040)
Revaluation of investment property	(300)	(717)	(326)
Depreciation and amortisation	22,763	24,443	21,890
	12,008	13,271	14,524
<i>Movement in working capital items:</i>			
Receivables from exchange transactions	-	(615)	(4,000)
Payable and accruals under exchange transactions	-	-	-
	-	(615)	(4,000)
<i>Items classified as investing activities:</i>			
Gain on sale of property	7,947	9,084	9,106
	7,947	9,084	9,106
Net cash flow from operating activities	20,766	6,793	9,726

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

	2015	2015	2014
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Community services	205	167	194
Community facilities	2,799	2,898	2,842
Democracy	-	-	-
Commercial property	19	12	15
Environmental services	106	17	33
Support services	408	511	458
Solid waste	162	187	181
Transportation	10,951	11,303	10,008
Water races and land drainage	493	611	549
Stormwater	460	774	686
Wastewater	4,621	5,136	4,466
Water supply	2,539	2,826	2,457
	22,763	24,443	21,890

Note 2: Statement of movements in reserve funds

- A. *General Reserve:* The purpose of a general reserve fund is to provide funding for new capital items arising from increased levels of service or 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 specific 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.

	Purpose	Opening			Closing
	of reserve	1 July 2014	Deposits	Withdrawals	30 June 2015
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
5 Waters					
Armack Drive Capital Injection Special Fund	D	-	-	-	-
Armack Drive Water Supply Renewal Reserve	B	(11)	1	-	(10)
Armack Drive Water Supply Special Fund	D	8	-	-	8
Arthurs Pass Sewerage Renewal Reserve	B	27	9	(1)	35
Arthurs Pass Water Supply Equipment Reserve	D	-	-	-	-
Arthurs Pass Water Supply Holding Capacity	D	(16)	-	-	(16)
Arthurs Pass Water Supply Renewal Reserve	B	5	23	(3)	25
Bealey River River Protection Reserve	D	21	-	-	21
Branthwaite Drive Water Supply Renewal Reserve	B	22	1	-	23
Branthwaite Drive Water Supply Reserve	A	25	-	-	25
Burnham Water Supply Renewal Reserve	B	19	11	(1)	29
Burnham Water Supply Reserve	A	24	-	-	24
Castle Hill Sewerage Renewal Reserve	B	42	30	-	72
Castle Hill Sewerage Reserve	A	-	-	-	-
Castle Hill Water Supply Renewal Reserve	B	41	80	-	121
Castle Hill Water Supply Reserve	A	2	-	(108)	(106)
Darfield Water Supply Capital Rate Reserve	A	(592)	120	-	(472)
Darfield Water Supply Renewal Reserve	B	1,022	218	(15)	1,225
Darfield Water Supply Water Quality Upgrade	C	(1,131)	-	-	(1,131)
District Holding Capacity	D	(83)	-	-	(83)
Doyleston Sewerage Renewal Reserve	B	4	34	(1)	37
Doyleston Sewerage Reserve	A	160	-	-	160
Doyleston Water Supply Capital Contribution Reserve	A	125	-	(100)	25
Doyleston Water Supply Renewal Reserve	B	55	16	(1)	70
Dunsandel Water Supply Renewal Reserve	B	44	28	(2)	70
Dunsandel Water Supply Reserve	A	12	-	-	12
Edendale Water Supply Renewal Reserve	B	10	38	(3)	45
Edendale Water Supply Reserve	A	60	-	-	60
Ellesmere Sewerage Renewal Reserve	B	(189)	-	-	(189)
Ellesmere Water Race Renewal Reserve	B	(16)	8	-	(8)
ESSS Sewerage Contribution Renewal Reserve	B	129	-	-	129
Greenpark Land Drainage Reserve	A	19	-	-	19
Hororata River Land Drainage Reserve	A	15	-	-	15
Irwell Land Drainage Reserve	A	1	-	-	1
Johnson Road Capital Injection Special Fund	C	6	-	-	6
Johnson Road Water Supply Reserve	A	30	-	-	30
Johnston Road Water Supply Renewal Reserve	B	(23)	-	-	(23)
Jowers Road Water Supply Equipment Reserve	A	6	-	-	6
Jowers Road Water Supply Renewal Reserve	B	(12)	6	-	(6)
Kirwee Water Supply Equipment Reserve	A	384	-	-	384
Kirwee Water Supply Renewal Reserve	B	191	93	(21)	263
L2 River Land Drainage De-silting Reserve from Surpluses	C	97	-	-	97
L2 River Land Drainage Machinery Reserve from Surpluses	C	259	-	-	259
Lake Coleridge Quality Upgrade Special Reserve	C	103	16	-	119

	Purpose	Opening			Closing
	of reserve	1 July 2014	Deposits	Withdrawals	30 June 2015
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Lake Coleridge Sewerage Electricorp Payment Reserve	C	50	-	-	50
Lake Coleridge Sewerage Renewal Reserve	B	166	53	(151)	68
Lake Coleridge Stormwater Renewal Reserve	B	-	-	-	-
Lake Coleridge Water Supply Renewal Reserve	B	(11)	20	-	9
Lake Coleridge Water Supply Reserve	A	2	-	(11)	(9)
Leeston Land Drainage Reserve	C	12	-	-	12
Leeston Sewerage Holding Capacity Reserve	D	-	-	-	-
Leeston Sewerage Renewal Reserve	B	438	562	(117)	883
Leeston Sewerage Reserve	A	353	-	-	353
Leeston Sewerage to Record Surpluses	C	(32)	-	-	(32)
Leeston Stormwater Reserve	A	(44)	-	-	(44)
Leeston Water Supply Renewal Reserve	B	116	95	(48)	163
Leeston Water Supply Reserve	A	888	-	(300)	588
Lincoln Sewerage Pipeline Reserve	C	334	-	(100)	234
Lincoln Sewerage Renewal Reserve	B	50	257	(1,000)	(693)
Lincoln Sewerage Reserve	A	12	-	-	12
Lincoln Stormwater Renewal Reserve	B	3	-	(461)	(458)
Lincoln Water Supply Renewal Reserve	B	67	93	(42)	118
Lincoln Water Supply Reserve	A	725	-	(454)	271
Malvern Area Water Race Renewal Reserve	B	55	45	-	100
Malvern Area Water Race Reserve	A	-	-	-	-
Malvern Hills Rural Water Supply Renewal Reserve	B	92	149	(121)	120
Malvern Hills Rural Water Supply Reserve	A	454	-	-	454
Osbourne Land Drainage Reserve	A	11	-	-	11
Osbourne Land Drainage Renewal Reserve	B	(23)	-	-	(23)
Paparua Water Race Renewal Reserve	B	43	-	-	43
Prebbleton Sewerage Renewal Reserve	B	47	40	(32)	55
Prebbleton Sewerage Reserve	A	530	-	(400)	130
Prebbleton Stormwater Renewal Reserve	B	3	-	-	3
Prebbleton Water Supply Renewal Reserve	B	204	112	(32)	284
Prebbleton Water Supply Reserve	A	1,768	-	(250)	1,518
Prebbleton/Kingcraft Drive Water Supply Holding Capacity Reserve	D	-	-	-	-
Rakaia Huts Water Supply Renewal Reserve	B	18	15	(1)	32
Rakaia Huts Water Supply Reserve	A	34	-	-	34
Raven Drive Water Supply Renewal Reserve	B	22	7	(30)	(1)
Raven Drive Water Supply Special Reserve	C	-	-	-	-
Rolleston Sewerage Helpet Reserve	C	61	-	-	61
Rolleston Sewerage Renewal Reserve	B	(95)	229	(12)	122
Rolleston Sewerage Reserve	A	692	-	(545)	147
Rolleston Stormwater Renewal Reserve	B	7	-	-	7
Rolleston Water Supply Renewal Reserve	B	844	333	(82)	1,095
Rolleston Water Supply Reserve	A	3,313	-	(2,300)	1,013
Hororata Acheron Rural Water Supply Capital Rate Reserve	A	111	-	-	111
Hororata Acheron Rural Water Supply Renewal Reserve	B	2	89	(25)	66
Hororata Acheron Rural Water Supply Reserve	A	(9)	-	-	(9)
Sheffield Water Supply Renewal Reserve	B	5	24	(27)	2
Sheffield Water Supply Reserve	A	196	-	-	196
Southbridge Sewerage Contributions	A	(11)	-	-	(11)
Southbridge Sewerage Holding Capacity Reserve	D	-	-	-	-
Southbridge Sewerage Renewal Reserve	B	37	69	(1)	105
Southbridge Water Supply Renewal Reserve	B	27	39	(44)	22
Southbridge Water Supply Reserve	A	41	-	-	41
Springfield Water Supply (Annat Ext) Reserve	A	-	-	-	-
Springfield Water Supply (Kowai Ext) Reserve	A	-	-	-	-
Springfield Water Supply Renewal Reserve	B	48	28	(24)	52
Springfield Water Supply Reserve	A	40	-	-	40
Springston Sewerage Renewal Reserve	B	-	8	(1)	7
Springston Special Reserve	D	676	-	(114)	562
Springston/Aberdeen Subdivision Special Fund Reserve	D	40	-	-	40

	Purpose	Opening			Closing
	of reserve	1 July 2014	Deposits	Withdrawals	30 June 2015
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Springston Stormwater Renewal Reserve	B	1	-	-	1
Springston Water Supply Renewal Reserve	B	(10)	39	(70)	(41)
Springston Water Supply Reserve	A	172	-	-	172
Tai Tapu Sewerage Holding Capacity Reserve	D	(386)	-	-	(386)
Tai Tapu Sewerage Renewal Reserve	B	(15)	12	(2)	(5)
Tai Tapu Sewerage Reserve	A	85	-	-	85
Tai Tapu Stormwater Renewal Reserve	B	12	-	-	12
Tai Tapu Water Supply Renewal Reserve	B	50	34	(2)	82
Tai Tapu Water Supply Reserve	A	332	-	-	332
Tai Tapu/Otahuna Water Supply Reserve	A	101	-	(3)	98
Taumutu Culverts Land Drainage Reserve	A	43	-	-	43
Taumutu Water Supply Renewal Reserve	B	23	4	-	27
Te Piritā Rural Water Supply Renewal Reserve	B	15	7	(1)	21
Templeton/Claremont Capital Reserve	A	6	-	-	6
Templeton/Claremont Sewerage Renewal Reserve	B	(6)	24	(90)	(72)
Templeton/Claremont Sewerage Reserve	D	(40)	-	-	(40)
Templeton/Claremont Water Supply Renewal Reserve	B	13	14	(50)	(23)
Templeton/Claremont Water Supply Reserve	D	(37)	-	-	(37)
Templeton/Claremont Water Supply Reserve Surpluses	C	33	-	-	33
Upper Selwyn Huts Sewerage Renewal Reserve	B	151	64	-	215
Upper Selwyn Huts Water Supply Renewal Reserve	B	(1)	-	-	(1)
Wairiri Valley Land Drainage Reserve	A	4	-	-	4
West Melton Sewerage Renewal Reserve	B	4	-	-	4
West Melton Sewerage Reserve	A	(255)	-	-	(255)
West Melton Water Supply Renewal Reserve	B	61	75	(4)	132
West Melton Water Supply Reserve	A	4	-	-	4
		13,667	3,272	(7,203)	9,736

Community facilities

Albert Anderson Fund	D	9	-	-	9
Art Acquisition Reserve	D	26	5	-	31
Arthurs Pass Public Toilet 25 Year Loan Reserve	D	(809)	-	-	(809)
Arts Council Grants Reserve	D	6	-	-	6
Breach Block Proceeds Reserve	D	156	-	-	156
Broadfield Contributions Reserve	A	40	-	-	40
Broadfield Community Centre Reserve	A	4	-	-	4
Castle Hill Community Centre Reserve	A	(15)	-	-	(15)
Castle Hill Recreation Reserve Ex Land Subdivision	A	1	6	(12)	(5)
Civil Defence Special Reserve	D	9	-	-	9
Claremont Contributions Reserve	A	30	-	-	30
Coalgate Contributions Reserve	A	90	-	-	90
Coalgate/Glentunnel (Ex Land Subdivision) Recreation Reserve	A	5	-	-	5
Darfield (Tussock Square) Reserve	D	1	-	-	1
Darfield Christmas in the Park Reserve	D	5	-	-	5
Darfield Domain Reserve	A	71	-	-	71
Darfield Medical Centre Depreciation Reserve	D	74	-	-	74
Darfield Swimming Pool 15 Year Loan Reserve	D	(79)	-	-	(79)
Darfield Ward Contributions Reserve	A	60	86	(69)	77
District Reserve Contributions Reserve	A	85	99	(25)	159
Doyleston Contributions Reserve	A	123	-	-	123
Dunsandel Community Centre Reserve	A	46	-	-	46
Dunsandel Hall Renewal Reserve	B	71	-	-	71
Dunsandel Contributions Reserve	A	180	-	-	180
Edendale Contributions Reserve	A	25	-	(8)	17
Ellesmere Cemetery Investment Reserve	D	8	-	-	8
Ellesmere RSA Reserve	D	7	-	-	7
Glenroy Community Centre (Ex MoE) Reserve	A	-	-	-	-
Glenroy Community Centre Reserve	A	19	-	-	19
Glentunnel Community Centre Reserve	A	45	-	(10)	35
Glentunnel/Coalgate Capital Equipment Reserve	A	24	-	-	24

	Purpose	Opening			Closing
	of reserve	1 July 2014	Deposits	Withdrawals	30 June 2015
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Greendale Building/Pavilion Upgrade Loan Reserve	D	(100)	-	-	(100)
Greendale Building/Pavilion Upgrade Reserve	C	-	-	-	-
Greendale Recreation Reserve	A	4	26	-	30
Halkett Community Centre 25 Year Loan Reserve	D	(57)	-	-	(57)
Halkett Community Centre Ex Land Subdivision Reserve	C	15	-	-	15
Horndon Street Land	D	(145)	-	-	(145)
Hororata Contributions Reserve	A	107	-	-	107
Hororata Cross Country Course Reserve	D	9	-	-	9
Hororata Reserve Board Reserve	A	9	-	-	9
Hororata Reserve Ex Land Subdivision Reserve	A	7	-	-	7
Johnsons Road Contributions Reserve	A	24	-	-	24
Kimberley Reserve Timber Sales Reserve	C	31	-	-	31
Kimberley Reserve Ex Land Subdivision Reserve	A	1	-	-	1
Kirwee Contributions Reserve	A	16	-	-	16
Kirwee Operational Reserve	A	24	-	-	24
Kirwee Pavillion/Hall Reserve	A	8	-	-	8
Kirwee Pavillion/Hall Reserve	A	(119)	-	-	(119)
Kirwee Reserve Ex Land Subdivision Reserve	A	2	-	-	2
Ladbrooks Community Centre Investment Reserve	C	17	-	-	17
Ladbrooks Community Centre Reserve	A	102	-	-	102
Lake Coleridge Community Centre Reserve	A	11	-	-	11
Lake Coleridge Contributions Reserve	A	25	-	-	25
Lakeside Community Centre Reserve	A	4	-	-	4
Leeston Contributions Reserve	A	834	308	(30)	1,112
Leeston Progress League Reserve	D	1	-	-	1
Leeston Township Est NA Osbourne Reserve	D	66	-	-	66
Leeston Ward Contributions Reserve	A	(4)	-	-	(4)
Lincoln Community Centre Cheque Account Balance Reserve	A	24	-	-	24
Lincoln Community Centre Ex Paparua SF Reserve	A	8	-	-	8
Lincoln Community Centre Operating Account Credit Balance Reserve	A	71	-	-	71
Lincoln Contributions Reserve	A	2,894	944	(1,236)	2,602
Lincoln Library Ex Paparua Reserve	D	12	-	-	12
Malvern Recreation Centre Reserve	A	353	-	-	353
Metal Pits Reserve	D	1,111	913	(562)	1,462
Motukarara Contributions Reserve	A	18	-	-	18
Osbourne Park Pavilion Upgrade Reserve	C	(1)	-	-	(1)
Plant Depreciation Replacement Reserve	B	8	-	-	8
Prebbleton Cell Tower Special Fund Reserve	D	54	-	-	54
Prebbleton Contributions Reserve	A	4,069	1,193	(2,396)	2,866
Rakaia Huts Boat Ramp Reserve	D	58	-	-	58
Rhodes Park Grant Reserve	A	-	-	-	-
Rolleston Community Centre 20 Year Rating Loan Reserve	D	(120)	-	-	(120)
Rolleston Community Centre Cheque Account Reserve	A	19	-	-	19
Rolleston Community Centre Ex Paparua SF Reserve	A	18	-	-	18
Rolleston Community Centre Memorial Hall Site Reserve	A	191	-	(32)	159
Rolleston Community Centre Paparua Library Reserve	A	5	-	-	5
Rolleston Ward Contributions Reserve	A	6,855	3,903	(3,969)	6,789
Selwyn Aquatic Centre Hoist Purchase Special Fund	D	20	-	-	20
Sheffield Community Centre Carpet Replacement Reserve	B	2	-	-	2
Sheffield Community Centre Investment Reserve	A	2	-	-	2
Sheffield Contributions Reserve	A	49	-	-	49
Sheffield Res Ex Land Subdivision Reserve	A	15	-	-	15
Sheffield Reserve Special Funds Reserve	A	2	-	-	2
Sheffield Swimming Pool School Donation Reserve	C	1	-	-	1
Southbridge Contributions Reserve	A	98	-	-	98
Special fund Ex Local Funds Reserve	A	5	-	-	5
Springston Cemetery Investment Reserve	D	3	-	-	3
Springston Contributions Reserve	A	98	-	-	98
Springston Ex Ellesmere Reserve	A	29	-	-	29
Springston Road Gravel Reserve	D	7	-	-	7
Springston South Reserve Contribution Reserve	A	6	-	-	6

	Purpose	Opening			Closing
	of reserve	1 July 2014	Deposits	Withdrawals	30 June 2015
Reserve fund	fund	\$'000	\$'000	\$'000	\$'000
Tai Tapu ex Paparua Library Reserve	D	36	-	-	36
TaiTapu Contributions Reserve	A	288	-	(35)	253
Tawera Ward Contribution Reserve	A	9	-	-	9
Weedons Contribution Reserve	C	253	-	-	253
Weedons Discretionary Fund Reserve	D	3	-	-	3
Weedons Reserve Ex Paparua Investment Reserve	A	8	-	-	8
Weedons Reserve Ex Paparua SF Reserve	A	14	-	-	14
Weedons Reserve Loan Repayment Reserve	A	14	-	-	14
West Melton Capital Reserve	A	3	-	-	3
West Melton Community Centre Ex Paparua SF Reserve	A	31	-	-	31
West Melton Community Centre Future Development Reserve	B	-	-	-	-
West Melton Community Centre Scholarship Fund Reserve	C	38	-	-	38
West Melton Surplus Reserve	A	66	-	-	66
West Melton Land Purchase Reserve	C	2	-	-	2
West Melton Ward Contributions Reserve	A	1,456	561	(245)	1,772
Whitecliffs Contributions Reserve	A	27	-	-	27
Whitecliffs Reserve Ex Land Subdivision Reserve	A	1	-	-	1
		19,442	8,043	(8,629)	18,856

Community services

District Recreation & Cultural Reserve	D	260	-	-	260
Ex Ellesmere - Ellesmere Clay Loan Reserve	A	25	-	-	25
Ex Ellesmere - Ellesmere Golf Loan Reserve	A	40	-	-	40
Ex Ellesmere - Leeston Ward Cash Reserve	A	251	-	-	251
Ex Ellesmere - Lincoln Reserve	A	-	-	-	-
Ex Ellesmere - Rolleston Reserve	A	2	-	-	2
Insurance Reserve Fund Reserve	A	643	-	-	643
Operational Assets Replacement Fund Reserve	B	459	-	-	459
Retentions Reserve	A	46	-	-	46
Selwyn District Education Fund Reserve	D	60	-	-	60
		1,786	-	-	1,786

Democracy

Barnett Bequest Reserve	D	3	-	-	3
Bealey Pit Improvement Reserve	D	-	-	-	-
Mayoral Emergency Special Fund Reserve	D	54	-	-	54
		57	-	-	57

Environmental services

Weather Tightness Insurance Reserve	D	(125)	-	-	(125)
		(125)	-	-	(125)

Other

MAB Discretionary Fund Reserve	D	6	-	-	6
Investment Property Surplus	D	238	-	-	238
Earthquake Self Insurance Reserve	D	1,302	-	-	1,302
Earthquake Self Insurance - Earmarked Funds	D	10,000	-	-	10,000
Earthquake Proceeds Fund Reserve	D	33	-	-	33
Pre 1989 Contributions Reserve	D	58	-	-	58
Shadow of the Alps	D	(14)	-	-	(14)
		11,623	-	-	11,623

Transportation

Roading Contributions Reserve	A	5,625	1,147	(2,625)	4,147
Undergrounding Reserve	A	3,294	26	(320)	3,000
		8,919	1,173	(2,945)	7,147
		55,369	12,488	(18,777)	49,080

Statement of accounting policies

Statement of reporting entity

Selwyn District Council is a territorial local authority governed by the Local Government 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 annual plan is to provide users with information about the core services that the Council intends to provide to ratepayers, the expected cost of those services, and, as a consequence, how much the Council requires by way of rates to fund the intended levels of service. The only impact of the group on the level of rates funding is the impact of dividends from Orion New Zealand Limited and Sicon Ferguson Limited which are allowed for in the prospective financial statements.

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

The prospective financial statements of the Council are for the period 1 July 2014 to 30 June 2015.

Basis of preparation

Statement of compliance

The prospective financial statements of the Council have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 93 and 111, and Part 2 of Schedule 10, which includes the requirement to comply with New Zealand General Accepted Accounting Practice (NZ GAAP).

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

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

Measurement base

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

Functional and presentation currency

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

Significant accounting policies

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

Revenue

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

Rates revenue

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

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

Other revenue

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

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

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

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

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

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

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

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

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

Revenue from non-exchange transactions

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

Borrowing costs

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

Grant expenditure

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure when an application that meets the specified criteria for the grant has been received.

Income tax

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

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

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

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

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

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

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

Current tax and deferred tax is charged or credited to the statement of financial performance, except when it relates to items charged or credited directly to equity, in which case the tax is dealt with in equity.

Cash and cash equivalents

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

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

Receivables from exchange transactions

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

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

Financial assets

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

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

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

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

The four categories of financial assets are:

Financial assets at fair value through surplus or deficit

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

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

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

Loans and receivables

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

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

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

Held to maturity investments

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

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

Currently, the Council holds bond investments in this category.

Financial assets at fair value through other comprehensive revenue and expense

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

This category encompasses:

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

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

The investment in Orion New Zealand Limited is valued based on an independent valuation as at 31 March 2011 completed by Ernst & Young Corporate Finance Limited, Chartered Accountants, Wellington and updated valuations of Sicon Ferguson Limited is based on directors' valuations. These directors' valuations reflect fair value and are based on the higher of present value of the respective company's estimated future earnings or net asset value.

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

Impairment of financial assets

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

Derivative financial instruments

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

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

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

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

Property, plant and equipment

Property, plant and equipment of the Council consist of:

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

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

Additions

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

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

Disposals

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

Depreciation

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

Category	Period	Percentage
Buildings	20 - 180 years	(0.6% - 5%)
Heritage	20 - 180 years	(0.6% - 5%)
Heavy plant and machinery	10 years	(10%)
Other plant and machinery	5 years	(20%)
Motor vehicles	4 years	(25%)
Furniture and fittings	10 years	(10%)
Library books	7 years	(14.3%)
Computer equipment	4 years	(25%)
Roads		
Formation / sub grade	Not depreciated	
Sub base – sealed roads only	Not depreciated	
Base course	13 – 99 years	(1.0% - 7.7%)
Surface – sealed roads	1 – 18 years	(5.6% - 100%)
Surface – unsealed roads	40 years	(2.5%)
Kerb and channelling	50 years	(2%)
Footpaths base & surface	40 years	(2.5)
Culverts	50 – 100 years	(1% - 2%)
Traffic signs	10 years	(10%)
Street lights	20 years	(5%)
Street light poles	40 years	(2.5%)
Bridges	50-150 years	(0.7%-2%)
Water races and land drainage		
Water races – structure	30 – 122 years	(0.8% - 3.3%)
Water races – race	Not depreciated	
Land drainage – structure	9 – 100 years	(1% - 11%)
Land drainage – drain	Not depreciated	

Water supplies		
Wells	40 years	(2.5%)
Pump stations	10 - 100 years	(1% - 10%)
Reservoirs	50 – 75 years	(1.3% - 2%)
Valves service connections	20 – 50 years	(2% - 5%)
Pipes & fire hydrants	33 – 75 years	(1.3% - 3%)
Sewerage systems		
Manholes	75 years	(1.3%)
Pipes	50 – 75 years	(1.3% - 2%)
Pump stations	10 – 100 years	(1% - 10%)
Sewerage treatment stations	10 – 75 years	(1.3% - 10%)
Service connection	75 years	(1.3%)

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

Revaluation

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

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

Farm land

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

Other land and buildings

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

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

These assets are valued at fair value determined on a depreciated replacement cost basis by an independent valuer. At balance date, the Council assesses the carrying values of its infrastructural assets to ensure that they do not differ materially from the assets' fair values. If there is a material difference, then the off-cycle asset classes are revalued. The roading network was valued as at 30 June 2011 by Mike Trapper (BE (Elec), MPINZ) who is a senior valuer with Beca Valuation Ltd. Water, sewerage, stormwater, land drainage and water race assets were valued as at 30 June 2011 by John Vessey BE (Civil), BA (Econs) Transitional Certificate (Econs), MIPENZ a partner of Opus International Consultants Limited.

Land under roads

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

Accounting for revaluations

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

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

Non-current assets held for sale

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

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

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

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

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

Investment property

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

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

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

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

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

Development property

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

Forestry assets

Forestry assets are independently revalued annually at fair value less estimated point of sale costs. Fair value is determined based on the present value of expected net cash flows discounted at a current market determined pre-tax rate. The Council forest was independently revalued as at 30 June 2013 by Terry O'Neill, Qualified Forester.

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

Intangible assets

Goodwill

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

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

Software acquisition

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

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

Amortisation

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

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

Impairment of non-financial assets

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

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

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

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

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

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

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

Goods and services tax (GST)

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

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

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

Commitments and contingencies are disclosed exclusive of GST.

Payables under exchange transactions

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

Borrowings

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

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

Employee benefits

Short-term benefits

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

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

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

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

Long-term benefits

Long service leave and retirement leave

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

The calculations are based on:

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

Superannuation schemes

Defined contribution schemes

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

Defined benefit schemes

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

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

Provisions

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

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

Landfill aftercare provision

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

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

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

Restricted and Council created reserves

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

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

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

Leases

Finance leases

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

Finance leases as lessee

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

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

Finance leases as lessor

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

Operating leases

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

Cost allocation

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

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

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

Critical assumptions

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

Key assumptions used in preparing the prospective financial statements

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Financial	Inflation	SOLGM/BERL forecasts.	The level of prices is assumed to increase over the year of the annual plan. The level of increase assumed is set out in the table at the end of the key assumptions. The assumed increases include general prices, pay costs and construction costs.	Moderate	There is a risk that price level changes will be greater or lower than those assumed and that costs and revenues will be higher or lower than forecast.	Should the level of price change differ from those assumed, expenditure, capital costs and revenues may differ from those forecast. The Council mitigates this risk by setting its rates and fees and charges each year based on its forecast costs for the following year.
All	Financial	Borrowing costs	The Council in conjunction with its financial advisors.	Interest on term debt is assumed to be 6.0% p.a.	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 future rate increases will be lower than they would otherwise have been.
All	Financial	Borrowing costs	The Council in conjunction with its financial advisors and the LGFA.	<p>The Council is a shareholder in the Local Government Funding Agency (LGFA). As a shareholder, the District Council has financial guarantee obligations. The Council has insufficient information to reliably forecast the impact of this shareholding and guarantee.</p> <p>It is assumed that no substantial liability will arise from Council's participation in the LGFA scheme.</p> <p>It is also assumed that the Council will be able to continue to borrow from LGFA and other financial institutions.</p>	Low	Risk that a participating council will default which will result in a liability.	<p>Council's liability will depend on the level of default by other participating councils.</p> <p>The Council's liability is proportionate to its rates revenue, and is therefore only a small portion of the default.</p> <p>Any default is likely to be recovered through the rate security provided against the loan</p>
All	Financial	Insurance	The Council in conjunction with its insurance brokers.	That increases in Insurance Premiums will not exceed movement in the consumer price index.	High	There is a risk that insurance premiums will rise more rapidly than expected.	Premiums will exceed budget allocation and savings will be required in insurance policies or funds will need to be reallocated from other areas of expenditure.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Financial	Return on investments	The Council in conjunction with its financial advisors.	It is assumed that the Council's investments will generate a return of 4.0% to 5.0% p.a.	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 may mean rates may be lower than they would otherwise have been.
All	Financial	Dividends	Equity investments.	That the dividends from equity investments will be \$5.2 million in 2014/15 and thereafter increase in line with general prices.	Moderate	There is a risk that dividends will be higher or lower than forecast depending on the performance of Council's shareholding investments.	If dividends are lower than those assumed, the Council may need to increase its rates or reduce its expenditure. Conversely, higher dividends may mean rates are lower than they would otherwise have been.
All	Financial	Return on investments	The Council in conjunction with its financial advisors.	That cash investments will generate a return of 4.5% in 2014/15 and 5% thereafter.	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 investment returns are lower than those assumed, the Council may need to increase its rates or reduce its expenditure. Conversely, higher investment returns may mean rates are lower than they would otherwise have been.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Financial	Investment in subsidiary companies.	The Council, Orion New Zealand Limited & Sicon Ferguson Limited	The Council revalues its investment in subsidiary companies so that the carrying value is maintained at fair value. It is assumed that the value of investments 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 investments may increase or decrease.	A change in the value of investments in subsidiary companies will change the Council's equity but will not have a direct impact on revenue or expenditure.
All	Financial	Izone Southern Business Hub surplus.	Izone	It is assumed that the Izone Southern Business Hub will sell an average of 10 hectares of land per annum over the period 2012/22.	High	There is a risk that the sales generated by Izone will be higher or lower than that forecast.	If sales are higher than forecast, additional funds will be available to the Council to repay debt or invest. If sales are lower than forecast less funds than expected will be available to repay debt.
All	Financial	Asset lives and depreciation.	NAMS	It is assumed asset lives will be as set out in the statement of accounting policies.	Moderate	There is a risk that assets will wear out more quickly than forecast and require replacement earlier than planned.	If assets require replacement more quickly than forecast, capital expenditure projects may need to be brought forward. The Council will consider the funding implications of any early replacements as they occur. Early replacement will result in a write off of the book value of the asset, increasing expenditure in the year it occurs.
All	Financial	Asset values	BERL	The Council revalues its assets so that carrying values are maintained at fair value based on condition. It is assumed that revaluations will take place a minimum of every three years and that replacement value of the assets will reflect construction costs. Infrastructure assets are due to be revalued as at 30 June 2014.	Moderate	There is a risk that price level changes will be greater or lower than those assumed and that revaluation movements will be higher or lower than forecast.	If price levels increase by more than forecast, the value of the Council's assets and the associated depreciation charge will increase. If price levels increase by less than that forecast, the value of the Council's assets and associated depreciation will increase less quickly. The impact of any such changes on rates will depend on whether the depreciation charge is funded by rates.
All	Financial	Resource consents	The Council	It is assumed that the conditions of Resource Consents held by the Council (requirements and costs) will remain similar to current levels and that the Council will obtain the necessary Resource Consents for planned projects.	Moderate	There is a risk that the consent conditions will change or that consents 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.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Financial	Funding of capital expenditure	The Council	<p>The Council funds capital expenditure from a number of sources:</p> <ul style="list-style-type: none"> · development contributions · lump sum contributions · government subsidy · rates · reserves · external borrowing <p>Assumptions have been made on how each capital project included in the annual 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 contained in the Council's Long Term Plan 2012/2022.</p>	Moderate	There is a risk that sufficient funds will not be available to pay for the planned capital projects or any contributing share. For example, because growth does not provide sufficient funding from development contributions, the community considers that required rate rises are not affordable or the Council is unable to charge development contributions at the level expected.	The Council will assess the availability of funds as part of the project planning process and if funds are not available, it may revise the capital programme that is set out in the annual plan. It may also need to consider alternative funding sources.
All	Financial	Timing and level of capital expenditure	The Council	The annual 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. Any changes will also have an impact on the Council's cash flow.	If projects do not occur as planned, capital expenditure may differ from that forecast and delay may also change the cost of individual projects. The Council will consider the impact of any change, including the cash flow impact, as part of the annual plan process and consider the funding implications of any cost changes.
All	Financial	Unidentified liabilities	The Council	It is 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.
Transportation	Financial	NZTA revenue	The Council	It is assumed that NZTA subsidy rates and conditions will continue at current levels. Additional Crown funding for, or in support of, national or regionally significant projects is dependent on obtaining sufficient local funding (if required). It is assumed that such local funding will be secured.	Moderate	A change in the level of subsidy will increase or reduce the level of resources available to fund the maintenance, renewal and improvement of the roading and transport network.	If subsidy levels are lower than those assumed, the Council may need to increase its rates. Higher subsidy levels may mean rates are lower than they would otherwise have been. If local funding (if required) is not available to support significant projects, improvement work may not go ahead or as planned.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Growth	Population Change	Population growth model – BERL Statistics New Zealand	<p>The Council commissioned Business and Economic Research Limited (BERL) to prepare population projections for the District for the period to 2041. The projections are based on authoritative population and economic data as well as assumptions in relation to land zoning the provision of infrastructure in the District. The growth model projects that the population of the District (excluding Burnham Military Camp) will grow from 39,000 in 2011 to 45,500 by 2022 and 63,500 by 2041. The Council has adjusted these projections for information prepared by Statistics New Zealand (including March 2013 Census information).</p> <p>These population projections have been used as the basis for forecasting:</p> <ul style="list-style-type: none"> the growth in the rating base and therefore rate revenue the increase in the cost of service provision the cost and timing of capital expenditure to meet increasing demand the level of revenue from development contributions. 	High	The model is based on a number of assumptions including economic growth and levels of migration and therefore subject to some uncertainty. 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>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 allowing the Council to mitigate the risk to some extent. The largest risk relates to the Eastern Selwyn Sewerage Scheme which requires the Council to incur capital expenditure in advance of expected development contribution revenue.</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>

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Growth	Greater Christchurch Urban Development Strategy (UDS)	The Council	<p>In 2007, the Waimakariri and Selwyn District Councils, Christchurch City Council, Environment Canterbury and NZ Transport Agency adopted as policy, the Greater Christchurch Urban Development Strategy. The adopted strategy and action plan contained a preferred long-term urban development pattern for the greater Christchurch area.</p> <p>The UDS will continue to promote collaborative planning and project implementation (such as the Greater Christchurch Transportation Statement) across the partner agencies.</p>	Moderate	There is a risk that coordination across agencies will cease.	If coordinated planning and development does not take place as planned for under the UDS, the Council will need to review and revise its capital works programmes. It will also need to revise operations and maintenance budgets and renewals programmes to suit unpredicted demand.
All	Growth	Land Use Recovery Plan (LURP)	The Council CERA	<p>The LURP replaces the development staging detailed in the UDS, Regional Policy Statement PC1 and Selwyn District Plan policies and Land Use Zoning.</p> <p>It is assumed Council will be able to provide sufficient controls on development, and establish infrastructure (as agreed) to facilitate the implementation of the LURP.</p>	High	There is a risk that development will be disconnected and/or at a rate faster or slower than expected.	If development takes unexpected patterns, the Council will need to review and revise its capital works programmes. It will also need to revise operations and maintenance budgets and renewals programmes to suit unpredicted demand and disconnected development.
All	Lifecycle	Central Plains Irrigation Scheme	The Council	<p>The Central Plains Irrigation scheme will be constructed.</p> <p>The timing and details of the scheme along with its impacts on the Council's activities and finances are uncertain at this time.</p> <p>The impact on the Council's activities will be limited in the 2012/2015 period and the Council will clarify the expected impacts on activities during this period as more information becomes available. This will allow the impacts to be reflected in the 2015/25 Long Term Plan.</p>	High	There is a risk that the scheme proceeds more quickly than assumed.	<p>If the scheme proceeds more quickly than assumed then some of the following impacts may occur prior to the preparation of the 2015/2025 Long Term Plan:</p> <p>5Waters: Minor measurable reductions to drinking water quality changes in asset demand, efficiency of wastewater scheme disposal and land drainage channel operation. These issues may initiate higher levels of monitoring and maintenance (e.g. water chemical analysis and drain cleaning).</p> <p>New assets associated with this scheme may be vested in the Council.</p> <p>Transportation: Changes in network use will occur during and after construction and additional infrastructure located with transport corridors.</p> <p>Community Facilities: Construction may have minor effects on cemetery and gravel pit operations and requirements for the Council's properties.</p>

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Lifecycle	No major adverse events	The Council	<p>It is assumed that there will be no major adverse events during the period covered by the annual plan, for example, earthquake, pandemic or flood.</p> <p>It is assumed that recent seismic activity will return to pre 4 September 2010 levels.</p> <p>It is assumed that there is no significant undiscovered damage to Council's underground infrastructural assets.</p> <p>While events may occur at any time, the Council's planning will focus on operational resilience and Emergency Management.</p>	High	<p>There is a risk that a major adverse event will occur and result in damage to assets and additional costs to the Council.</p> <p>There is a risk that there is significant undiscovered damage to Council's underground infrastructural assets.</p>	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.
Transportation	Lifecycle	Long Term Strategies	The Council	<p>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.</p> <p><i>Funding</i> National - includes NZ Transport Strategy, Government Policy Statement On Land Transport, RoNS programme.</p> <p>Regional and Greater Christchurch includes Regional Land Transport Strategy, Travel Demand Management Strategy, Metro Strategy, CRETS and the Council's specific strategies include Walking and Cycling and Road Safety.</p>	Moderate	There is a risk that national, regional and Greater Christchurch priorities change or differ from the priorities identified by the Council.	The Council's programmes that do not integrate with NZTA and other priorities (national and regionally) or are not representative of its own adopted transport strategies are unlikely to attract funding.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Levels of Service	Legislation	The Council	<p>The annual 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.</p> <p><i>SWaters</i>: Includes Environmental Protection Agency, Purpose of Local Government review, Land and Water Forum, Urban Infrastructure Reform.</p> <p><i>Transportation</i>: Includes Land Transport Management Act, Government Policy Statement on Land Transport Funding, NZTA Policies and Rules.</p>	Moderate	There is a risk that legislative change will bring about changes to the responsibilities of the Council.	<p>If legislative responsibilities change, it may increase or reduce the Council's expenditure and income and associated rate levels.</p> <p>Significant changes to:</p> <ul style="list-style-type: none"> · Funding levels and the AcMP- contracts, staff and funding arrangements. · External subsidy funding sources.
Community Facilities	Levels of Service	Committees	The Council	The structure and role of the Council's committees are not expected to alter.	Moderate	There is a risk that the Council's structure will be altered, either increasing or decreasing committee numbers and the role of those committees.	May result in improvement to delivery of projects by the Council, where resources are available and provided to meet the works required.
All	Sustainability	Climate change	Ministry for the Environment	It is assumed that climate change is happening but that there will be no significant impact on the Council's activities within the period covered by the annual plan. However, the Council will take into account the predicted impacts of climate change as it plans, builds and renews its infrastructure.	Low	There is a risk that climate change will happen more quickly than expected and require changes to the Council's activities.	<p>If climate change happens more quickly, the Council may need to carry out work on its infrastructure assets.</p> <p>The Council's business units may not recognise climate change in the delivery of their services. Decisions made now without considerations may have intergenerational effects on land use decisions, environmental policy and infrastructure decisions e.g. relying on undersized assets and resources in highly vulnerable parts of the District.</p>
All	Sustainability	District-wide strategy	The Council	No significant changes in the management of infrastructure assets, reserves and community facilities are expected from the District-wide strategy outcomes.	Moderate	There is a risk that the visions and initiatives identified through the District-wide strategy process cannot be accommodated through current planning and delivery mechanisms.	Changes in service (demand, performance, condition, resourcing) may be required as a result of decisions resulting from the Strategy. Changes to Activity Planning including funding may be required.

Activity	Asset management area	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Sustainability	Inflation (Fuel costs)	BERL	It is assumed there will be no major change in fuel costs over and above those incorporated into the inflation assumption.	High	There is a risk that fuel prices will be greater than those assumed.	<p>Rapid increases will significantly affect contract prices, settlement and travel patterns.</p> <p>Increased fuel costs would have a particular impact on the cost of road maintenance, renewal and improvements. This may affect the Council's ability to carry out planned work without additional funding. It may also increase demand for alternative modes of transport.</p>

Inflation assumptions used in the preparation of the prospective financial statements

	Roading	Property	Water	Energy	Staff	Other	CPI
2014/15	3.6%	2.9%	3.5%	4.7%	2.4%	3.2%	2.4%

Funding Impact Statement

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

	2015	2015	2014
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Sources of operating funding			
General rates	12,835	12,611	11,602
Targeted rates (other than for metered water supply)	22,852	20,117	19,053
Subsidies and grants for operating purposes	2,719	2,341	2,676
Fees and charges and targeted rates for metered water	14,901	12,578	12,761
Interest and dividends from investments	7,529	6,758	6,711
Other operating funding	197	193	185
Total operating funding (A)	61,033	54,598	52,988
Application of operating funding			
Payments to staff and suppliers	53,817	45,411	49,575
Finance costs	5,234	10,184	6,459
Other operating funding applications	458	446	564
Total application of operating funding (B)	59,509	56,041	56,598
Surplus / (deficit) of operating funding (A-B)	1,524	(1,443)	(3,610)
Sources of capital funding			
Subsidies for capital expenditure	2,100	1,842	1,925
Development and financial contributions	17,138	5,778	7,411
Increase / (decrease) in debt	22,070	(12,377)	34,108
Gross sales proceeds from sale of assets	13,640	15,280	16,591
Total sources of capital funding (C)	54,948	10,523	60,035
Applications of capital funding			
Capital - growth	52,601	3,419	37,791
Capital - level of service	8,033	2,635	12,674
Capital - renewals	9,220	8,060	8,035
Increase / (decrease) in reserves	(6,289)	(1,482)	(3,861)
Increase / (decrease) of investments	(7,093)	(3,552)	1,786
Total applications of capital funding (D)	56,472	9,080	56,425
Surplus / (deficit) of capital funding (C-D)	(1,524)	1,443	3,610
Funding balance (A-B) + (C-D)	-	-	-

Please refer to the significant activities section of the Annual Plan for more detailed comparisons between the Annual Plan and the Long Term Plan and explanations for any significant variances.

Funding Impact Statement – Rating

The rating system is the primary mechanism used by the Council to fund the operating and capital expenditure planned for the District. The table below explains some of the terminology used in the rates system.

Rating unit	The rating unit is what attracts the liability for rates and is basically what has been known in the past as a 'rateable property'.
Separately used or inhabited part of a rating unit (SUIP)	A SUIP is defined as a separately used or occupied part of a rating unit and includes any part of a rating unit that is used or occupied by any person, other than the ratepayer, 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: <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	A rate that is set at a fixed dollar amount irrespective of the value of the property and is used for the general purposes of the Council.
Targeted rate	A rate that is set for a specified purpose.

General rates

The Council sets a general rate under section 13 of the Local Government (Rating) Act 2002 on the capital value of all rating units in the District. There are no differentials applied to the general rate.

Uniform Annual General Charge (UAGC)

The Council sets a uniform annual general charge (UAGC) of \$171.71 (GST inclusive) per rating unit, set under section 15 of the Local Government (Rating) Act 2002. The UAGC is used to collect the balance of the general rate requirement not collected through the general rate.

Targeted rates

The Council sets targeted rates under section 16 of the Local Government (Rating) Act 2002. Targeted rates may be set for all rateable land in the District or a category of rateable land. Schedule 2 of the Local Government (Rating) Act 2002 lists options which may be used to define categories of rateable land, for example the availability of the service, where the land is situated etc.

The purpose of each targeted rate, the category of rateable land to which the rate is applied and the basis for calculation (or rating factor) is described below:

- **Community Boards** – these rates are set to fund the operations of the Selwyn Central and Malvern Community Boards. A uniform targeted rate is assessed per rating unit in the Selwyn Central and Malvern Wards.
- **Canterbury Museum levy funding** – this rate is set to fund the levy paid under the Canterbury Museum Trust Board Act. A uniform targeted rate is assessed per rating unit in the Selwyn District.
- **Transportation** – this rate is set to fund the road maintenance and renewal work that is currently not subsidised by NZTA but is required to maintain current levels of service. A uniform targeted rate is assessed per rating unit in the Selwyn District.
- **Community centres and recreation reserves** – these rates are set for the purpose of providing and maintaining the various community centres and recreation reserves in the Selwyn District. These rates are assessed per separately used or inhabited part of a rating unit based on where the land is situated for the following community centre and recreation reserve districts. Community centre and reserves loan/upgrade/new facility rates are set for some community centres and reserves. Loan rates are payable by each separately used or inhabited part of a rating unit which elected to make contributions to a past capital project via a loan rate rather than by lump sum contribution.

Community centres

Broadfield	Castle Hill	Darfield	Doyleston
Dunsandel-Mead	Glenroy	Glentunnel	Greendale
Greenpark	Halkett	Hororata	Killinchy
Ladbrooks	Lake Coleridge	Lakeside	Lincoln
Prebbleton	Rolleston	Sheffield	Southbridge
Springston	Tai Tapu	Tawera	West Melton

Recreation reserves

Castle Hill	Courtenay	Darfield	Dunsandel
Glentunnel/Coalgate	Greendale	Halkett	Hororata
Kimberley	Kirwee	Leeston	Lincoln
McHughs Plantation	Osborne Park	Prebbleton	Rhodes Park
Rolleston	Sheffield	Southbridge	Springston
Weedons	West Melton	Whitecliffs	

- **McHughs Plantation** - this rate is set for the purpose of providing and maintaining the McHughs Plantation. The targeted rate is assessed per separately used or inhabited part of a rating unit based on where the land is situated. The differential based on where the land is situated is determined by proximity of the plantation. The rate is assessed across the following zones based on the existing recreation reserve rating districts:

Zone	Rating areas
Zone 1	Darfield, Sheffield, Glentunnel/Coalgate, Kirwee, Hororata, Greendale, Courtenay, Kimberley and Whitecliffs.
Zone 2	Comprised of the balance of the District.

- **Swimming pools** – this rate is set for the purpose of providing and maintaining swimming pools in the District. The rate is assessed per separately used or inhabited part of a rating unit based on where the land is situated. The differential based on where the land is situated is determined by proximity to the Council's swimming facilities. The rate is applied across the following zones based on the existing recreation reserve rating districts:

Zone	Rating areas
Zone 1	Rolleston
Zone 2	Broadfield, Courtenay, Darfield, Dunsandel, Greendale, Halkett, Killinchy, Kimberley, Kirwee, Ladbrooks, Lakeside, Leeston, Lincoln, Osborne Park, Prebbleton, Rhodes Park, Sheffield, Springston, Southbridge, Templeton, Weedons, West Melton, other properties within the zone 2 geographical area, but which are not part of an existing reserve rating area
Zone 3	Arthur's Pass, Castle Hill, Glentunnel/Coalgate, Hororata, Kowai Pass, Lake Coleridge, Rakaia Huts, Snowdon, Whitecliffs, other properties within the zone 3 geographical area, but which are not part of an existing reserve rating area

- **Libraries** – this rate is set for the purpose of providing the District library service. The rate is assessed per rating unit within the Selwyn District.
- **Refuse collection, disposal and recycling** – these rates are set for the purpose of providing a refuse collection, disposal and recycling service. The rate is assessed per separately used or inhabited part of a rating unit located on a refuse collection route plus those located in Arthur's Pass, Castle Hill and Lake Coleridge. Targeted rates are also assessed per separately used or inhabited part of a rating unit serviced by the 240 litre, 80 litre and organic wheelie bin systems.

Land drainage and river protection – this rate is set for the purpose of maintaining drainage and protecting schemes. The rate is assessed based on the capital value, land value or area of all rating units based on where the land is situated for the following classified areas:

Ellesmere No. 3 Subdivision	Capital Value
Ellesmere No. 4 (Osbornes Drain)	Area
Greenpark	Capital Value
Hororata River	Capital Value
L2 Subdivision	Capital Value
Leeston	Area
Leeston Township	Land Value
Taumutu	Area
Taumutu Culverts	Capital Value
Wairiri Valley	Area

Urban and rural water supplies – the rate is set for the purpose of providing and maintaining the individual water supply schemes. The rate is assessed per separately used or inhabited part of a rating unit which has the provision or availability of the service based on where the land is situated for the following potable water supplies:

Armack Drive	Arthur's Pass	Branthwaite Drive	Burnham
Castle Hill	Darfield	Doyleston	Dunsandel
Edendale	Fisherman's Point (Taumutu)	Hororata	Hororata Acheron
Johnson Road	Jowers Road	Kirwee	Lake Coleridge
Leeston	Lincoln	Malvern Hills Rural	Prebbleton
Rakaia Huts	Raven Drive	Rolleston	Sheffield
Southbridge	Springfield	Springston	Tai Tapu
Templeton (Claremont)	Te Pirita Rural	West Melton	

The Springfield water supply includes the Springfield / Kowai Bush extension and the Springfield / Annat Extension. The Tai Tapu water supply includes Tai Tapu – Otahuna Valley.

Half charges are applied to each separately used or inhabited part of a rating unit within 100 metres from any part of the supply to which water can be, but is not supplied.

For some supplies, targeted rates for water supplies are charged in accordance with Section 19 of the Local Government (Rating) Act 2002.

A rate is set for the purpose of water quality testing for the Hororata, Hororata Acheron and Malvern Hills Rural water supplies. The rate is assessed per separately used or inhabited part of a rating unit which has the provision or availability of the service.

A rate is set for the purpose of capital improvements for the Hororata and Hororata Acheron water supplies. The rate is assessed per number of water units allocated to each separately used or inhabited part of a rating unit.

A rate is set for the purpose of water quality upgrade for the Lake Coleridge water supply. This rate is assessed per separately used or inhabited part of a rating unit which has the provision or availability of the service.

Water supply loan rates are set for some water supplies. These are payable by those rating units who elected to make their contribution to a past capital project via the rates system rather than by lump sum contributions.

Sewerage schemes – the rate is set for the purpose of providing and maintaining the individual sewerage treatment and disposal systems. The rate is assessed per separately used or inhabited part of a rating unit which has the provision or availability of the service based on where the land is situated for the following sewerage schemes:

Arthur's Pass	Castle Hill	Doyleston	Lake Coleridge
Leeston	Lincoln (including ESSS*)	Prebbleton (including ESSS*)	Rolleston (including ESSS*)
Southbridge	Springston (including ESSS*)	Tai Tapu	Templeton (Claremont)
West Melton (including ESSS*)			

**ESSS – Eastern Selwyn Sewerage Scheme*

An additional targeted rate for the above sewerage schemes on connected rating units is set based on the number of urinals/pans in excess of three.

Half charges are applied to each separately used or inhabited part of a rating unit to which a connection can be made, but is not supplied.

Sewerage loan rates are set for some schemes. These are payable by those rating units who elected to make their contribution to a past capital project via the rates system rather than by lump sum contributions.

A rate is assessed per separately used or inhabited part of a rating unit in Darfield to cover the cost of monitoring the environmental effects of discharging waste water to ground.

Water races – the rate is set for the purpose of providing and maintaining water race systems within the District. The rate is assessed on the area of a rating unit which has the provision or availability of the service within the former County Council Districts.

Ellesmere	Malvern	Paparua
-----------	---------	---------

The Malvern and Paparua urban water race rate is set for the purpose of maintaining the water races in urban areas. The rate is assessed per rating unit based on where the land is situated for the following living zone areas:

Malvern Water Race	Paparua Water Race
Darfield	Claremont
Kirwee	Edendale
Sheffield/Waddington	Prebbleton
Springfield	Rolleston
	West Melton

A rate is set for the provision of a domestic supply for the Paparua water race. The rate is assessed per rating unit to which a supply is made.

A rate is set for the public good of the Paparua water race, reflecting the aesthetic, wildlife and rural benefits of the water race to the area. The rate is assessed per rating unit within the water race district.

An annual charge rate is set for the purpose of providing and maintaining the Paparua water race system. The rate is assessed per rating unit which has the provision or availability of the service. Rating units paying this rate will not pay the rate for the public good of the Paparua water race.

Stormwater – these rates are set for the purpose of providing and maintaining stormwater systems. These rates are applied based on each separately used or inhabited part of a rating unit, based on where the land is situated within areas serviced by stormwater systems in the following areas.

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

Rate charges

The annual plan proposes a number of rate increases in both the general rate and targeted rates. The forecast average annual rates increase per ratepayer is around 7.8%. The increase in total rates revenue over the period is higher, but this is due to the expected increase in the district's population.

Roughly 40% of the council's work is paid for by rates – 15% from general rates, which all land and property owners pay, and 25% from targeted rates which are charged for particular services. The remainder of the work is funded from other sources including government grants, community funds, user-pay charges and council investment income. Property development contributions also provide funds for new reserves, roads, and water and sewerage assets.

General rates pay for roads, townships, reserves, community development and environmental services. General rates have two parts: a fixed amount (the Uniform Annual General Charge 2014/2015: \$171.71); and a variable amount which is based on the Capital Value.

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

The following examples show how the proposed changes will affect properties in different areas. The examples show the proposed rate charges for 2014/2015 as well as giving actual rates for the preceding two years.

In the following examples the variables are used to demonstrate the potential impacts on rateable properties in different districts:

- Wheelie bin charges vary dependent on whether the property chooses an organic bin, an 80 litre or a 240 litre bin.
- Water metered charges are not included and are additional to the rates identified.

Rate examples

Example: A residential property in Armack Drive

	Actual 2012/2013	Actual 2013/2014	Annual plan 2014/2015
Capital valuation	400,000	450,000	450,000
General Rates	327	348	365
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	540	540	540
Swimming Pool Rate	124	124	124
Library Rate	150	160	170
McHugh's Plantation Reserve Rate	8	8	8
Capital Injection 5 Year Loan Rate	485	485	485
Recreation Reserves Rate	65	75	75
Community Centre Rate	85	85	85
Community Board Rate	16	18	18
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,442	2,497	2,594
Annual % change		2.3%	3.9%
Annual \$ change		\$ 55	\$ 98

Example: A residential property in Arthurs Pass

	Actual 2012/2013	Actual 2013/2014	Annual plan 2014/2015
Capital valuation	240,000	260,000	260,000
General Rates	196	201	211
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	570	580	590
Stormwater Rate	100	100	100
Swimming Pool Rate	31	31	31
Refuse Charges	77	77	77
Library Rate	150	160	170
McHugh's Plantation Reserve Rate	8	8	8
Community Board Rate	27	30	32
	1,332	1,373	1,475
Annual % change		3.0%	7.4%
Annual \$ change		\$ 41	\$ 102

Example: A property in Branthwaite Drive

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	585,000	600,000	600,000
General Rates	478	464	487
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	810	810	200
Urban Water Race Charge	10	10	14
Swimming Pool Rate	124	124	124
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserves Rate	65	75	75
Community Centre Rate	85	85	85
Community Board Rate	16	18	18
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,388	2,408	1,905

Annual % change		0.8%	(20.9%)
Annual \$ change		\$ 20	\$ (503)

Example: A residential property in Burnham

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	335,000	355,000	355,000
General Rates	274	274	288
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	600	650	700
Urban Water Race Charge	10	10	14
Swimming Pool Rate	124	124	124
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserves Rate	65	75	75
Community Centre Rate	85	85	85
Community Board Rate	16	18	18
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,974	2,059	2,206

Annual % change		4.3%	7.2%
Annual \$ change		\$ 85	\$ 148

Example: A residential property in Castle Hill

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	380,000	440,000	440,000
General Rates	310	340	357
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	500	600	750
Swimming Pool Rate	31	31	31
Sewerage Rate	413	413	454
Stormwater	55	55	55
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserve Rate	35	40	45
Community Centre Rate	60	60	60
Community Board Rate	27	30	32
Refuse Charges	77	77	77
	1,839	2,000	2,295

Annual % change		8.7%	14.8%
Annual \$ change		\$ 161	\$ 295

Example: A residential property in Coalgate

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	240,000	300,000	300,000
General Rates	196	232	243
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Malvern Hills Rural Water Rate	315	334	334
Malvern Hills Water Quality Rate	-	34	71
Swimming Pool Rate	31	31	31
Library Rate	150	160	170
McHughs Plantation Reserve Rate	23	23	23
Reserve Rate	40	40	40
Community Centre Rate	31	31	31
Community Board Rate	27	30	32
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
80 Litre Wheelie Bin	117	117	117
	1,188	1,302	1,433

Annual % change		9.6%	10.0%
Annual \$ change		\$ 114	\$ 131

Example: A residential property in Darfield

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	270,000	300,000	300,000
General Rates	221	232	243
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	350	350	375
Urban Water Race Charge	10	10	10
Darfield Sewerage Investigations	63	63	73
Swimming Pool Rate	87	87	87
Stormwater Rate	24	24	24
Library Rate	150	160	170
McHughs Plantation Reserve Rate	23	23	23
Recreation Centre & Reserve Rate	90	90	95
Community Board Rate	27	30	32
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,686	1,723	1,857

Annual % change		2.2%	7.8%
Annual \$ change		\$ 37	\$ 134

Example: A residential property in Doyleston

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	310,000	360,000	360,000
General Rates	253	278	292
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	350	350	350
Water Supply - holding capacity	32	-	-
Sewerage Rate	500	600	650
Swimming Pool Rate	87	87	87
Stormwater	30	30	30
Land Drainage	41	44	47
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Community Centre Rate	17	22	22
Reserve Rate	17	18	30
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
80 Litre Wheelie Bin	117	117	117
	1,861	1,985	2,144

Annual % change		6.7%	8.0%
Annual \$ change	\$	124	\$ 159

Example: A residential property in Dunsandel

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	210,000	260,000	260,000
General Rates	172	201	211
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	500	525	525
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Community Hall Rate	161	161	161
Recreation Reserve Rate	35	35	35
Stormwater Rate	45	45	45
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,799	1,876	1,966

Annual % change		4.3%	4.8%
Annual \$ change	\$	77	\$ 90

Example: A residential property in Edendale

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	510,000	540,000	540,000
General Rates	417	417	438
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	327	367	381
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Urban Water Race Charge	10	10	10
Stormwater	45	23	25
Community Board Rate	27	30	32
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,712	1,756	1,876

Annual % change		2.6%	6.8%
Annual \$ change	\$	44	\$ 120

Example: A rural property in Ellesmere Ward

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	2,200,000	2,325,000	2,325,000
General Rates	1,797	1,797	1,887
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Park Rate	40	40	40
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,724	2,746	2,916

Annual % change		0.8%	6.2%
Annual \$ change	\$	22	\$ 170

Example: A residential property in Glentunnel

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	400,000	420,000	420,000
General Rates	327	325	341
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Malvern Hills Rural Water Rate	315	334	334
Malvern Hills Rural Water Quality Rate	-	34	71
Swimming Pool Rate	31	31	31
Library Rate	150	160	170
McHughs Plantation Reserve Rate	23	23	23
Reserve Rate	40	40	40
Community Centre Rate	31	31	31
Community Board Rate	27	30	32
Stormwater Rate	50	50	50
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
80 Litre Wheelie Bin	117	117	117
	1,369	1,445	1,581

Annual % change		5.6%	9.4%
Annual \$ change	\$	77	\$ 135

Example: A residential property in Hororata

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	330,000	345,000	345,000
General Rates	270	267	280
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Selwyn Rural Water Supply - operating	140	142	152
Selwyn Rural Water Supply - capital	41	41	41
Selwyn Rural Water Supply - water quality	-	56	84
Stormwater Rate	200	200	200
Swimming Pool Rate	31	31	31
Library Rate	150	160	170
McHughs Plantation Reserve Rate	23	23	23
Recreation Reserve Rate	46	46	46
Community Centre Rate	55	55	65
Community Board Rate	27	30	32
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
80 Litre Wheelie Bin	117	117	117
	1,358	1,439	1,582

Annual % change		5.9%	10.0%
Annual \$ change	\$	81	\$ 144

Example: A residential property in Johnsons Road

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	510,000	570,000	570,000
General Rates	417	441	463
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	410	410	410
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserves Rate	60	60	60
Community Centre Rate	35	35	35
Community Board Rate	16	18	18
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,825	1,873	1,975

Annual % change		2.6%	5.5%
Annual \$ change	\$	48	\$ 102

Example: A residential property in Jowers Road

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	560,000	620,000	620,000
General Rates	457	479	503
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	735	750	770
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserves Rate	60	60	60
Community Centre Rate	35	35	35
Community Board Rate	16	18	18
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,191	2,251	2,375

Annual % change		2.8%	5.5%
Annual \$ change	\$	61	\$ 124

Example: A residential property in Kirwee

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	425,000	500,000	500,000
General Rates	347	386	406
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	400	440	500
Urban Water Race Charge	10	10	10
Stormwater Rate	35	35	35
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	23	23	23
Reserve & Pavilion Upgrade Rate	105	105	105
Community Board Rate	27	30	32
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,826	1,931	2,092

Annual % change		5.7%	8.4%
Annual \$ change	\$	105	\$ 162

Example: A residential property in Lake Coleridge

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	210,000	220,000	220,000
General Rates	172	170	179
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	375	425	425
Water Quality - upgrade	286	286	286
Swimming Pool Rate	31	31	31
Sewerage Rate	1,000	1,000	1,000
Stormwater Rate	220	220	220
Refuse Rate	77	77	77
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Community Board Rate	27	30	32
Community Hall Rate	46	46	90
	2,565	2,639	2,774

Annual % change		2.9%	5.1%
Annual \$ change	\$	74	\$ 135

Example: A residential property in Leeston

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	270,000	330,000	330,000
General Rates	221	255	268
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	250	250	250
Sewerage Rate	510	560	630
Sewerage - holding capacity	42	25	-
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserve Rate	40	40	40
Stormwater Rate	70	70	100
Land Drainage	19	19	19
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,039	2,128	2,296

Annual % change		4.4%	7.9%
Annual \$ change	\$	89	\$ 168

Example: A residential property in Lincoln

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	500,000	560,000	560,000
General Rates	408	433	454
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	170	200	225
Sewerage Rate	250	280	280
ESSS treatment	240	240	260
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserve Rate	40	40	45
Community Centre Rate	225	225	230
Stormwater Rate	65	65	65
L2 River (Class F)	20	18	18
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,305	2,410	2,567

Annual % change		4.6%	6.5%
Annual \$ change	\$	105	\$ 157

Example: A rural property in Malvern Ward

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	2,500,000	2,505,000	2,505,000
General Rates	2,042	1,936	2,033
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Watterace Rate - minimum	112	112	112
Watterace Rate - per ha (150 h.a.)	2,147	2,147	2,400
Community Centre Rate	70	75	80
Community Board Rate	27	30	32
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	5,284	5,209	5,646

Annual % change		(1.4%)	8.4%
Annual \$ change	\$	(75)	\$ 437

Example: A residential property in Prebbleton

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	420,000	475,000	475,000
General Rates	343	367	385
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	200	250	300
Sewerage Rate	250	250	275
ESSS treatment Rate	240	240	260
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserve Rate	65	70	70
Community Centre Rate	23	23	23
Stormwater Rate	43	43	43
Urban Watterace Rate	10	10	10
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,061	2,162	2,356

Annual % change		4.9%	9.0%
Annual \$ change	\$	101	\$ 194

Example: A residential property in Rakaia Huts

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	220,000	240,000	240,000
General Rates	180	185	195
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	325	345	365
Swimming Pool Rate	31	31	31
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Stormwater Rate	40	40	40
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
80 Litre Wheelie Bin	117	117	117
	1,109	1,158	1,267

Annual % change		4.3%	9.5%
Annual \$ change	\$	48	\$ 109

Example: A residential property in Rolleston

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	385,000	455,000	455,000
General Rates	314	352	369
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	165	165	200
Sewerage Rate	240	240	240
ESSS treatment Rate	240	240	260
Swimming Pool Rate	124	124	124
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserves Rate	65	75	75
Community Centre Rate	85	85	85
Community Board Rate	16	18	18
Stormwater Rate	40	40	40
Urban Watterace Rate	10	10	14
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,100	2,171	2,327

Annual % change		3.4%	7.2%
Annual \$ change	\$	71	\$ 157

Example: A rural property in Selwyn Central

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	4,450,000	4,875,000	4,875,000
General Rates	3,635	3,768	3,956
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Watterace Rate - minimum	150	150	152
Watterace Rate - per ha (221 h.a.)	1,309	2,207	2,649
Recreational Reserve Rate	60	60	60
Community Centre Rate	35	35	35
Community Board Rate	16	18	18
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	6,092	7,147	7,859

Annual % change		17.3%	10.0%
Annual \$ change	\$	1,055	\$ 712

Example: A property in Upper Selwyn Huts

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	57,000	66,000	66,000
General Rates	47	51	54
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Land Drainage L2 River (Class F)	3	2	2
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Refuse Charges			
Collection Rate	24	24	24
	492	518	601

Annual % change		5.4%	16.0%
Annual \$ change	\$	26	\$ 83

Example: A residential property in Sheffield

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	270,000	287,000	287,000
General Rates	221	222	233
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	410	410	425
Urban Water Race Charge	10	10	10
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	23	23	23
Community Centre Rate	40	40	45
Recreational Reserve Rate	50	50	55
Community Board Rate	27	30	32
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,659	1,686	1,804

Annual % change		1.6%	7.0%
Annual \$ change		\$ 27	\$ 118

Example: A residential property in Springfield

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	220,000	240,000	240,000
General Rates	180	185	195
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	510	510	510
Urban Water Race Charge	10	10	10
Stormwater Rate	25	25	25
Swimming Pool Rate	31	31	31
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Community Hall Rate	70	75	80
Community Board Rate	27	30	32
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
80 Litre Wheelie Bin	117	117	117
	1,386	1,423	1,519

Annual % change		2.6%	6.8%
Annual \$ change		\$ 36	\$ 96

Example: A residential property in Springston

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	330,000	385,000	385,000
General Rates	270	298	312
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	240	260	300
Sewerage Rate	150	160	170
ESSS treatment Rate	240	240	260
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserve Rate	40	40	40
Community Centre Rate	20	20	20
Stormwater Rate	45	45	45
L2 River (Class C)	43	38	38
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,934	2,009	2,174

Annual % change		3.9%	8.2%
Annual \$ change		\$ 75	\$ 165

Example: A residential property in Springston

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	330,000	385,000	385,000
General Rates	270	298	312
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	240	260	300
Sewerage Rate	150	160	170
ESSS treatment Rate	240	240	260
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserve Rate	40	40	40
Community Centre Rate	20	20	20
Stormwater Rate	45	45	45
L2 River (Class C)	43	38	38
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,934	2,009	2,174

Annual % change		3.9%	8.2%
Annual \$ change		\$ 75	\$ 165

Example: A rural property in Springs Ward

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	1,200,000	1,400,000	1,400,000
General Rates	980	1,082	1,136
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Recreation Reserve Rate	65	65	65
Community Centre Rate	75	75	75
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,007	2,131	2,265

Annual % change		6.2%	6.3%
Annual \$ change		\$ 124	\$ 134

Example: A residential property in Southbridge

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015

Capital valuation	260,000	300,000	300,000
General Rates	212	232	243
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	320	340	360
Sewerage Rate	425	425	425
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughs Plantation Reserve Rate	8	8	8
Community Centre Rate	45	50	70
Recreation Reserve Rate	30	30	45
Stormwater Rate	38	38	60
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	1,957	2,024	2,193

Annual % change		3.4%	8.3%
Annual \$ change		\$ 67	\$ 169

Example: A residential property in Tai Tapu

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	410,000	460,000	460,000
General Rates	335	356	373
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	350	350	400
Sewerage Rate	500	550	650
Sewerage - holding capacity	199	-	95
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughes Plantation Reserve Rate	8	8	8
Recreation Reserve Rate	65	65	65
Community Centre Rate	75	75	75
Stormwater Rate	100	100	150
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,511	2,405	2,798

Annual % change		(4.2%)	16.3%
Annual \$ change		\$ (107)	\$ 393

Example: A residential property in Whitecliffs

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	195,000	240,000	240,000
General Rates	159	185	195
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Malvern Hills Rural Water Rate	315	334	334
Malvern Hills Rural Water Quality Rate	-	34	71
Swimming Pool Rate	31	31	31
Library Rate	150	160	170
McHughes Plantation Reserve Rate	23	23	23
Recreation Reserve Rate	30	30	35
Community Centre Rate	31	31	31
Community Board Rate	27	30	32
Stormwater Rate	40	40	40
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
80 Litre Wheelie Bin	117	117	117
	1,181	1,286	1,420

Annual % change		8.9%	10.4%
Annual \$ change		\$ 105	\$ 133

Example: A residential property in West Melton

	Actual	Actual	Annual plan
	2012/2013	2013/2014	2014/2015
Capital valuation	540,000	620,000	620,000
General Rates	441	479	503
UAGC	154	164	172
Transportation Rate	-	-	60
Canterbury Museum Levy	20	23	25
Water Supply Rate	375	400	450
Sewerage Rate	200	200	200
ESSS treatment Rate	240	240	260
Swimming Pool Rate	87	87	87
Library Rate	150	160	170
McHughes Plantation Reserve Rate	8	8	8
Recreation Reserves Rate	60	60	60
Community Centre Rate	35	35	35
Community Board Rate	16	18	18
Stormwater Rate	53	53	53
Urban Waterrace Rate	10	10	14
Refuse Charges			
Collection Rate	24	24	24
Recycling Charge	61	61	61
240 Litre Wheelie Bin	383	383	383
	2,317	2,404	2,582

Annual % change		3.8%	7.4%
Annual \$ change		\$ 87	\$ 178

	Rating	2014/15	2013/14	Estimated
	numbers	(\$)	(\$)	revenue (\$)
General rate				
<i>(The Uniform Annual General Charge is assessed on all rating units in the Selwyn District. The balance of the General Rate requirement is assessed on the capital value of all rating units in the District).</i>				
Uniform Annual General Charge (UAGC)	19,458	171.71	163.53	3,341,133
General Rate	14,077,262,785	0.000811493	0.000772851	11,423,600
General Rate (including GST)				14,764,733
General Rate (excluding GST)				12,838,899
Community Board Targeted Rate				
<i>(Targeted rate assessed on all rating units in the Selwyn Central and Malvern Wards).</i>				
Selwyn Central Ward	6,788	18.00	18.00	122,184
Malvern Ward	4,159	32.00	30.00	133,088
Total Community Board Targeted Rate (including GST)				255,272
Total Community Board Targeted Rate (excluding GST)				221,976
Canterbury Museum Levy Funding Targeted Rate				
<i>(Targeted rate assessed on all rating units in the Selwyn District).</i>				
Canterbury Museum Levy Funding Targeted Rate	19,458	25.00	23.00	486,450
Canterbury Museum Levy Funding Targeted Rate (including GST)				486,450
Canterbury Museum Levy Funding Targeted Rate (excluding GST)				423,000
Transportation Targeted Rate				
<i>(Targeted rate assessed on all rating units in the Selwyn District).</i>				
Transportation Targeted Rate	19,458	60.00	-	1,167,480
Transportation Targeted Rate (including GST)				1,167,480
Transportation Targeted Rate (excluding GST)				1,015,200
Community Centre Targeted Rate				
<i>(Targeted rate assessed per separately used or inhabited part of a rating unit based on where the land is situated.)</i>				
Broadfield	274	60.00	60.00	16,440
Broadfield (land extension loan)	274	31.00	-	8,494
Castle Hill	102	60.00	60.00	6,120
Darfield	1,100	46.45	44.00	51,095
Doyleston	209	22.00	22.00	4,598
Dunsandel / Mead	632	161.00	161.00	101,752
Glenroy	194	36.00	36.00	6,984
Glentunnel (excluding loan rate)	383	30.55	30.55	11,701
Glentunnel loan rate	188	40.15	39.92	7,548
Greendale (excluding loan rate)	212	23.00	23.00	4,876
Greendale loan rate	72	140.07	139.00	10,085
Greenpark	174	46.00	46.00	8,004
Halkett	156	112.00	95.00	17,472
Hororata	267	65.00	55.00	17,355
Killinchy	107	70.00	60.00	7,490
Ladbrooks	262	41.00	41.00	10,742
Lake Coleridge	77	90.00	46.00	6,930
Lakeside	78	37.00	37.00	2,886
Lincoln	1,353	230.00	225.00	311,190
Prebbleton	1,133	23.00	23.00	26,059
Rolleston	3,489	85.00	85.00	296,565
Sheffield	261	45.00	40.00	11,745
Southbridge	516	70.00	50.00	36,120
Springston	467	20.00	20.00	9,340
Tai Tapu	448	75.00	75.00	33,600
Tawera	182	80.00	75.00	14,560
West Melton	1,226	35.00	35.00	42,910
Community Centre Targeted Rate (including GST)				1,082,661
Community Centre Targeted Rate (excluding GST)				941,444

	Rating	2014/15	2013/14	Estimated
	numbers	(£)	(£)	revenue (£)

Recreation Reserve Targeted Rate

(Targeted rate assessed per separately used or inhabited part of a rating unit based on where the land is situated).

Castle Hill	102	45.00	40.00	4,590
Courtenay	39	100.00	100.00	3,900
Darfield	1,053	48.55	46.00	51,123
Dunsandel	579	35.00	35.00	20,265
Glentunnel/Coalgate	253	40.00	40.00	10,120
Greendale	212	23.00	23.00	4,876
Halkett	156	17.00	17.00	2,652
Hororata	351	46.00	46.00	16,146
Kimberley	42	50.00	50.00	2,100
Kirwee	461	73.00	73.00	33,653
Kirwee-Pavilion Upgrade	461	32.00	32.00	14,752
Leeston	686	40.00	40.00	27,440
Lincoln	1,353	45.00	40.00	60,885
McHughs Plantation (Zone 1)	2,855	22.50	22.50	64,238
McHughs Plantation (Zone 2)	13,167	7.50	7.50	98,753
Osborne Park	209	30.00	22.00	6,270
Prebbleton	1,133	70.00	70.00	79,310
Rhodes Park	448	65.00	65.00	29,120
Rolleston	3,489	75.00	75.00	261,675
Sheffield	262	55.00	50.00	14,410
Southbridge	516	45.00	30.00	23,220
Springston	472	40.00	40.00	18,880
Weedons	316	80.00	70.00	25,280
Weedons - New Pavilion	316	13.75	53.95	4,345
West Melton	1,213	60.00	60.00	72,780
Whitecliffs	130	35.00	30.00	4,550

Recreation Reserve Targeted Rate (including GST)				955,332
--	--	--	--	---------

Recreation Reserve Targeted Rate (excluding GST)				830,724
---	--	--	--	----------------

Sewerage Targeted Rate

(Targeted rate assessed per separately used or inhabited part of a rating unit and the number of urinals/pans which has availability of service based on where the land is situated).

A full charge is made for each separately used or inhabited part of a rating unit which is connected to the scheme, and a half charge is made in respect of any separately used or inhabited part of a rating unit which can be, but is not, connected to the sewerage scheme.

Loan charges only apply to those separately used or inhabited part of a rating unit that have not elected to pay a lump sum for physical works constructed within the rating area.

Castle Hill

Full	101	454.00	413.00	45,854
Half	93	227.00	206.50	21,111
Pan charge from 4+		113.50	103.25	

Darfield

Sewerage investigations	1,051	73.00	63.00	76,723
-------------------------	-------	-------	-------	--------

Doyleston

Full	109	650.00	600.00	70,850
Half	8	325.00	300.00	2,600
Loan	18	444.20	443.28	7,996
Pan charge from 4+		162.50	150.00	

Lake Coleridge

Full	71	1,000.00	1,000.00	71,000
Half	21	500.00	500.00	10,500
Pan charge from 4+		250.00	250.00	

Leeston Sewerage Maintenance

Full	739	630.00	560.00	465,255
Half	161	315.00	280.00	50,715
Loan	111	230.98	230.27	25,639
Pan charge from 4+		157.50	140.00	

	Rating	2014/15	2013/14	Estimated
	numbers	(\$)	(\$)	revenue (\$)
Leeston Holding Capacity				
Full	739	-	25.00	-
Half	161	-	12.50	-
Pan charge from 4+		-	6.25	
Lincoln				
Full	1,337	280.00	280.00	374,430
Half	292	140.00	140.00	40,880
Pan charge from 4+		70.00	70.00	
<i>Eastern Selwyn Sewerage Treatment</i>				
Full	1,337	260.00	240.00	347,685
Half	292	130.00	120.00	37,960
Pan charge from 4+		65.00	60.00	
Prebbleton				
Full	914	275.00	250.00	251,350
Half	258	137.50	125.00	35,475
Loan	67	208.39	207.96	13,962
Pan charge from 4+		68.75	62.50	
<i>Eastern Selwyn Sewerage Treatment</i>				
Full	914	260.00	240.00	237,640
Half	258	130.00	120.00	33,540
Pan charge from 4+		65.00	60.00	
Rolleston				
Full	3,228	240.00	240.00	774,660
Half	842	120.00	120.00	101,040
Loan (new development area)	387	81.99	81.77	31,747
Loan (existing township)	143	570.73	568.71	81,614
Pan charge from 4+		60.00	60.00	
<i>Eastern Selwyn Sewerage Treatment</i>				
Full	3,228	260.00	240.00	839,215
Half	842	130.00	120.00	109,460
Pan charge from 4+		65.00	60.00	
Loan (Westland Milk Products Limited - Property 2354168058)	1	368,543.44	-	368,543
	Hectares			
Loan (Jones Road)	3.086	4,592.64	4,188.80	14,173
Southbridge				
Full	320	425.00	425.00	136,000
Half	80	212.50	212.50	17,000
Loan	91	395.63	393.04	36,002
Pan charge from 4+		106.25	106.25	
Springston				
Full	176	170.00	160.00	29,920
Half	23	85.00	80.00	1,955
Loan	31	497.62	496.15	15,426
Pan charge from 4+		42.50	42.50	
<i>Eastern Selwyn Sewerage Treatment</i>				
Full	176	260.00	240.00	45,760
Half	23	130.00	120.00	2,990
Pan charge from 4+		65.00	60.00	
Sunshine Terrace (Arthur's Pass)				
Full	9	2,246.00	1,797.00	20,214
Half	1	1,123.00	898.50	1,123
Pan charge from 4+		561.50	449.25	
Tai Tapu Sewerage Maintenance				
Full	183	650.00	550.00	119,113
Half	21	325.00	275.00	6,825
Loan	34	715.35	711.57	24,322
Pan charge from 4+		162.50	137.50	

	Rating	2014/15	2013/14	Estimated
	numbers	(\$)	(\$)	revenue (\$)
Tai Tapu Sewerage Holding Capacity				
Full	183	95.18	-	17,442
Half	21	47.59	-	999
Pan charge from 4+		23.79	-	
Lincoln/Tai Tapu Road Sewer Extension				
Loan	1	658.62	657.92	659
Tai Tapu Rising Main				
Loan	3	601.86	601.22	1,806
Templeton(Claremont)				
Full	51	1,000.00	975.00	51,000
Half	8	500.00	487.50	4,000
Pan charge from 4+		250.00	243.75	
West Melton				
Full	336	200.00	200.00	67,100
Half	315	100.00	100.00	31,500
Pan charge from 4+		50.00	50.00	
<i>Eastern Selwyn Sewerage Treatment</i>				
Full	336	260.00	240.00	87,230
Half	315	130.00	120.00	40,950
Pan charge from 4+		65.00	60.00	
Sewerage Targeted Rate (including GST)				5,300,952
Sewerage Targeted Rate (excluding GST)				4,609,524
Refuse Collection and Disposal Targeted Rate				
<i>(Targeted rate assessed per separately used or inhabited part of a rating unit serviced by a refuse collection route.)</i>				
Refuse Targeted Rate	14,404	24.00	24.00	345,696
Refuse Recycling Charge	15,414	61.00	61.00	940,254
<i>(Targeted rate assessed per separately used or inhabited part of a rating unit serviced by a refuse collection service in the following locations.)</i>				
Arthur's Pass	134	77.00	77.00	10,318
Castle Hill	101	77.00	77.00	7,777
Lake Coleridge	44	77.00	77.00	3,388
<i>(Targeted rate assessed on the extent of service provision.)</i>				
Refuse Wheelie Bin (240 Litre)	6,158	383.00	383.00	2,358,514
Refuse Wheelie Bin (80 Litre)	5,674	117.00	117.00	663,858
Organic (Green Waste) Wheelie Bin	4,045	204.00	204.00	825,180
Refuse Collection and Disposal Targeted Rate (including GST)				5,154,985
Refuse Collection and Disposal Targeted Rate (excluding GST)				4,482,596
Urban and Rural Water Targeted Rate				
<i>(Targeted rate assessed per separately used or inhabited part of a rating unit and quantity of water provided which has availability of service based on where the land is situated.)</i>				
<i>Full charges are made to all properties connected to the individual supplies, with half charges being made to all those properties within 100 metres from any part of the supply to which water can be, but is not supplied.</i>				
<i>Loan charges apply to properties that have not elected to pay a lump sum for physical works constructed within the rating area.</i>				
Armack Drive				
Full	20	540.00	540.00	10,800
Half	-	270.00	270.00	-
Capital injection 5 year loan rate	9	485.00	485.00	4,365
Capital injection 2 year loan rate	7	-	1,093.00	-
Metered supply where metered (>900m3 annually)		0.91m3	0.48m3	
Arthur's Pass				
Full	130	590.00	580.00	76,700
Half	11	295.00	290.00	3,245
Branthwaite Drive (combined with Rolleston from 1 July 2014)				
Full	24	200.00	810.00	4,800
Half	-	100.00	405.00	-
Metered supply where metered		0.40m3	0.39m3	

	Rating	2014/15	2013/14	Estimated
	numbers	(\$)	(\$)	revenue (\$)
Burnham				
Full	30	700.00	650.00	21,000
Half	2	350.00	325.00	700
Castle Hill				
Full	107	750.00	600.00	80,250
Half	87	375.00	300.00	32,625
Darfield				
Full	976	375.00	350.00	365,813
Half	140	187.50	175.00	26,250
Metered supply where metered (>500m3 annually)		0.45m3	0.42m3	
Darfield 'Rural A' extension				
Full (per water unit)	561	187.50	175.00	105,094
Darfield 'Rural B' extension				
Full (per water unit)	196	187.50	175.00	36,750
Doyleston				
Full	100	350.00	350.00	35,000
Half	24	175.00	175.00	4,200
Metered supply where metered (>800m3 annually)		0.16m3	0.16m3	
Loan	37	426.10	423.81	15,766
Dunsandel				
Full	172	525.00	525.00	90,300
Half	9	262.50	262.50	2,363
Metered supply where metered (>600m3 annually)		0.27m3	0.27m3	
Edendale				
Full	65	381.00	367.00	24,575
Half	5	190.50	183.50	953
Irrigation connection	4	381.00	367.00	1,524
Metered supply		0.54m3	0.52m3	
Metered irrigation		0.66m3	0.64m3	
Fisherman's Point (Taumutu)				
Full	10	417.77	417.77	4,178
Half	1	208.88	208.88	209
Hororata				
Full (per water unit)	160	152.00	142.00	24,320
Half (per water unit)	11	76.00	71.00	836
Water quality testing	75	84.00	56.00	6,300
Capital injection (per water unit)	166	40.89	40.89	6,767
Hororata Acheron				
Full (per water unit)	2,205	152.00	142.00	335,160
Half (per water unit)	2	76.00	71.00	152
Water quality testing	265	84.00	56.00	22,260
Capital injection (per water unit)	2,285	40.89	40.89	93,434
Johnson Road				
Full	58	410.00	410.00	23,780
Half	3	205.00	205.00	615
Metered supply where metered		0.41m3	0.41m3	
Jowers Road				
Full	18	770.00	750.00	13,860
Half	-	385.00	375.00	-
Kirwee				
Full	398.50	500.00	440.00	199,250
Half	28	250.00	220.00	7,000
Metered supply where metered (>800m3 annually)		0.49m3	0.43m3	
Lake Coleridge				
Full	56	425.00	425.00	23,800
Half	18	212.50	212.50	3,825
Water supply quality upgrade	65	286.00	286.00	18,590

	Rating	2014/15	2013/14	Estimated
	numbers	(\$)	(\$)	revenue (\$)
Leeston				
Full	750	250.00	250.00	187,500
Half	126	125.00	125.00	15,750
Metered supply where metered (>800m3 annually)		0.35m3	0.35m3	
Lincoln				
Full	1,338	225.00	200.00	300,938
Half	248	112.50	100.00	27,900
Metered supply where metered (>400m3 annually)		0.61m3	0.54m3	
Malvern Hills				
Full (per water unit)	1,503	334.00	334.00	502,002
Half (per water unit)	20	167.00	167.00	3,340
Water quality testing	499	71.00	34.00	35,429
Prebbleton				
Full	1,048	300.00	250.00	314,400
Half	180	150.00	125.00	27,000
Loan-Kingcraft Drive	1	432.72	429.45	433
Metered supply where metered (>400m3 annually)		0.30m3	0.25m3	
Rakaia Huts				
Full	113	365.00	345.00	41,245
Half	2	182.50	172.50	365
Raven Drive				
Full	13	1,500.00	1,400.00	19,500
Half	-	750.00	700.00	-
Metered supply where metered		1.64m3	1.53m3	
Rolleston				
Full	3,540	200.00	165.00	708,000
Half	572	100.00	82.50	57,200
Loan	348	41.02	40.92	14,283
Loan (Jones Road)	1	470.88	429.48	471
Metered supply where metered		0.40m3	0.33m3	
Sheffield				
Full	206	425.00	410.00	87,550
Half	4	212.50	205.00	850
Metered supply where metered (>700m3 annually)		0.26m3	0.25m3	
Southbridge				
Full	346	360.00	340.00	124,380
Half	18	180.00	170.00	3,240
Metered supply where metered (>700m3 annually)		0.21m3	0.20m3	
Springfield				
Full	198	510.00	510.00	100,980
Half	12	255.00	255.00	3,060
Metered supply where metered (>700m3 annually)		0.81m3	0.81m3	
Springston				
Full	179	300.00	260.00	53,700
Half	20	150.00	130.00	3,000
Tai Tapu				
Full	232	400.00	350.00	92,800
Half	16	200.00	175.00	3,200
Metered supply where metered (>600m3 annually)		0.69m3	0.60m3	
Templeton(Claremont)				
Full	53	550.00	550.00	29,150
Half	6	275.00	275.00	1,650

	Rating	2014/15	2013/14	Estimated
	numbers	(\$)	(\$)	revenue (\$)
West Melton				
Full	462	450.00	400.00	207,900
Half	193	225.00	200.00	43,425
Metered supply where metered(>1200m3 annually)		0.61m3	0.54m3	
Te Pirita				
One charge per rating unit	10	400.00	400.00	4,000
Metered supply where metered		0.73m3	0.73m3	
Urban and Rural Water Targeted Rate (including GST)				4,742,046
Urban and Rural Water Targeted Rate (excluding GST)				4,123,518
Water Race Targeted Rate				
<i>(Targeted rate assessed on the area of a rating unit which has the availability of the service. Urban water race charge targeted rate assessed per separately used or inhabited part of a rating unit based on where the land is situated. Paparua unit charge targeted rate assessed on rating units based on availability of service. Paparua domestic supply charge targeted rate assessed per rating unit based on provision of service. Paparua rural public good targeted rate assessed per rating unit based on availability of service.)</i>				
Ellesmere				
Per hectare or part thereof	36,965	13.29	13.29	491,266
Minimum charge	130	103.85	103.85	13,501
Malvern				
Per hectare or part thereof	40,728	16.00	14.31	651,649
Minimum charge	324	112.44	112.44	36,431
Urban water race charge	1,734	10.22	10.22	17,721
Paparua				
Per hectare or part thereof	18,196	12.00	10.00	218,348
Annual charge	1,337	152.00	149.76	203,224
Domestic supply charge	48	215.00	200.00	10,320
Urban water race charge	5,623	14.00	10.22	78,722
Rural Public Good	1,618	30.00	25.00	48,540
<i>Irrigation charges for consent holders are included in the fees & charges schedule.</i>				
Water Race Targeted Rate (including GST)				1,769,721
Water Race Targeted Rate (excluding GST)				1,538,888
Land Drainage and River Works Targeted Rate				
<i>(Targeted rate assessed on capital value, land value or area of each rating unit based on location).</i>				
Greenpark				
	Capital value			
Class B	14,575,100	0.000516	0.000491	7,521
Class C	12,085,000	0.000373	0.000355	4,508
Class D	1,003,900	0.000372	0.000354	373
Class E	15,735,000	0.000154	0.000147	2,423
Class F	17,922,300	0.000098	0.000093	1,756
L2 Subdivision				
	Capital value			
Class A	83,628,780	0.000212	0.000212	17,729
Class B	116,404,050	0.000152	0.000152	17,693
Class C	211,083,800	0.000098	0.000098	20,686
Class D	19,052,960	0.000065	0.000065	1,238
Class E	18,534,200	0.000050	0.000050	927
Class F	455,055,240	0.000033	0.000033	15,017
Ellesmere No 3 Subdivision				
	Capital value			
Class A	14,273,700	0.000646	0.000598	9,221
Class B	14,578,100	0.000562	0.000521	8,193
Class C	7,176,400	0.000231	0.000214	1,658
Class D	10,531,000	0.000399	0.000369	4,202
Class E	1,069,000	0.000130	0.000120	139
Class F	945,000	0.000167	0.000154	158

	Rating	2014/15	2013/14	Estimated
	numbers	(\$)	(\$)	revenue (\$)
Ellesmere No 4 (Osbornes Drain)	Hectares			
Class A	1,175	23.6521	23.6521	27,781
Class B	272	14.9901	14.9901	4,083
Class C	311	2.1557	2.1557	670
Hororata River	Capital value			
	9,772,810	0.000446	0.000421	4,359
Leeston Township Drainage	Land Value			
	96,286,250	0.000221	0.000201	21,279
Leeston Drainage	Hectares			
Class A	990	11.225459	10.491084	11,110
Class B	1,387	8.852888	8.273727	12,281
Class C	6,398	7.398277	6.914278	47,336
Class D	1,108	4.287712	4.007208	4,751
Minimum per rating unit	305	46.64	43.59	14,225
Taumutu Drainage	Hectares			
Class A	237	24.778832	23.376256	5,875
Class B	227	25.290724	23.859173	5,742
Taumutu Culverts	Capital Value			
Class A	10,007,600	0.001329	0.001181	13,300
Class B	9,568,800	0.000370	0.000329	3,540
Class C	990,500	0.000191	0.000170	189
Class D	460,000	0.000119	0.000106	55
Wairiri Valley	Hectares			
Class A	152	2.873722	2.298978	437
Class B	-	1.899895	1.519916	-
Class C	33	1.696409	1.357128	56
Class D	17	1.607125	1.285700	27
Class E	155	1.495000	1.196000	232
Land Drainage and River Works Targeted Rate (including GST)				290,772
Land Drainage and River Works Targeted Rate (excluding GST)				252,845
Swimming Pools Targeted Rate				
<i>(Targeted rate assessed per separately used or inhabited part of a rating unit based on the where the land is situated.)</i>				
Zone 1	3,499	124.00	124.00	433,876
Zone 2	10,905	87.00	87.00	948,735
Zone 3	1,572	31.00	31.00	48,732
District Swimming Pool Targeted Rate (including GST)				1,431,343
District Swimming Pool Targeted Rate (excluding GST)				1,244,646
Library Targeted Rate				
<i>(Targeted rate assessed on all rating units within the Selwyn District).</i>				
Library Targeted Rate	17,762	170.00	160.00	3,019,540
Library Targeted Rate (including GST)				3,019,540
Library Targeted Rate (excluding GST)				2,625,687

	Rating	2014/15	2013/14	Estimated
	numbers	(\$)	(\$)	revenue (\$)
Stormwater Targeted Rate				
<i>(The targeted rate assessed per separately used or inhabited part of a rating unit based on where the land is situated.)</i>				
Arthur's Pass	137	100.00	100.00	13,700
Castle Hill	183	55.00	55.00	10,065
Darfield	1,052	24.00	24.00	25,248
Doyleston	121	30.00	30.00	3,630
Dunsandel	180	45.00	45.00	8,100
Edendale	68	25.00	22.50	1,700
Glentunnel	74	50.00	50.00	3,700
Hororata	65	200.00	200.00	13,000
Kirwee	388	35.00	35.00	13,580
Lake Coleridge	69	220.00	220.00	15,180
Leeston	829	100.00	70.00	82,900
Lincoln	1,505	65.00	65.00	97,825
Prebbleton	1,214	43.00	43.00	52,202
Rakaia Huts	114	40.00	40.00	4,560
Rolleston	3,947	40.00	40.00	157,880
Southbridge	374	60.00	38.00	22,440
Springfield	151	25.00	25.00	3,775
Springston	199	45.00	45.00	8,955
Tai Tapu	190	150.00	100.00	28,500
Templeton (Claremont)	59	50.00	50.00	2,950
West Melton	633	53.00	53.00	33,549
Whitecliffs	123	40.00	40.00	4,920
Stormwater Targeted Rate (including GST)				608,359
Stormwater Targeted Rate (excluding GST)				529,008

Schedule of chargeable costs for Environmental Services

The charges listed below are required to be adopted by special order or special consultative procedure. The annual plan is such a procedure. Accordingly, the Council reviewed its charges and included them in the draft Annual Plan for public consultation.

1. All fees are fixed fees, unless stated as deposits and charged at time and cost (T/C).
2. All fees are inclusive of GST (unless otherwise stated).
3. The Resource Management Act 1991 is referred to as the RMA.
4. The District Plan is referred to as the DP.
5. If any charge for an application is not paid by the due date, then Selwyn District Council reserves the right under Section 36(7) of the Resource Management Act to stop processing the application. This may include the cancellation of a hearing or the issuing of a decision. Should a hearing be cancelled or postponed due to the non-payment of a charge, the applicant will be charged for any costs that may arise from that cancellation or postponement.

Planning	
Preparing or signing Certificates, Authorities and other documents which do not require a resolution of Council (and not listed elsewhere) including:	
• Signing/sealing survey plans – Section 223 RMA	\$260 minimum fee at Section 224 stage (for Section 223 and Section 224)
• Completion certificates – Section 224 RMA ¹	\$410
• Subdivision Compliance Certificate – Section 226 RMA	\$410
• Preparation of Consent Notices	\$130
• Removal of bonds or caveats	\$130
• Encumbrance Administration	\$130
Preparing or signing certificates, authorities and other documents requiring a resolution of Council, (and not listed elsewhere) including:	\$260 per item
• Approval of easements and right of way Section 321 notices - Local Government Act	
• Revocation of easement	
• Cancellation building line restriction	
Land Information Memorandum	\$205
Overseas Investment Commission Certificate	\$255
General planning advice	Charged at Council's discretion.
Officer's time / site inspection	Time and cost.
Consultant's advice / legal advice	At cost.
Pre-lodgement meetings	First hour free - \$100 per hour thereafter.
Resource consents	
Fixed Fee ² resource consents and processes:	\$560
• Non-complying siting of a building	
• Non-complying recession plane.	
Fast Track ³	\$360 fixed fee
• Internal Setback Applications	
• Site Coverage – in townships with restricted discretionary status	
Temporary non-compliance with the residential density requirements in the rural zone (in the circumstance where a dwelling is retained on the same site, for a defined timeframe, while the new dwelling is constructed).	

Buildings or structures or signs for design, materials, colour and landscaping at Rocklands, Grasmere or Terrace Downs ⁴ , provided they comply with the relevant Development Plan.	\$1,000 Deposit (T/C)
Relocated buildings	\$765
Other non-notified resource consents ⁴ <ul style="list-style-type: none"> Land Use Subdivision (refer below). 	Deposit (T/C) \$1,000
Notified resource consents ⁴ <ul style="list-style-type: none"> Land Use Subdivision (refer below) 	Deposit (T/C) \$2,000
Note: If the cost of a hearing is likely to exceed \$10,000 as calculated by the Selwyn District Council in accordance with the information contained in the application, the number of submitters involved, and the likely length of the hearing, then the applicant shall pay 50% of the estimated hearing cost prior to the commencement of the hearing (in addition to the above deposits). A hearing shall not be held unless the 50% charge is paid.	
Limited Notified Resource Consents – Affected Parties Identified and Not All Approvals Obtained ⁴ <ul style="list-style-type: none"> Land use Subdivision (refer below) 	Deposit (T/C) \$2,000 upfront; or Staged deposits: \$1,000 at lodgement plus \$1,000 if proceed to hearing
Residential subdivision <i>(includes rural residential zones living 3 and subdivision in business zones)</i> Please note that these fees apply to non-notified and notified applications.	
1-10 lots	\$2,000 deposit incorporating: <ul style="list-style-type: none"> \$500 fixed fee for engineering \$1,500 minimum fee for planning
10-20 lots	\$3,000 deposit incorporating: <ul style="list-style-type: none"> \$1,000 fixed fee for engineering \$2,000 minimum fee for planning
20 plus lots	\$5,000 deposit incorporating: <ul style="list-style-type: none"> \$2,000 fixed fee for engineering \$3,000 minimum fee for planning
Rural Subdivisions Please note that these fees apply to non-notified and notified applications.	
1-5 lots	\$2,000 deposit incorporating: <ul style="list-style-type: none"> \$500 fixed fee for engineering \$1,500 minimum fee for planning
6 plus lots	\$3,000 deposit incorporating: <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 plus time and cost
Certificate of Compliance – Section 139 RMA	\$560
Existing use Extension of Time – Section 10(2) RMA ⁴	\$1,000 deposit plus time and cost

Certificate of Existing Use – Section 139A RMA ⁴	\$1,000 deposit (T/C)
Change, Review or Cancellation of Consent Conditions – Section 127 or 128 RMA	
<ul style="list-style-type: none"> Affected party approval; or Non-affected parties 	\$560
<ul style="list-style-type: none"> Notified 	\$2,000 deposit (T/C) notified as for resource consent
Extension of Time/Cancellation of Consent Section 125 or 126 RMA	
<ul style="list-style-type: none"> Affected party approval or Non-affected parties 	\$305
Notified ⁴	\$2,000 deposit (T/C) as for notified resource consent
Designations	
Outline Plan Approval ⁵	\$360 fixed fee
Outline Plan Approval ^{4&6}	\$1,000 deposit (T/C)
Outline Plan Waiver ⁷	\$100
Or alternatively this may be waived at the time of building consent and charged against the building consent at time and cost.	
Notice of Requirement – Section 168 or 168A RMA ⁴	\$2,000 deposit (T/C)
Alteration – Section 181 RMA ⁴	\$2,000 deposit (T/C)
Minor change – Section 181(3) RMA ⁸	\$750 deposit (T/C)
Removal or partial removal – Section 182 RMA	\$255 minimum fee
Extension of Time – Section 184 & 184A RMA	\$255 minimum fee
Heritage orders	
Notice of Requirement – Section 189, 190 & 191 RMA ⁴	\$2,000 deposit (T/C)
Withdrawal of Requirement – Section 189(5) RMA ⁹	\$255
Plan change request	
Plan Change Request	\$10,000 deposit (T/C)
Monitoring	
Basic (desktop)	\$50
Standard (1 inspection)	\$120
Specialised (>1 inspection)	\$220
Time and Cost basis	\$145 per hour
These monitoring fees are included in the price of fixed fee consents and are invoiced separately for “time and cost” consents. Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.	
Landscape plan approval – general ⁹	\$30
Landscape plan approval – specific ¹⁰	\$75

Resource consents	
Access/vehicle crossing inspections	\$50 per lot
Setting up of a Bond including: · For payment of financial contributions · Conditions on resource consents	At cost
Hearing	2 Councillors
Hearing Commissioner's charges	\$180 per hour per panel
Plus officers charged at rates set under 'Officer's Time' where hearings advisors required.	
· 3 Councillors	\$260 per hour per panel
· 2 Councillors and External Commissioner acting as Chairperson	\$160 per hour per panel plus up to \$180 per hour for the Commissioner
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner	Maximum \$180 per hour
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner at the applicant's 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	\$155
· Other Planners	\$145
· Administration Staff	\$75
· Engineering – Road, Water and Wastewater, Reserves and Property acquisitions:	\$120
· Consultants	At cost
· Legal Advice	At cost
· Certificates of Compliance (Sale of Liquor)	\$115
· CD of Plans and Maps (incl postage)	\$15
· Hard copy of District Plan	At actual cost

1. If the processing of your Section 223 & Section 224 exceeds \$260 you will be charged at time and cost. Please discuss at time of application.
2. These fixed fees only apply when there are no affected parties or written approval has been obtained from all affected parties.
3. Fast Track will apply to applications for non-compliances for internal setbacks rules, temporary non-compliance with the residential density requirements in the rural zone and Site Coverage in townships with restricted discretionary status only and will require an application completed to the satisfaction of the Team Leader for resource consents including all neighbours' consents that the Council deems be required.
4. If the actual cost of processing the resource consent is more than \$50 greater or less than the deposit amount, the Council will refund the additional fees paid, or invoice the outstanding amount.
5. Grade 1 outline plan = approval plans for accessory buildings or structures or relocation buildings within the site, provided that the bulk and location of the building complies with the District Plan rules for a permitted activity.
6. Grade 2 outline plan = all other outline plans.
7. Outline Plan waiver fee - waivers are for small inconsequential building works such as internal alterations to buildings etc.
8. If the processing of your Designation exceeds \$750, you will be charged at time and cost.
9. Landscape Plan – general = landscape plans where landscaping is required as a condition of consent, but no specific species or design requirements are specified in the District Plan.
10. Landscape Plan – specific = landscape plans where specific species or designs may or may not be used in accordance with the provisions of the District Plan.

Building	
· Planning Information Memorandum (PIM) only	\$200
· Solid Fuel Heater Application – Freestanding / sewer connection	\$350
· Solid Fuel Heater Application – Inbuilt	\$500
If the fee is exceeded by more than 30% the excess time and cost will be charged.	
Minor Works Application <i>Work with an estimated value of less than or up to \$5,000.</i>	\$550
To cover the likes of solar panel installations, demolition, carports, sheds, some farm buildings, some additions and alterations of a minor nature. Fee is based on historical data. Allows for one inspection, no further information requests during processing and no PIM. If the fee is exceeded by more than 30%, the excess time and cost will be charged.	
Small Works Application <i>Work with an estimated value between \$5,000 and \$15,000.</i>	\$680
Covers the likes of farm buildings, additions and alterations, garages, decks, swimming pools etc. Fee is based on historical data and two inspections, no further information requests during processing and no PIM. If the fee is exceeded by more than 30%, the excess time and cost will be charged.	
· Building consent for deposit for work with an estimated value over \$15,000	\$1,000
· Building Administration Staff	\$67 (per hour)
· Planner	\$145 (per hour)
· Building Officials	\$140 (per hour)
· Re-inspection	\$140 (per hour)
· Producer Statement Assessment	\$15
· Code Compliance Certificate Fee	Charges on an actual time and cost basis
· Marquee and General Exemptions	\$150 minimum charge and any balance at time and cost
· Engineering Fee	\$30
Other (for example): · Consultants · Peer Review · Fire Reports · Acoustic Reports · Certificate of Title Order	On-charged at cost
Compliance Schedules/Statement of Fitness Issue <i>(including amendments and administration and on-site auditing)</i>	On-charged at time and cost
Section 73 Building Act – Entry on Certificate of Title <i>for land subject to flooding etc.</i> Section 77 Building Act – Building on two or more allotments <i>relates to requirement to hold titles together</i>	Charged at actual cost relating to building consents
Research to provide information relating to building records e.g. Photocopying, postage etc.	Time and cost
All chargeable work under the Building Act for carrying out Council's responsibility is charged at actual cost i.e. notices to fix, dangerous and unsanitary buildings.	Time and cost
Certificate of Public Use	\$500 deposit and billed at hourly rate of staff
Certificate of Acceptance	\$1,000 flat fee for receiving a Certificate of Acceptance application <i>(and on top of the \$1,000 processing of the Certificate of Acceptance is invoiced in the same way as for a building consent application, i.e. levies, inspections, administration, etc.).</i>

Swimming Pools Inspections (fencing of swimming pools monitored bi-annually).	\$140 fixed fee (based on 1 hour minimum to conduct inspection and update records).
Infringement Notices	Maximum fee set by regulation depending on degree of offence.

Liquor 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: \$95

Mileage: \$0.77 per/km

Registered food premises – excluding offensive trades (this covers the cost of one inspection, with additional inspections being at cost).

High risk	\$320
Medium risk	\$275
Low risk	\$220
Change of ownership / inspection	\$260
New registration (includes site visit / inspection)	\$320
Revisits due to poor performance	\$95 per hour (plus mileage)
Investigations (if justified)	\$95 per hour (plus mileage)
Late payment fee on food premises	10% if paid after 1 July (annually)
Mobile Food Traders and Hawkers	\$135
Shows and events (new and 12 month licence)	\$320

Food control plan (FCP) registration and audit:	
· FCP registration and audit / verification (covers first annual audit)	\$320
· FCP audit close out / additional audit	\$95
· New FCP mentoring	\$95
Other registered premises / licenses:	
· Funeral directors	\$160
· Hairdressers	\$160
· Camping grounds	\$175
· Offensive trades	\$165
· Revisits due to poor performance	\$95 per hour (plus mileage)
· Investigations (if justified)	\$95 per hour (plus mileage)
Amusement devices (set by statute):	
· First device	\$11.20
· Subsequent devices (each thereafter)	\$2.30
Public health:	
· High risk	\$150
Hazardous Substances	
<i>Monitoring and enforcement required pursuant to section 97 of the Hazardous Substances and New Organisms Act 1996.</i>	
Inspections	\$95 (per hour)
Mileage	\$0.77 (per km)

Dog Registration Fees		
The following dog registration fees apply for the 2013/14 year (all fees GST inclusive).	1st dog	\$35
	2nd and subsequent dogs	\$25
Fee for payment after 31st July 2013	\$50 for the first dog and \$35 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	\$35.00	\$25.00
August	\$31.90	\$23.10
September	\$29.00	\$21.00
October	\$26.10	\$18.90
November	\$23.20	\$16.80
December	\$20.30	\$14.70
January	\$17.40	\$12.60
February	\$14.50	\$10.50
March	\$11.60	\$8.40
April	\$8.70	\$6.30
May	\$5.80	\$4.20
June	\$2.90	\$2.10
(Fees will be waived for Certified Disability Dogs).		

Dogs 15 years and older which have been consecutively registered and compliant with all registration and bylaw requirements over the last 10 years will receive a registration fee rebate of \$25.00.

Tag, Collar, Seizure and Micro chipping Fees (inclusive of GST)		
Replacement Dog Tag	\$5	
Dog Collar (Small)	\$9	
Dog Collar (Medium)	\$10	
Dog Collar (Large)	\$11	
Seizure Fee	\$50	
Micro chipping of dogs where dog is not classified as dangerous or menacing and is not being registered for the first time after 1 July 2007. Dogs to be presented at Council Service Centres at prescribed time.	\$20 per dog	
Micro chipping of Dogs where dog is being registered for the first time having attained the age of 3 months. (Dogs to be presented at Council Service Centres at prescribed time – applicable to dogs micro chipped by Council staff only). Note that farm working dogs are not legally required to be micro chipped.	Free of Charge	
Impounding Fees	\$70 for first impoundment \$96 for the second impoundment \$162 for the third impoundment	
Additional Charges	\$30 per day thereafter administration/sustenance fee.	

Licence Under Dog Control By-law		
Licence Application Fee	\$100	

Stock Impounding		
The fees associated with the impounding of stock are:		
	Per Animal	
	Sheep	\$5
	Cattle	\$56
	Horse	\$56
	Goat	\$56
	Mule/Donkey	\$56
	Pig	\$56
	Other animals	Up to \$56

Feeding (day or part day):		
	Per Animal	
	Sheep or Goat	\$1 per head
	Other stock	\$2 per head
Driving and cartage costs	Actual costs	
Advertising costs	\$90	
Time	\$37 per hour	
Mileage	\$0.77 (per km)	
(A 50% discount is applied to numbers in excess of 100 sheep which are impounded at any one time from any individual or 10 head of any other stock).		

Pines Resource Recovery Park charges

	2013/14	New charges 2014/15
Residual waste (rubbish)	\$204.00 per tonne	\$208.00 per tonne
Garden and food waste	\$107.00 per tonne	\$107.00 per tonne
Clean fill	\$52.00 per tonne (restricted quantities)	\$52.00 per tonne (restricted quantities)
Tyres	Surcharge	Surcharge
Car tyres	\$3.00	\$3.00
4WD	\$5.00	\$5.00
Light truck	\$8.00	\$8.00
Heavy truck	\$15.00	\$15.00
Tractor	\$51.00	\$51.00

Recyclables – no charge for approved recyclable materials provided that they are sorted and placed in the correct containers.

Wheelie Bin Re-Issue charges

There is no wheelie bin delivery charge for new houses, new owners, or for households changing from a 240 litre rubbish wheelie bin to an 80 litre wheelie bin.

Households changing from an 80 litre to a 240 litre rubbish wheelie bin within two years of receiving their 80 litre wheelie bin will be charged \$65.00 (including GST) for bin delivery.

To discourage repeated seasonal issue and return of organic wheelie bins, no rates refund is given for organic bins returned during the financial year. In addition, households requesting and receiving a 240 litre organic wheelie bin within two years of having returned an organic bin will be charged \$65.00 (including GST) for bin delivery.

Refuse bag charge

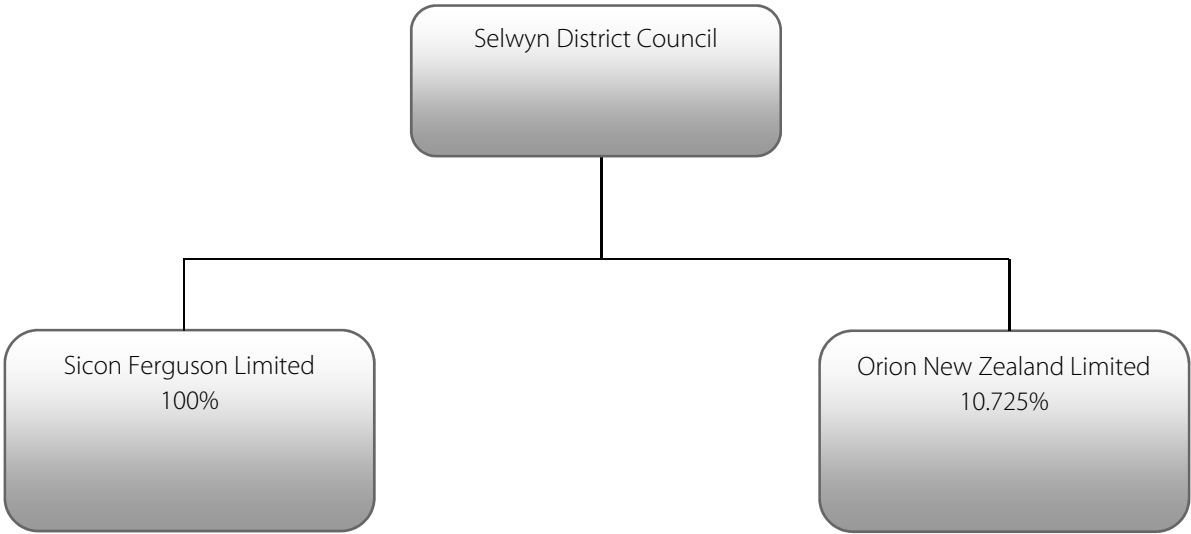
There are rubbish bags available for purchase as an alternative to the Council issued wheelie bins. The charge for refuse bags are \$2.00 (including GST) per bag.

Burial fees & charges

	2013/14	New charges 2014/15
Plot purchase		
Single plot (single or double depth)	\$1,037.50	\$1,245.00
Side by side plots	\$2,075.00	\$2,490.00
Ash or child plot	\$413.75	\$496.50
Additional fees		
Out of District fee	\$413.75	\$496.50
Interments with less than eight working hours notice	\$241.75	\$290.10
Breaking of concrete	\$121.25	\$145.50
Lowering device	\$85.00	\$102.00
Memorial permit		
New headstone	\$61.25	\$73.50
Additions / alterations	\$27.50	\$33.00
Internment fees		
Stillbirth	\$nil	\$nil
Up to one year	\$310.00	\$372.00
One year to nine years	\$517.50	\$621.00
Ten years and over		
Single depth	\$932.50	\$1,119.00
Double depth	\$1,070.00	\$1,284.00
Ashes	\$241.25	\$190.00
Disinterment		
Over 12 months	\$968.75	\$1,162.50
Within 12 months	\$1,382.50	\$1,659.00
Ashes	\$241.75	\$290.10
Reinterment		
Over 12 months	\$967.50	\$1,161.00
Within 12 months	\$1,382.50	\$1,659.00
Ashes	\$241.75	\$290.10

Burial fees and charges have not been changed since 1 July 2011. The new charges to be implemented from 1 July 2014 recognise the need to meet the Council's revenue and financing policy for cemeteries of 50% of all costs (capital and operating) to be funded from fees and charges, with 50% of all costs funded from general rates. The reduction in the internment of ashes from 10 years and over from \$241.25 to \$190 reflects the fact that the previous charge was recovering a disproportionate share (too much) of overheads above the physical internment cost.

Council Controlled Organisations



Community Trusts Administered by the Council:

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

Sicon Ferguson Limited

Relationship to the Council

The Council exercises influence on the Board through approval of its annual Statement on Intent.

The shareholders exercise influence on the Company through the negotiation of the annual Statement of Intent.

Nature and scope of the company

Sicon Ferguson Limited is a supplier of asset management, maintenance and construction services. Consistent with its objective, the Company will pursue activities designed to ensure the efficient and prudent utilisation of its capital assets and human resources.

Ferguson Brothers Limited merged with the Company on the 31st March 2012.

Objective

To operate as a successful, growth focused contracting business and follow these key principles which are central to its business strategy:

- Commitment to quality
- Commitment to its shareholders
- Commitment to Selwyn district
- Commitment to its people
- Commitment to health and safety
- Commitment to the environment
- Commitment to future growth.

Key performance targets

The Company's performance targets for the year ending 30 June 2015 are set out below.

	Target
Return after tax to opening shareholder funds	10.4%
Return after tax on opening total assets	6.3%

To maintain ISO 9001:2008 Quality Standard Certification

To maintain ACC WSMP Certification to Tertiary Level

To maintain NZS 4801 Safety Management Systems Certification

To maintain NZS 14001 Environmental Standard Certification

Orion New Zealand Limited

Relationship to the Council

Selwyn District Council has a 10.725% shareholding in Orion New Zealand Limited.

The shareholders exercise influence on the Company through the negotiation of the annual Statement of Intent.

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 2015 are set out below.

Financial performance targets

	Target
Profit after tax	\$48.0m
Profit after tax / average shareholders' equity	\$7.4m
Fully imputed dividends	\$46.0m
Debt ratio	17
Equity ratio	83

Network reliability targets

	Target
Reliability – Orion network interruptions only: Duration of supply interruptions in minutes per year per connected customer (SAIDI)	
- Urban	42
- Rural	475
- Overall	95

Number of supply interruptions per year per connected
customer (SAIFI)

- Urban	1.1
- Rural	3.4
- Overall	1.2

Central Plains Water Trust

Relationship to the Council

Central Plains Water Trust is a Council Controlled Organisation (CCO), jointly controlled by the Selwyn District Council (50%) and the Christchurch City Council (50%). The Council exercises significant influence over the activities of the Trust through its ability to appoint the trustees.

Nature and scope of activities

Central Plains Water Trust is a trust for the benefit of present and future generations of Christchurch City and Selwyn District residents.

The Trust will hold all necessary resource consents, when 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 2015 are set out below.

- *Develop methods to effectively monitor the performance of CPWL in constructing, commissioning and operating the Scheme, and communicate the results to the public.*
- *To consult, and develop scheme recreational opportunities and environmental community enhancers.*
- *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 2015 are set out below.

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

Selwyn District Charitable Trust

Relationship to the Council

The Selwyn District Charitable Trust is a Council Controlled Organisation (CCO) of the Council.

Nature and scope of activities

The Trust receives funds in the form of charitable donations and makes them available for the charitable activities of the Council.

Key performance targets

The Trust's performance targets for the year ending 30 June 2015 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.*

Council information

Mayor and Councillors contact details

Mayor		Deputy Mayor (Selwyn Central Ward Councillor)	
Kelvin Coe	513 The Lake Road RD 3 LEESTON 7683 (H) (03) 329 1768 (C) 027 267 7732 kelvin.coe@selwyn.govt.nz	Sarah Walters	143 Midhurst Road RD 1 CHRISTCHURCH 7671 (H) (03) 318 1227 (C) 027 270 1215 sarah.walters@selwyn.govt.nz
Selwyn Central Ward		Springs Ward	
Mark Alexander	478 Two Chain Road RD 7 CHRISTCHURCH 7677 (H) (03) 347 6393 (F) (03) 347 6392 (C) 027 526 6388 mark.alexander@selwyn.govt.nz	Debra Hasson	152 Chamberlains Road RD 4 CHRISTCHURCH 7674 (H) (03) 329 5445 (C) 027 435 5055 debra.hasson@selwyn.govt.nz
Jeff Bland	Weedons Road RD 8 CHRISTCHURCH 7678 (H) (03) 347 4070 (C) 027 399 9206 jeff.bland@selwyn.govt.nz	Malcolm Lyall	520 Springs Road PREBBLETON 7604 (H) (03) 349 7990 (C) 027 433 9964 malcolm.lyall@selwyn.govt.nz
Peter Hill	1316 Tramway Road RD 2 LEESTON 7682 (H) 325 4450 (C) 027 364 5834 peter.hill@selwyn.govt.nz	Grant Miller	939 Christchurch Akaroa Road RD 2 CHRISTCHURCH 7672 (H) (03) 329 6123 (C) 027 381 7032 grant.miller@selwyn.govt.nz
Malvern Ward		Ellesmere Ward	
Sam Broughton	275 Waireka Road RD1 DARFIELD 7571 (H) (03) 318 8284 (C) 027 223 8345 sam.broughton@selwyn.govt.nz	Pat McEvedy	80 St John Street SOUTHBRIDGE 7602 (H) (03) 324 2572 (C) 027 430 3818 pat.mcevedy@selwyn.govt.nz
John Morten	224 Waireka Road RD 1 DARFIELD 7571 (H) (03) 317 9001 (F) (03) 317 9002 (C) 027 200 2578 john.morten@selwyn.govt.nz	Nigel Barnett	176 Dunsandel/Hororata Road Dunsandel, RD 2 LEESTON 7682 (H) (03) 325 4205 (C) 027 484 4888 nigel.barnett@selwyn.govt.nz

Community Board Members contact details

Malvern Community Board		Selwyn Central Community Board	
Jenny Gallagher (Chairperson)	43 Tramway Road RD 1 DARFIELD 7571 (H) (03) 318 1784 (C) 027 497 0120 jenny.gallagher@selwyn.govt.nz	Diane Chesmar (Chairperson)	273 Telegraph Road RD 7 CHRISTCHURCH 7677 (H) (03) 344 0418 (C) 021 0292 6588 diane.chesmar@selwyn.govt.nz
Bob Mugford (Deputy Chairperson)	16 Gift Street COALGATE 7673 (H) (03) 318 2877 bob.mugford@selwyn.govt.nz	Bruce Russell (Deputy Chairperson)	Wendouree 123 Finlays Road RD 5 CHRISTCHURCH 7675 (H) (03) 347 9692 bruce.russell@selwyn.govt.nz
Mary Ireland	3D Perrin Place DARFIELD 7510 (H) (03) 318 8649 (F) (03) 318 8648 mary.ireland@selwyn.govt.nz	Alan French	23 Delamare Way ROLLESTON 7614 (H) (03) 347 2338 (C) 027 664 4305 alan.french@selwyn.govt.nz
Judith Pascoe	40 Stott Drive RD 1 DARFIELD 7571 (H) (03) 318 8260 (C) (03) 021 152 2900 judith.pascoe@selwyn.govt.nz	Nicola Peacock	801 East Maddisons Road ROLLESTON 7614 (H) (03) 347 9854 (C) 021 132 0321 nicola.malloch@selwyn.govt.nz
Kerry Pauling	231 Keens Road RD 1 SHEFFIELD (H) (03) 318 4048 (C) 021 0225 5974 kerry.pauling@selwyn.govt.nz		

Where to go for more information

The annual plan is also available at www.selwyn.govt.nz or you can get a copy at any Selwyn District library or service centre (see list below).

Customer services	
For general enquiries, assistance and information, telephone (03) 347 2800 or (03) 318 8338	
Website	Selwyn District Council Offices
www.selwyn.govt.nz	2 Norman Kirk Drive PO Box 90 ROLLESTON 7643
Service Centres	
Leeston Library / Service Centre High Street Private Bag 1 LEESTON Phone: (03) 347 2820	Darfield Library / Service Centre 1 South Terrace DARFIELD 7510 Phone: (03) 318 8338
Lincoln Library / Service Centre Gerald Street LINCOLN 7608 Phone: (03) 347 2875	Rolleston Library / Service Centre Rolleston Drive ROLLESTON 7614 Phone (03) 347 2880
Auditors	Bankers
Audit New Zealand PO Box 2 CHRISTCHURCH 8140 On behalf of the Auditor-General	Westpac PO Box 2721 CHRISTCHURCH 8140
Solicitors	Sister districts
Buddle Findlay PO Box 322 CHRISTCHURCH 8140	Akitakata City City Offices, Yoshida 791 Yoshida Cho, Hiroshima 731 0592 JAPAN
	Town of Yubetsu Minatomachi 31, Yubetsu-Cho Monbetsu-gun, hokkaido 099 640, JAPAN 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

Sicon Ferguson Limited (100% owned by Selwyn District Council)	
3 South Terrace PO Box 40 DARFIELD 7541 Phone: (03) 324 3068 or (03) 318 8320 Fax: (03) 318 8578 Email: sicon@sicon.co.nz Website: www.sicon.co.nz	
Board P Carnahan (Chairperson) N McBreen J Morten	

Other council organisations

Central Plains Water Trust (50% owned by Selwyn District Council)	Izone Southern Business Hub Council committee established to develop an industrial park at Rolleston
PO Box 90 ROLLESTON 7643 Phone: (03) 347 2800 Fax: (04) 347 2799	PO Box 90 ROLLESTON 7643 Phone: (03) 347 2800 Fax: (03) 347 2799 Website: www.izone.org.nz
Trustees DJ O'Rourke (Chairperson) DJ Catherwood RW Davison DAR Haslam V Smart C Williams	Committee Members JB Morten (Chairperson) JL Christensen WJ Bell S Price R McEwan
	Chief Executive RD Hughes Developments Limited Attention: Robin Hughes Phone: (03) 379 2609
	The Council Manager responsible Douglas Marshall - Manager Corporate Services

Appendix 1: Amendment to Revenue & Financing Policy in the Long Term Plan 2012/22 in respect of Transportation

Introduction

The Council has amended its Revenue and Financing Policy to allow it to introduce a new targeted rate for transportation.

Road maintenance and renewal is funded by a mix of the rates paid by ratepayers and subsidy from the New Zealand Transport Agency (NZTA) funded by petrol tax and road user charges. Historically the Council has only undertaken road maintenance and renewal to the extent that the work is subsidised by NZTA. However, it has become clear over the past two years that the cost of maintaining and renewing the Council's road network now exceeds the level that NZTA is able to subsidise. An increasing amount of traffic is placing ever greater demands on the road network and without additional funding road users in the district will notice deterioration in the quality of the roads. There will be more pot holes, edge breaks and other defects that make the roads less safe and less satisfactory to travel along.

The Council signalled in its 2014/15 Annual Plan that it needed to increase rates to help fund road maintenance and renewal and the submissions it received were generally supportive of the Council's desire to maintain the road network to a high standard, although different views were expressed on how this should be achieved. In its 2013 resident's survey the Council also asked how it should respond to the shortfall in NZTA funding and 83% of those surveyed supported spending more ratepayer sourced funding rather than allowing the standard of roads to decline.

The Council identified the need to spend an extra \$1 million per year more on road maintenance and renewal than is currently subsidised by NZTA and has introduced a new targeted rate of \$60 (including GST) per rating unit from 1 July 2014 to fund this additional work.

Amendment to the Revenue and Financing Policy

The Council's previous policy was to fund its share of road maintenance and renewal costs from the general rate (set on the basis of capital value) and the Uniform Annual General Charge (set as a fixed amount per rating unit) and this was reflected in its Revenue and Financing Policy. The new rate to fund the additional road maintenance and renewal work is set as a targeted rate set as a fixed amount per rating unit and required an amendment to the Revenue and Financing Policy.

Assessment of options

The Council assessed the options of using different rating mechanisms to fund the additional road maintenance and renewal expenditure. The main options considered were:

- Option 1: Rate for the additional expenditure in line with the existing Revenue and Financing policy. This is to fund the expenditure from the general rate (set on the basis of capital value rating) and the uniform annual general charge (set as fixed amount per rating unit).
- Option 2: Rate for the additional expenditure based on a new targeted rate set as a fixed amount per rating unit. (This is the option selected after consultation on the proposal.)
- Option 3: Rate for the additional expenditure on a differential basis for different categories of rateable land.

An assessment of the options is set out below.

Option	Assessment
Option 1 – Rate for the additional expenditure using the general rate and Uniform Annual General Charge.	Advantages This is the funding mechanism that the Council usually applies where the activity brings benefit across the community and where it does not have the ability to charge users of the activity directly. The Council raises rates for such activities through the general rate that reflects the capital value of the rating unit and the Uniform Annual General Charge set as a fixed amount per rating unit. This mix of rating bases means that those with higher value property pay a greater amount than those with a lower value property, but the use of Uniform Annual General Charge means that the amount paid by individual rate payers does not solely depend on the value of the property. The proportion of rates raised through the general rate and the Uniform Annual General Charge reflects the Council's assessment of a fair balance between rates set on the basis of capital value and rates set as a fixed amount per rating unit.
	Disadvantages The main beneficiaries of the transport activity are road users. The use of a rating mechanism based on capital value to fund the increasing road maintenance and renewal costs puts a disproportionately greater burden on owners of higher value properties, without a clear link to any additional benefit gained by those ratepayers.

Option	Assessment
Option 2 – Rate for the additional expenditure based on a uniform targeted rate (the Council's proposed option).	Advantages Funding additional road maintenance and renewal expenditure from a rate set at a uniform amount per rating unit means that all ratepayers contribute equally towards the additional costs. It means that all ratepayers pay a moderate amount towards the cost of the activity whereas a rate based on capital value rate means that some ratepayers pay a very much larger amount. A separate targeted rate means that there is a clear focus on additional costs and means that the Council will consider explicitly the amount of the rate each year.
	Disadvantages A rate set as a uniform charge means that all rate payers pay the same amount and this may not reflect their ability to pay or the extent to which they benefit from the activity.
Option 3 – Rate for the additional expenditure based on a targeted rate set on a differential basis.	Advantages Funding additional road maintenance and renewal expenditure from a rate set on a differential basis would allow the Council to rate those that benefit more or create more of the need for the expenditure. Such a targeted rate would mean those that make most use on the road network and have most impact on the need for more maintenance and renewal work would fund a greater proportion of costs through higher rates.
	Disadvantages It is challenging and potentially expensive to devise an equitable basis for differentiating the extent to which groups of ratepayers benefit from the road network and create the need for more maintenance and renewal.

The impact of the different options on individual ratepayers depends on the capital value of their property. A summary for options 1 and 2 is set out below. No figures are included for option 3 as the Council has not undertaken the detailed work that would be required to establish a differential rate. The figures are based on the need to fund an extra \$1,000,000 unsubsidised road maintenance and renewal expenditure and both options raise a similar amount of rates income.

Impact of options 1 and 2 on individual ratepayers:

Capital value	Option 1: General Rate and Uniform Annual General Charge increase per rating unit	Option 2: Uniform targeted rate per rating unit
\$400,000	\$38	\$60
\$600,000	\$50	\$60
\$750,000	\$60	\$60
\$1,000,000	\$75	\$60
\$2,000,000	\$137	\$60

The Council decided that Option 2 (uniform targeted rate) was the best option because it means that the additional cost is transparent to all ratepayers and funded equally by all ratepayers by each ratepayer paying the same amount.

Impact on the Long Term Plan 2012-22

The amendment to the Revenue and Financing policy in respect of Transportation has allowed the Council to introduce a new targeted rate to fund additional road maintenance and renewal costs. The amount of expenditure and therefore the level of the rate may vary from year. The additional expenditure planned for the 2014/15 year is \$1,000,000 and the uniform targeted rate required to fund this is \$60 (including GST) per rating unit. The impact of the additional expenditure and additional rate income is to increase income and expenditure by these amounts each year. As the income and expenditure will offset each other the net impact on the Council's prospective funding impact statements, prospective statement of financial performance and prospective cash flow statement is not material. As a result the Council has not restated the prospective financial statements shown in the Long Term Plan 2012-22.

Consequential amendment to the Rate Remission Policy Including Maori Freehold Land

The Council's rate remission policy provides remissions in respect of certain targeted rates and uniform general charges. The intent of the policy is provide remission from certain rates where the ratepayers own more than one rating unit and one of the rating units is vacant land or a commercial property. The new targeted rate for transportation is included in the remission policy so that the rate is applied in the same way as the policy is applied to the existing Uniform Annual General Charge.

Amended Revenue and Financing Policy in respect of Transportation

Activity	Function	Primary community outcome	Operating expenses (excluding depreciation)	Reason for operating funding source	Capital expenses	Reason for capital funding source
Transportation	Road and land transport network, excluding State Highways (provided by NZ Transport Agency) and public transport services (provided by Environment Canterbury).	Effective and accessible transport system.	Funded from general rates (by a combination of capital value rating and uniform annual general charges), general funds, a uniform targeted rate and NZ Transport Agency subsidies.	<p>The main beneficiaries of this activity are road and land transport users, however all residents benefit from the accessibility allowed by the transport system and the economic activity that it allows. The Council does not have an ability to charge users directly and considers that the transportation network is of benefit to all of the community and accordingly its net costs are recovered as a public good through the general rate, uniform annual general charge, general funds and a uniform targeted rate. The uniform targeted rate will fund the road maintenance and renewal expenditure that is over and above such expenditure subsidised by the NZ Transport Agency. The Council considers that all ratepayers will benefit from its decision to fund road maintenance and renewal above the level subsidised by the NZ Transport Agency and should therefore all contribute the same amount through a uniform targeted rate.</p> <p>Transportation is one of the Council's most expensive activities and increasing costs have an impact on the Council's financial strategy. It is therefore appropriate to separately identify the area of increased cost and to set a targeted rate to fund the additional expenditure.</p> <p>By funding this activity from a range of sources including a general rate set on the basis of capital, the Uniform Annual</p>	<p>100% funded from general rates (by a combination of capital value rating and uniform annual general charges), a uniform targeted rate the Council's capital reserves or development contributions from Subdividers, and NZ Transport Agency subsidies. The Council will consider investing general reserves where an appropriate return on funds can be generated. The Council may use borrowing to fund capital expenditure with repayments of principal funded from general rates, general funds and development contributions from Subdividers.</p>	<p>The main beneficiaries of this activity are road and land transport users, however all residents benefit from the accessibility allowed by the transport system and the economic activity that it allows. The Council does not have an ability to charge users directly and considers that the transportation network is of benefit to all of the community and accordingly its net costs are recovered as a public good through the general rate, uniform annual general charge, general funds and a uniform targeted rate. The uniform targeted rate will fund the road maintenance and renewal expenditure that is over and above such expenditure subsidised by the NZ Transport Agency. The Council considers that all ratepayers will benefit from its decision to fund road maintenance and renewal above the level subsidised by the NZ Transport Agency and should therefore all contribute the same amount through a uniform targeted rate.</p> <p>Transportation is one of the Council's most expensive activities and increasing costs have an impact on the Council's financial strategy. It is therefore appropriate to separately identify the area of increased cost and to set a targeted rate to fund the additional expenditure.</p> <p>There are some charges applied to Subdividers for roading and transport upgrades. New houses in subdivisions create increased traffic in the District and therefore land developers are assessed and charged a share of the upgrade costs.</p> <p>Benefits of transportation capital</p>

				<p>General Charge and a uniform targeted rate the Council has balanced its consideration of affordability and equity for all ratepayers so that all contribute to funding the activity.</p> <p>Benefits of this activity are on-going and all ratepayers benefit from the activity as the expenditure is incurred.</p>		<p>expenditure last for a number of years and benefit both current and future ratepayers. The council considers that current ratepayers should contribute to capital expenditure as such expenditure is incurred each year and therefore current ratepayers are benefiting from expenditure in previous years. Borrowing may be used to spread the cost of some 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.</p>
--	--	--	--	--	--	---

Statement to the readers of

Selwyn District Council's adopted amendment on 25 June 2014 to the long term plan, for the ten years commencing 1 July 2012

Purpose of Statement

The primary purpose of this statement is to inform readers that we have no role to report, and do not give an opinion, on Selwyn District Council's (the District Council's) adopted amendment to enable the District Council to change its Revenue and Finance Policy so that the District Council can charge a targeted rate for transportation works that are above those subsidised by the New Zealand Transport Agency (NZTA).

This statement informs readers about the District Council's process of amending its long-term plan (LTP) for the ten years commencing 1 July 2012 and the extent, and limit, of our involvement in that process.

The District Council's process of amending its LTP commencing 1 July 2012 and our involvement

The District Council adopted its LTP for the ten years commencing 1 July 2012 on 27 June 2012. The Auditor General appointed Ian Lothian, using the staff and resources of Audit New Zealand, to report on her behalf on the LTP adopted on that date.

We expressed an unqualified opinion on the District Council's LTP for the ten years commencing 1 July 2012 in our report dated 27 June 2012. We considered that the LTP adopted on 27 June 2012 provided a reasonable basis for long term integrated decision making by the District Council and for participation in decision making by the public and subsequent accountability to the community about the activities of the District Council.

In forming our overall opinion, we reported on specific matters required by section 94(1) of the Local Government Act 2002 (the Act).

In a Statement of Proposal, dated 31 March 2014, the District Council proposed an amendment to its LTP for the ten years commencing 1 July 2012 to enable District Council to change its Revenue and Finance Policy so that the District Council can charge a targeted rate for transportation works that are above those subsidised by NZTA.

We expressed an unqualified opinion on this Statement of Proposal in our audit report dated 31 March 2014.

We considered that the information within the Statement of Proposal, about the proposed amendment to the LTP and any consequential amendments to the LTP that would be required if it was amended in the manner proposed, was fairly presented, and that the District Council had complied with the applicable requirements of the Act in preparing the Statement of Proposal.

In forming our overall opinion, we reported on specific matters required by section 84(4) of the Act.

On 25 June 2014 the District Council adopted the proposed amendment to its LTP for the ten years commencing 1 July 2012 as described in the Statement of Proposal mentioned above. The District Council has prepared the adopted amendment to reflect the amendments to the LTP adopted by the District Council on 25 June 2014, and any consequential amendments. The District Council has not prepared an amended LTP that incorporates the amendment adopted on 25 June 2014. Consequently, to form a view of the LTP of the District Council, for the ten years commencing 1 July 2012, the content of the adopted amendment should be considered in conjunction with the LTP of the District Council adopted on 27 June 2012.

We do not give an opinion on the District Council's adopted amendment. There is no legislative requirement for us to report on the adopted amendment by the District Council and we have not performed an audit of the adopted amendment. Consequently we have not updated our audit report that was attached to the LTP adopted on 27 June 2012.



John Mackey
Audit New Zealand
On behalf of the Auditor-General
Christchurch, New Zealand

Appendix 2: Funding of the upgrade of the Eastern Selwyn Sewerage Scheme

1. Summary

- 1.1 The upgrade of the Eastern Selwyn Sewerage Scheme (ESSS) is required to cater for population growth in the eastern part of the district and the corresponding increased demand for wastewater connections and services. The estimated net present value (NPV) of the capital cost of the ESSS upgrade (constructed to meet capacity requirements up to 2041) is \$89.2m.
- 1.2 The Council revisited its approach to funding the ESSS in response to submissions on the Council's 2012 – 2022 Long Term Plan and following further consultation on a Statement of Proposal included in its 2014-15 Draft Annual Plan has determined a revised approach to funding the scheme.
- 1.3 In developing its statement of proposal, the Council considered the funding sources potentially available to meet the capital cost of the ESSS upgrade. Following an assessment carried out in accordance with the requirements of the Local Government Act, it proposed that the growth community (the residential, commercial and industrial connections that will use the additional wastewater capacity created by the ESSS) would contribute 94% of the capital cost of the scheme and that the existing connected ratepayers would contribute 6%. The proposal was that the existing connected ratepayers share would be funded from asset sales, existing reserves and targeted rates and that the growth community share was to be funded predominantly from a development contribution charge. The proposed development contribution charge was lower than the charge that has been in place since December 2011.
- 1.4 The Council received 13 submissions on its proposal. Eleven of these submissions were opposed to the proposed reduction in the development contribution charge and/or the proposed contribution to the cost of the scheme from existing ratepayers. One submission was opposed to the proposed approach to funding the existing ratepayer share. One submission from a group of developers challenged both the allocation of costs between the existing connected ratepayers and the growth community as well as a number of assumptions used to calculate the proposed development contribution charge.
- 1.5 All of the submissions were considered by the Council during the consultation process and its final approach to funding the scheme reflects its deliberations on the matters raised. After reconsidering its assessment of the allocation of costs, the Council decided to proceed with its proposed 94%/6% allocation between the growth community and existing connected ratepayers. And after taking further advice from its staff and professional advisers, it revised some of the assumptions used to calculate the development contribution charge; in particular recognising that population growth is likely to be greater than previously forecast.
- 1.6 The new development contribution charge for the ESSS is \$10,361 (including GST). The Council will refund the difference between this amount and any higher amounts paid by developers since December 2011, plus interest at 4%pa since the date the payment was received.

2. Background

- 2.1 The Council has constructed the Eastern Selwyn Sewerage Scheme (ESSS) to cater for population growth in the district. It provides for the treatment of wastewater in the townships of Lincoln, Prebbleton, Rolleston, Springston and West Melton. The scheme costs include:
 - the purchase of additional land for the treatment site
 - the construction of the wastewater treatment plant
 - the construction of pipelines, pump stations and associated works.
- 2.2 The new scheme has made use of existing treatment infrastructure and connects into the existing local pipe networks. It is the culmination of a project that has been underway for a number of years and follows from a decision made in 2007 that the land

based disposal used by the scheme was the most feasible option for meeting the need for additional wastewater capacity in the eastern part of the district.

- 2.3 Although designed to meet the needs of a growing population, the scheme also serves the existing population. The scheme is designed to be developed in stages, with stage 1 serving a population equivalent of 30,000 people and stage 2 increasing this to 45,000 people. Further expansion will be possible.
- 2.4 As the scheme is required to allow for population growth, and the existing population was already served by adequate arrangements for the treatment and disposal of wastewater, the Council developed an initial funding plan for the scheme based on the assumption that all the costs would be funded by development contributions to be paid by land developers. A development contribution charge of \$10,097 (including GST) was introduced for the scheme and applied to sub-division applications between July 2009 and December 2011.
- 2.5 Construction costs estimates for the scheme were revised upwards in 2011 and, following a consultation process, the Council increased the development contribution charge to \$14,368 (including GST) from December 2011. Some land developers challenged this increase and requested that the Council review the calculation of the charge. The Council agreed to do this and prepared a Statement of Proposal for inclusion in the 2014-15 Draft Annual Plan.
- 2.6 The proposal was that the growth community (the residential, commercial and industrial connections that will use the additional wastewater capacity created by the ESSS) would contribute 94% of the capital cost of the scheme and that the existing connected ratepayers would contribute 6%. This allocation was based on a methodology developed by the Council's economic advisers, that provided a range of cost allocations between the existing and growth communities based on the level of financial benefit each group gains from the scheme. This range was determined by considering:
- the extent to which the scheme will reduce the costs of providing a wastewater treatment and disposal service to the existing community compared with existing arrangements
 - the extent to which the scheme will reduce the cost of constructing and operating wastewater treatment and disposal systems to meet the needs of the growth community (if such systems were built to meet the needs of the growth community alone, without also serving the existing population).
- 2.7 The proposed allocation of costs from within the range was then determined by considering, amongst other things:
- the distribution of benefits between the existing community and the growth community
 - the period over which the benefits occur
 - the actions that caused the need to construct the scheme
 - the overall impact of its decision on the community.
- 2.8 The model indicated that both the existing population and growth community benefit from the construction of the ESSS. This is because the cost of constructing and operating the ESSS over the period to 2041 is lower than the cost of each group using their alternative arrangements (that is compared with the existing population using their existing arrangements and the growth community being served by separate systems).
- 2.9 If the existing community did not contribute anything to the construction of the ESSS it would make financial savings estimated at \$16.5 million over the period to 2041. If the existing community made a contribution to the construction of the ESSS equal to these savings (meaning the existing population did not benefit at all), the growth community would make a similar saving of \$16.5 million over the period to 2041. Neither of these positions seemed fair and the Council proposed to allocate costs between the existing community and growth community based on its broader assessment of how the scheme should be funded. It determined that the cost allocation should be calculated by allocating two thirds of the financial savings to the existing community and one third to the growth community. This reflects that both communities benefit from the scheme but that it is the actions of the growth community (in wanting to develop in the area) that have caused the scheme to

be constructed and as a consequence the existing community has taken on financial risks associated with the scheme that it would not otherwise have faced.

- 2.10 Based on the assessment, the Council proposed that existing community will contribute \$5.5 million to the construction of the ESSS (6.4% of the net present value of the construction cost) and the balance of \$80.8 million (93.6%) should be met by the growth community.
- 2.11 The growth community includes a large industrial user, Westland Milk, and this user will fund a proportionate share of the capital cost of the ESSS based on a calculation of the population equivalent of the amount of wastewater it generates.

3. Submissions

- 3.1 The Council received 13 submissions on its proposal. Eleven of these submissions were opposed to the proposed reduction in the development contribution charges and/or the proposed contribution to the cost of the scheme from existing ratepayers. One submission was opposed to the proposed approach to funding the existing ratepayer share. One proposal from a group of developers challenged both the allocation of costs between the existing connected ratepayers and the growth community as well as a number of assumptions used to calculate the proposed development contribution charge. A summary of the matters raised by submitters and the Council's response is set out in the table below.

Matter raised	Council response
Existing connected ratepayers should not be required to contribute to the ESSS.	The proposal to allocate 6% of the cost of ESSS to be funded by existing connected ratepayers reflected the economic modelling completed by the Council's professional advisers that indicated that existing connected ratepayers will benefit from the ESSS in the form of lower average running costs over the coming years compared with pre-existing arrangements. As such, the cost allocated to existing ratepayers does not represent an additional cost over and above pre-existing costs, but rather a contribution towards the benefits that will be received from the scheme. The benefits will exceed the cost allocation so the Council is satisfied that a contribution from existing ratepayers is appropriate.
The proposed approach to funding the existing connected ratepayers share is not appropriate. The costs should be funded either by the District Council as a whole or equally by the connected communities, and specifically that the sale of the Helpet land should not be used to fund this share.	The Statement of Proposal included an allocation of costs to existing connected ratepayers on the basis that they will receive benefit from the ESSS in the form of lower future operating costs. The Helpet land is land that is surplus to requirements now that the existing community is connected to the ESSS. If the sale of the land is not used to help fund the cost allocated to existing connected ratepayers alternative sources of funds will need to be identified. The Council has not finally resolved the funding of the existing connected ratepayers share.
The financial benefits of the scheme should be split equally between existing connected ratepayers and the growth community.	The Council has reassessed its allocation of benefits in the light of the matters raised by submitters and taking account of the considerations set out in the Local Government Act, including the <ul style="list-style-type: none"> • distribution of benefits between the existing community and the growth community • period over which the benefits occur • actions that caused the need to construct the scheme • overall impact of its decision on the community. (The Council's assessment of each of these considerations is included in the amended Development Contributions Policy.) Following the assessment the Council has confirmed its allocation of costs based on two thirds of the financial benefits being allocated to existing connected ratepayers and one third to the growth community. This split recognises the financial risk (negative benefit) being taken on by the existing connected ratepayers as a consequence of the construction of the scheme. This risk is the risk that lower than forecast growth in the future will mean that additional costs will need to be funded by connected ratepayers.
The economic model for calculating the development contribution charge should include 'opening revenue' – that is the balances held within the capital accounts of the pre-existing schemes.	These balances are to be used to fund growth related reticulation upgrades. If the amounts were to be used to fund the ESSS the Council would need to impose a new development contribution charge for the growth related reticulation upgrades. The impact on the growth community would be similar for either approach (the funds can only be used once).

The additional \$2 million included in the economic model as an 'allowance for capacity purchases for future development' should be excluded from the model.	The additional \$2 million relates to a contribution to public mains that need to be installed to connect growth areas to the ESSS. These costs were not anticipated at the time of the initial ESSS estimates. The change proposed by the submitter would have reduced the development contribution charge by a small amount and the Council has decided to retain this anticipated cost in the economic model.
The population growth assumption included in the economic model is too low (the submitter provided an alternative forecast showing a higher level of population growth).	The growth assumption in the ESSS economic model is one of the key determinants of the development contribution charge. More rapid growth means costs can be recovered more quickly and this reduces the financing costs of the scheme – i.e. more rapid growth reduces the costs for everyone as the financing costs of the scheme are lower. The model used to support the Statement of Proposal retained the 2041 population total that the Council adopted as part of its 2012-22 Long Term Plan. These figures are within the range of forecasts produced by Statistics New Zealand. In practice population growth in the early years of the forecasts has been much faster than anticipated and the growth assumption in the economic model was adjusted to reflect this recent growth. The model included actual revenue to June 2013 plus increased forecasts to June 2016, but the forecasts for future years were adjusted downwards so that the total by 2041 was as had been previously forecast. The submitter questioned this downward adjustment. In the light of the additional information provided by the submitter the Council has reviewed its population growth assumption based on the most recent information available and has increased the level of growth in the economic model. The impact of the change is to reduce the development contribution charge by \$1,575 (including GST).
The industrial growth assumption included in the economic model is too low (the submitter provided an alternative forecast showing a higher level of industrial growth).	The economic model allows for Stage 7 of the Izone development, but does not assume any further development of industrial land. The submitter referred to a developer's plans to develop 122 ha of industrial land (equal to 854 HUE). This has not been included in the economic model to date as the possible development may not proceed. If the charge is set at a lower rate in anticipation of this development, but it does not proceed, the Council may not be able to recover the undercharge in the future. As the assumption is binary in nature (it is either in or out) the economic model reflects the prudent approach of leaving it out at this time.
The Household Unit Equivalents allowed in the economic model for a large industrial user is too low.	If the Household Unit Equivalent number for the industrial plant was increased from the amount allowed, the amount payable by the industrial user would increase and the development contribution charge would reduce. However, the Household Unit Equivalent number allowed is based on an assessment of median flows from the plant and the Council is satisfied that this is a reasonable assessment of the capacity it uses.

4. Funding the ESSS

- 4.1 Based on its consideration of the submissions and reconsideration of the allocation of costs, the Council has decided that the Net Present Value of the capital costs of the ESSS will be allocated \$83.7 million (93.8%) to the growth community and \$5.5 million (6.2%) to existing connected ratepayers. (The Net Present Value of the capital cost has been updated from the estimate in the Statement of Proposal to take account of the revised population growth assumption that is now used in the model.)
- 4.2 The growth community share will be predominantly funded by development contributions and the development contribution will be set at \$10,326 (including GST). The Council will refund the difference between this amount and any higher amounts paid by developers since December 2011, plus interest at 4%pa since the date the payment was received.
- 4.3 The existing community share will be funded from a mix of the sale of surplus assets, existing renewal reserve funds and targeted rates.

5. Development Contributions Policy

- 5.1 The amended Development Contributions Policy is attached as annex 1 to this appendix.

Annex 1: Development contributions policy

1. Introduction

Please note :

The Council adjusts all development contributions annually by the CPI as at 31 December based on the Statistics New Zealand information released in the following January. The Council applies the All Groups index. CPI 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. Recently (June 2011), the Council adopted population projections based on a study by the economic think tank, BERL which projects the growth in our District until 2041. These population projections are used as the basis for establishing the likely future population of the District and can be found on our website www.selwyn.govt.nz under the Selwyn Community Plan.

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) and the Resource Management Act 1991 (the Resource Management Act). A territorial authority cannot require development contributions under the Act (development contributions) for the same purpose for which it has required financial contributions under the Resource Management Act.

The Council has decided that the cost of construction of additional infrastructure necessitated by population growth in the District will be funded from three main sources:

- development contributions as outlined in this LTP
- rates and
- borrowing.

1.1. Legislative requirements and powers

The Council is required to have a Developments Contributions Policy as a part of its Funding and Financial Policies. This policy is required to be included within its Long Term Plan under section 102(2)(d) of the Act. 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.

1.2. Rationale for funding the costs of growth through development contributions (consideration of Section 101(3) of the Act)

In determining whether development contributions are an appropriate funding source for different activities, the Council considers, for each of its activities:

- The community outcomes to which the activity primarily contributes.
- The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals.
- The period in or over which those benefits are expected to occur.
- The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity.
- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

The Council then needs to consider the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well being of the community.

In practice, this consideration can be summarised into four main steps:

Step 1 - Considering community outcomes (Section 101(3)(a)(i))

On a district-wide basis, the Council considers how groups of activities contribute to community outcomes. For example, the Council has determined that wastewater infrastructure projects contribute to the community outcomes of a clean environment, a healthy community and a safe place in which to live, work and play. The Council considers that the capital expenditure being incurred to meet the increased demand for community facilities contributes to the achievement of the following community outcomes (please refer to page 11 of the LTP for the full details of the community outcomes and the Council's role in providing them):

Community outcome	Reserves	Network infrastructure	Community infrastructure
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			√

Charging new development a development contribution towards the additional or increased capacity of community facilities ensures an appropriate contribution to these community outcomes.

Step 2 – Benefits and Causation

The questions the Council needs to consider under section 101(3)(a) of the Act include:

- Who benefits from the community facilities (section 101(3)(a)(ii))?
- The period over which those benefits will occur (section 101(3)(a)(iii))?
- 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 on that programme, the Council makes judgements about who created the need for that project, who will benefit from the asset that it creates and how long that benefit will last. The value of the benefit attributed to the growth community in each part of the District over the next ten years is the amount that could potentially be recovered from that community via development contributions.

The Council has estimated the extent of growth within the District and has translated that to the expected number of developments which constitute that growth. The Council has also identified its capital expenditure necessary to meet the needs of the growth community and this is explained in this policy. 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 are therefore the ones who 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,
- 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, the Council makes a judgement about whether the asset being created will benefit the existing community or the growth community, or both of those groups. In making this judgement, 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 or elevated 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. Development contributions paid by developers are likely to be passed on through section and lease prices to the occupants of those improved or new properties. Therefore the Council concludes 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.

1.3. When is a development contribution required.

Except as provided in paragraph 1.4, a development contribution is required in relation to a development when:

- The effect of that development requires the Council to construct new or additional assets for any network infrastructure, reserves or community infrastructure. and
- The Council has to incur capital expenditure to increase the capacity of existing assets (e.g. network infrastructure, reserves and community infrastructure) to support the growth from development.

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 infrastructure; or
- Where the territorial authority has received or will receive funding from a third party.

2. Overview of Development Contributions Policy

Section 201 of the Act outlines the required contents of a Development Contributions Policy. The following section is consistent with this requirement of the Act.

2.1. Trigger for taking a development contribution

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

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

The stage at which the Council requires the payment of a development contribution in respect of any development will depend on the nature of the community facility involved. In making this determination, the matters which the Council may consider include:

- practicality of implementation
- economies of scale in implementation costs
- fairness and
- best available knowledge for projections and allocating budgets.

2.2. Dominant underlying zone

The Council's development contributions are based on the predominant zoning being that for residential use. Accordingly, the Council reserves the right to assess an industrial/commercial development at the time of application as follows:

- type of development and impact on infrastructure and
- applicable dollar value that reflects development and impact on infrastructure.

2.3. 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 however apply contributions at the building consent stage or at the service connection stage on residential and rural development only 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 stage.

2.4. Policy commencement date

Any resource consent, building consent or service connection application received on or after the date the 2012/2022 Selwyn Community Plan is adopted by the Council, will be subject to a development contributions charge under this policy. Consent applications received prior to the 2012/2022 Selwyn Community Plan being adopted will be subject to contributions payable under the policy that was in place at the time the application was received.

2.5. Activities requiring a development contribution to meet the costs of growth

The Council may require a development contribution from any development of the following:

1. capital expenditure expected to be incurred as a result of growth and
2. capital expenditure already incurred in anticipation of development.

Funding the Council's capital expenditure for growth with development contributions is considered alongside the Council's other funding tools. Development contributions will be required from development under this policy to meet the growth component of the future capital expenditure budgets, not met from other sources. For community facilities: network infrastructure, community infrastructure and reserves. Table 1 identifies activities the Council will require a development contribution on.

Table 1: Activities requiring a development contribution

Activities	Community Facilities
Water	Network infrastructure
Sewerage	Network infrastructure
Stormwater	Network infrastructure
Roading and Transportation	Network infrastructure
Community centres/libraries	Community infrastructure
Reserves- land and developments on land	Reserves

2.6. Capital expenditure the Council has incurred in anticipation of development

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.

The Council, since 1995, has accounted for capital expenditure described above as follows:

- Plan Change 21 - this plan change allowed the Council to estimate the future growth that would be serviced by the infrastructure that it was installing. In particular, the sewerage schemes installed by the Council in Prebbleton, Springston, Tai Tapu, Rolleston and Southbridge during the period from 1996 to 2005 may not have been affordable to the existing population if the Council had not considered the future growth opportunities that would occur from the installation of sewerage. Allowing for future growth when designing these systems meant that the funding of the systems could be spread over the future population, not just the current population. The cost of the infrastructure to service the future population as opposed to just the current population is titled 'holding capacity'.
- Holding Capacity (Policy T103) - as the name suggests, this is the dollar value or number of connections between the capacity that 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 now 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 its general rates. When it does not have interest income, general rates increase. For this Council, this causes an inequity. Approximately half of all Selwyn residents provide their own sewerage disposal system (e.g. septic tanks). It is not fair for half of the District's residents 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.

Where further community facilities are required to meet an anticipated increased demand for services, the Council may elect to invest in the necessary infrastructure before the development, which will generate the increased demand, occurs. Again, this may result in an interest charge being included in the eventual development contribution to recover the opportunity cost of the early investment in the necessary community facilities.

2.7. How is interest calculated?

Where the Council invests in infrastructure, the following occurs:

- forecasts are made as to the population to be served from growth and how many lots will be created;
- the expenditure required to service the growth will be determined; and
- when the lots from growth will actually be connected to the infrastructure and ultimately when the lot is liable to pay its development contribution is forecast.

Based on this information, an appropriate financial model can be developed on which development contributions can be calculated to recover all costs of development and the cost of interest incurred as a financing cost until development contributions are received to repay the Council investment in infrastructure.

2.8. Best available knowledge

Development contributions are based on capital budgets from Council Activity Management Plans. The capital expenditure budgets and projected estimates of future asset works are based on the best

available knowledge at the time of preparation. This Development Contributions Policy will be updated, as practical, to reflect better information as it becomes available.

2.9. Calculation of headwork's share

Included within the development contribution will be an allowance for any headwork's share. This headwork's share is based on the lesser of:

- the cost, or
- most recent book value

of the infrastructure concerned being divided by the growth in the township concerned. This headwork's share is the buy-in by new lots to the existing infrastructure investment. Funds collected from headworks can be used to finance the replacement of existing infrastructure or construction of new infrastructure.

2.10. 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.

2.11. Implementations and 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 the Development Contributions Policy;
- any changes in the capital development works programme for growth;
- any changes in the pattern and distribution of development in the District;
- any changes that reflect new or significant modelling of the networks;
- the regular reviews of the Funding of Financial Policies, and the Selwyn Community Plan;
- any changes that the Council needs to implement from the adoption of its proposed District Plan; and
- any other matters the Council considers relevant.

3. Administration of development contributions

3.1. Remissions

At the request of the applicant, the development contribution required on a development may be considered for remission at the Council's discretion on a case-by-case basis.

Remission (in whole or in part) of development contributions may be allowed where:

- The developer has already paid the required contribution in respect of the relevant community facilities.
- The circumstances are such that the development or other work carried out by the developer in connection with that development results in a reduction in costs to the development contributions account and, therefore, a corresponding reduction in the development contribution required from that developer is appropriate. Such circumstances include situations where the timing of the payment of the development contribution is such that it will have a significant positive impact on the Council's financial modelling for the relevant activity (this will generally be the case if the development contribution in question is paid in bulk significantly before the time anticipated by the relevant model).
- 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. In such cases, the cost to the development contributions account attributable to the development is reduced and the Council may remit the development contribution payable in respect of that development by the amount of that reduction as reasonably assessed by the Council. (This catch-all is inserted because the Council recognises that there may be situations not envisaged at the time this policy was established that justify remission. However where units of demand are created it would only be in exceptional circumstances that the Council would accept that a remission is justified).

Remissions must be applied for before a development contribution payment is made to the Council as it will not allow remissions retrospectively.

3.2. Process for consideration for remission of development contribution

Any request for remission of development contributions shall be made by notice in writing, from the applicant to the Council, before development contributions required on the development are paid. Any request for remission shall set out reasons for the request.

In undertaking the review of the request; the Council:

- shall consider the request as soon as reasonably practicable;
- may, at its discretion, uphold, reduce, or cancel the original amount of development contribution required on the development and shall communicate its decision in writing to the applicant within 15 working days of receiving the request; and
- delegates decisions on remissions to staff.

Where the Council decides to consider such a request the following matters will be taken into account:

- the Development Contributions Policy;
- any relevant financial/engineering modelling;
- the Council's Revenue and Financing Policy;
- the extent to which the value and nature of works proposed by the applicant reduces the need for works proposed by the Council in its capital works programme;
- existing uses on the site of the proposed development;
- development contributions paid and/or works undertaken and/or set aside as a result of:
 - i. previous developments and contributions paid/payable;
 - ii. agreements with the Council;
 - iii. financial contributions under the Resource Management Act; and
- Any other matters the Council considers relevant.

In any case, the Council retains the right to uphold the original amount of development contributions levied on any particular development.

3.3. Refunds

The refund of money and return of land if development does not proceed and refund of money or return of land if it is not applied to specified reserves purposes will be applied in accordance with sections 209 and 210 of the Act.

Any refunds will be issued to the current landowner of the development to which they apply and will not be subject to any interest or inflationary adjustment.

3.4. Payment of development contributions

If any development contributions are not paid at the time at which the relevant resource consent, building consent or authorization for service connection is granted, the development contributions which would otherwise have been payable on the occurrence of those events will be re-assessed according to the Council's then current development contribution policy at the time at which the developer actually pays such development contributions.

If payment of a development contribution is not received within 20 working days of the invoice for that development contribution being issued, the Council may exercise the powers outlined in section 208 of the Act. That provision states that until a development contribution required in relation to a development, has been paid or made under section 198 of the Act, a territorial authority may:

- In case of a development contribution required under section 198(1)(a):
 - i. Withhold a certificate under section 224(c) of the Resource Management Act
 - ii. Prevent the commencement of a resource consent under the Resource Management Act
- In the case of a development contribution required under section 198(1)(b), withhold a code of compliance certificate under section 43 of the Building Act 1991.
- In the case of development contribution required under section 198(1)(c), withhold a service connection to the development and
- In each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

If development contributions are not paid by the due date for payment (including any deferred due date agreed in accordance with paragraph 3.8 of this policy), and without limiting the Council's ability to exercise the powers in section 208 of the Act, the Council may:

- charge interest at a rate equal to the Bank of New Zealand's Commercial Lending Base rate plus 3% per annum on the development contribution (as assessed according to the Council's development contributions policy at the due date for payment) from the due date until the date of payment; or
- initiate debt recovery proceedings for the unpaid development contributions.

3.5. Extraordinary circumstances

The Council reserves the discretion to enter into specific arrangements with a developer for the provision of particular infrastructure to meet the special needs of a development, for example where a development requires a special level of service or is of a type or scale which has not been assessed in terms of units of demand.

3.6. Tax – GST

Development contributions required will incur a Goods and Services Tax upon assessment of contributions payable.

3.7. 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 entire development will be calculated based on the contribution applicable to the development contribution area that contains the majority of the development land area.

3.8. Deferment of the payment of contributions

The Council will not normally permit deferred payment of development contributions required in connection with the issue of a land use consent, building consent or an authorisation for a service connection. These contributions will be paid at the time these consents or authorisations are uplifted from the Council.

The deferment of payment of development contributions for subdivisions is at the discretion of the Council. As noted in paragraph 3.4 above, it will be a condition of any agreed deferral that the development contribution which would otherwise have been payable on the granting of the relevant subdivision consent will be re-assessed at the time at which it is actually paid.

Where the Council agrees to allow the deferment of the payment of a development contribution, the Council may require that either:

- an encumbrance be registered against the certificates of title for each allotment in the subdivision; or
- the developer provide a bank bond,

securing the obligation to pay the development contribution. Alternatively, a solicitor's undertaking to pay the development contribution on sale of the relevant property may be accepted. The Council may require that the encumbrance, instrument or bond arrangement record the requirement for the

contribution to be paid by a specified date regardless of whether the allotment in question has been sold by that date. The Council may also require that:

- i. the subdivider pays the Council's legal costs for the preparation of an encumbrance and a release fee; and
- ii. the cash contribution is divided by the total number of allotments, with payment of the relevant development contribution commencing at the first sale; and
- iii. For a minor (e.g. one additional lot being created) development, the Council may accept a solicitor's undertaking to pay development contributions from the proceeds of sale of the allotment where an unconditional sale and purchase agreement for that allotment exists.

Where an encumbrance, bank bond or other undertaking is entered into, the Council will charge interest on any outstanding amount of the cash contribution not paid within two years of the subdivision consent. Interest will be charged on the development contribution that would have otherwise been payable on the issue of the subdivision consent (as assessed in accordance with the Council's development contributions policy at the time of the issue of the subdivision consent) at a rate which is equal to the Bank of New Zealand's Commercial Lending Base rate plus 3% per annum.

3.9. Unit of demand

The unit of demand is a form of measurement to calculate the level of demand for community facilities from developments. The Council will define and calculate units of demand for different types of community facilities and types of developments on a consistent and equitable basis. Depending on the type of community facility or type of development, a differentiation may be made between residential, rural and non-residential development because of the different types and levels of demand these developments make on community facilities. Unless stipulated otherwise, the unit of demand will be a household unit equivalent being a normal residential house averaging 2.8 persons ('HUE'). For the majority of development in the District, one allotment in a subdivision or one connection to the relevant network infrastructure will equate to a normal residential household or HUE. There will, however, be cases where an individual allotment does not approximate to a HUE and, in such cases, the Council will assess how many HUEs of demand are generated by such an allotment and charge development contributions on this basis.

3.10. The capital expenditure already incurred to meet increased growth demand – indexed by CPI

Development contributions are calculated at the time the infrastructure expenditure is incurred. Each contribution is annually indexed by CPI as at 31 December 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 equalised 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.

4. Water and sewerage - specific Issues regarding development contributions assessment

4.1. Approaches to methodology

In developing a methodology for the Development Contributions Policy, the Council has taken the approach to ensure that the cumulative effect of development is considered with a system-wide view. This policy considers the specific infrastructure demands created by individual developments in the context of the Council's wider community responsibilities as an infrastructure service provider.

4.2. Development contributions areas

For the purpose of development contributions the District is broken into 28 water contribution and 12 sewerage contribution areas based on activity service catchments.

4.3. Planning horizons

A 20 year timeframe 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.

4.4. Best available knowledge

Development contributions are based on capital budgets from the Council Activity Management Plans. The capital expenditure budgets and projected estimates of future asset works are based on the best available knowledge at the time of preparation. The policy will be updated, as practical, to reflect better information as it becomes available.

4.5. Water and sewage catchments

Selwyn has water and sewerage reticulation networks which service defined catchments.

Interdependence within each network creates a need for integrated management of the operation of these necessary components. As such, the management of each network is undertaken with network-wide supply and demand issues in mind.

Development contributions for each defined water and sewerage catchment area will be based on the value of future identified growth works for each service catchment.

4.6. Who gets charged?

Under the above outlined method, all new developments in the service catchments within identified development contribution areas, will be subject to a development contribution.

4.7. Justification for approach

All growth works on the 'Integrated water and sewer Networks' are considered to service any lot within the specified boundary, up to a uniform service level, at any time. All components of the integrated networks also have excess capacity uptake. Any identified capital development growth-related works undertaken on the identified integrated network add to the capacity of the existing integrated network directly.

4.8. Eastern Selwyn Sewerage Scheme (ESSS)

The upgrade of the ESSS was required to cater for growth in the ESSS service catchment and the corresponding increased demand for wastewater connections and services. The Council's development contribution policy (as adopted in December 2011) anticipated that the capital cost of the ESSS, and the holding costs until that capital cost is recovered, would be principally recovered over time through development contributions.

The development contributions policy section of the Council's 2012 – 2022 Long Term Plan (LTP) noted that the Eastern Selwyn Sewerage Scheme Planning Group (ESSSPG) had made a number of submissions on the Council's ESSS development contribution in consultation on the LTP. As a result of these submissions, the Council has revisited its decision in relation to the funding arrangements for the ESSS.

The net present value (NPV)¹ of the capital cost of the ESSS upgrade (constructed to meet capacity requirements to 2041) is \$89.2m. Approximately 93.8% of the cost of the upgrade to the ESSS will be

funded from development contributions, with the remainder funded by asset sales (including, in particular, proceeds of sale of the (now redundant) Helpet plant land) and existing targeted rates. .

The Council has been collecting development contributions in relation to the upgrade of the ESSS for some time. On 25 June 2014, after undergoing a special consultative procedure to amend this policy, the Council decided to decrease the level of development contribution from \$14,368 to \$10,326 (both sums inclusive of GST) for new allotments within the ESSS catchment. This sum of \$10,326 (including GST) when adjusted annually for CPI, and taking into account revenue and growth projections, will recover the construction and debt servicing costs over the next 30 years.

Before making the decision to fund the upgrade to the ESSS in this way, the Council gave the following consideration to the factors set out in section 101(3)(a) of the Act:

¹ All references to *net present value* and *NPV* in this section 4.8 are to 2013/2014 net present value including all relevant financing costs.

Factors under section 101(3)(a)	Consideration
<i>The community outcomes to which the activity primarily contributes (section 101(3)(a)(i))</i>	The provision by the Council of wastewater services provides benefits to the community in terms of obvious contributions to the following community outcomes:
	a clean environment; and
	a healthy community.
	The ESSS upgrade will allow the Council to provide wastewater services to support future growth in relevant areas of the District to a standard currently enjoyed in that catchment, thereby maintaining and reinforcing the community outcomes listed above as the urbanised areas of the District expand.
<i>The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, in relation to the activity (section 101(3)(a)(ii))</i>	The principal purpose of the ESSS upgrade is to allow for continued growth in the ESSS service catchment by providing satisfactory wastewater treatment services in that catchment.
	A significant proportion of the residents in the Selwyn District are neither served by the existing infrastructure, nor will be served by the ESSS as they lie outside of the ESSS service catchment. There will be no benefit (in terms of wastewater treatment) to these residents from the ESSS.
	As noted above, a number of existing connections to Christchurch City wastewater infrastructure will be transferred to the ESSS once it is completed. The Council considers that the ESSS upgrade will be of limited appreciable benefit to these existing users of Council provided wastewater systems in the Selwyn District for the following reasons:
	<ul style="list-style-type: none"> • 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 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).
	<p>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 will put in place sufficient wastewater capacity to accommodate such connections.</p> <p>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. 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, then it is appropriate for them to contribute to the cost of the ESSS.</p>

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>	<p>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.</p> <p>In the absence of any need to service the growth community, there would be no need to proceed with the ESSS. 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.</p>
<i>The costs and benefits, including consequences for transparency, of funding the activity distinctly from other activities (section 101(3)(a)(v))</i>	<p>As highlighted above, it has been determined that, given the proportionately high cost of the ESSS and in the interests of transparency, the ESSS 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, and make a separate decision in relation to funding. While there are additional costs involved in making a separate decision about the ESSS, it is considered that these are relatively minor in context, and these costs are acceptable in order to maximise transparency.</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 (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 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 through increased development contributions would enable costs to be borne by those who receive the main benefit from, and have caused the requirement for, the additional wastewater infrastructure.

Taking these factors into account, the Council considers that the capital cost of the ESSS upgrade should be borrowed with the resulting debt serviced and repaid over time from the following sources:

- (a) development contributions as to \$83.7m or 93.8% of the capital cost of the ESSS upgrade; and
- (b) the balance of the capital cost of the ESSS upgrade (\$5.5m or 6.2%) being funded by existing connected ratepayers through asset sales and existing targeted rates.

There are a number of significant assumptions underlying the calculation of the development contribution payable in respect of the upgrade of the ESSS. These include:

- growth of 12,012 household unit equivalents over the period to 2041;
- actual interest costs and development contribution revenue in respect of the ESSS to date;
- a refund of development contributions paid since December 2011 to the extent that such development contributions exceed the level of development contributions which has now been adopted;
- upfront capital costs that are funded through Council debt, and repaid by development contributions (and rates for non-growth costs) over time;
- annual inflationary adjustments to development contribution charges;
- long-term interest costs for the Council averaging 7% (the model incorporates the Council's actual average cost of borrowing up to 30 June 2013, and then a forecast average cost of borrowing to 30 June 2041, with the average interest cost over the life of the model being 7%);
- a reduction in the charge to reflect targeted rate revenue for the non-growth costs of the ESSS, 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 on account of the capacity used by Westland Milk Product's reverse osmosis plant which was recently connected to the ESSS contributing 546 household unit equivalents on a median flow basis (effectively isolating the costs of providing for this demand and dealing with it separately).

While the Schedule deals with development contributions for the ESSS upgrade on a lot by lot basis, where the Council considers that any connection to the ESSS will use more capacity than a normal residential household it may charge a proportionately higher development contribution in respect of such connection. Any such development contribution will be calculated on the basis of:

- the volume of any wastewater generated;
- the nature of the wastewater generated; and
- any impact on the Council's financial modelling in terms of timing of payment of development contribution.

Lots in the Izone industrial area will be treated as equating to 7 residential lots (and therefore 7 units of demand) for these purposes.

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 Long Term Plan. However, the Council recognises that the development contribution charge for the ESSS 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 district is substantially different from the forecast rate of growth. This could result in the charge being increased or decreased to reflect the actual growth. The assessment of whether the charge should be reset will be completed as part of the annual plan process so that the updated charge can be included in the draft annual plan.

5. Roding - specific issues regarding development contributions assessment

5.1. General

The Council's roading and land transport network is contained within the Selwyn Territorial Local Authority boundary. It does not include state highways which are the responsibility of the NZ Transport Agency. Council's local network is characterised by a combination of interdependent asset components such as pavements, bridges, pathways, street lighting and drainage infrastructure. Interdependence within the network creates a need for integrated management of operation of these assets. As such, the management of the network is undertaken on a network wide basis catering for both specific and network wide levels of service and demands.

Accordingly the Council anticipates recovering the majority of its funds for developments from rates income or NZ Transport Agency subsidies for maintenance and renewal activities and those capital improvements projects that meet Agency funding criteria, such as those with high safety benefits or which contribute to wider national objectives. In other cases the Council has to fully fund improvement projects and in particular those relating to growth where roads and routes need to be upgraded to meet the demands placed on them from the additional traffic being generated from new activities.

The Council applies development contributions in specific situations where the roading improvements are necessary to support the development being considered or the development itself, if it necessitates requires an upgrade of the adjacent roading network, such as the upgrade of existing road frontages. Typical situations are listed in paragraph 5.2 below. However, traffic growth effects from individual developments that can accumulate over the wider network need to be addressed to maintain appropriate levels of service. This may include seal widening, intersection improvements, bend realignments and improved signage and delineation on main routes. The Council's 10 year Capital Improvements Programme for roading and transportation includes a mix of projects which are related to either renewal of parts of the asset, improved levels of service, improved safety, catering for increased growth and demand on the system, and alternatives to private motor vehicle travel to assist the management of demand.

The major emphasis in terms of roading and transport improvements have been identified through the Christchurch Rolleston and Environments Transport Study (CRETS) which considers the effects of longer term growth on the wider transport network and main routes over the Greater Christchurch area of the District. Other strategies such as Councils Walking and Cycling Strategy provide direction on how other transport modes are sought to be developed to provide a comprehensive and integrated transport network. The Council recognises the high speed rural environment in which its major routes operate and is conscious of the need to ensure the network provides a consistent level of service that ensures that people and freight can safely and efficiently move around in the District.

The growth and changes within the agricultural sector in the District have also led to traffic growth, which is dependent on the particular locality. As growth occurs in townships through new subdivision and commercial developments, this usually leads to the need to upgrade existing streets and roads and intersections to accommodate the new demands placed on them and to maintain the required levels of service. Older streets with limited kerbs and channels, footpaths and street lights are likely to need upgrading where a new development requires frontage to it. Pavements are also likely to need widening and strengthening to cater for the increase in traffic loadings. Connections between existing and new roads, footpaths and cycleways also need to be planned and funded. No provision has yet been made for any works relating to the central plains irrigation scheme, should that scheme proceed, although it is recognised that improvements to the existing network may need to be made in the future in the event of this irrigation scheme proceeding.

5.2. When roading development contributions will be taken – works adjacent to development

Development contributions may be requested for, or toward, the cost of roading works adjacent to development, where the roading works are made necessary to provide or improve services to the development or to avoid, remedy or mitigate its effects. The specific nature of works can seldom be identified in detail in advance of consent applications but early discussions with Council staff can assist in identifying potential contributions that may be considered applicable. These development contributions may be applied as a condition of subdivision, land use or building consent. In determining the contribution amount, the Council will estimate the cost of the infrastructure required and establish the percentage of this cost that reflects the extent to which the infrastructure serves the development. The net cost determined above will be further reduced by deducting subsidies and any other credits applying to the works. The anticipated percentage contributions from developers are set out for a number of situations in the following schedule.

Existing situation	Upgrading required	Developer's contribution
All	Establishment and traffic management	100%
Fronting an existing maintained road carriageway (contributions apply to development side only)	No change to existing kerb alignment required	
	Upgrade any existing footpath, berm, drainage and street lighting	50%
	A change to kerb alignment necessary due to the development	
	Upgrade and/or replace existing kerbing and channelling	100%
	Widen road carriageway and upgrade existing footpath, berm, drainage and street lighting	50%
	No footpath, berm, drainage and street lighting exists	
New urban development areas separated from adjacent existing urban transport infrastructure and connections	Widen road carriageway and construction of new kerbing and channelling, new footpath, new berm, new drainage, street lighting and speed management devices as considered necessary to provide a more consistent level of service and connectivity between developments.	50%
	Access along or fronting an unformed or unmaintained road	100%
	Extension from the nearest formed and maintained sealed road carriageway complete with all related infrastructure such as: carriageway, pavements and seal; new safety and traffic features; new kerbing and channelling; new footpath; new drainage; new berm; and new street lighting	

5.3. When roading development contributions will be taken – SH 1/Rolleston Drive/Hoskyns Road intersections

The Council and Transit New Zealand agreed to the installation of traffic lights at this intersection. The contribution from developments allowed under Plan Change 60 totalled \$322,422 while industrial developers in the Jones Road/Hoskyns Road/Izone Drive area of Rolleston contributed \$268,685.

Each lot created by development in the Rolleston Metropolitan Urban Limit (MUL) will be levied a contribution of \$112 per lot (annually adjusted by CPI) from 1 July 2009. Developments that are industrial, commercial or retail in nature will be levied this contribution based on an assessment of traffic volumes generated as a % of all traffic volumes once the development is operational. In 2006/07 the Council agreed to forward fund the installation of traffic lights at the intersections to meet emerging safety and levels of services issues arising with the original Rolleston Drive and Hoskyns Road intersections with State Highway 1.

5.4. When roading development contributions will be taken – Lincoln Metropolitan Urban Limit (MUL)

The Urban Development Strategy and Lincoln MUL define the growth strategies for Lincoln. To support this growth, improvements to the existing roading network are required to integrate the new roads created by developments from subdivision activity.

Two upgrade/construction projects will be undertaken to create this linkage. These are:

- the construction of a culvert and associated roading infrastructure on Southfield drive over the Liffey;
- the purchase of 7 Barker Street, removal of the dwelling and subsequent construction of associated roading infrastructure on the vacated lot.

Each lot created by development in the Lincoln MUL will be levied a contribution of \$613 per lot (annually adjusted by CPI) from 1 July 2009. Developments that are industrial, commercial or retail in nature will be levied this contribution based on an assessment of traffic volumes generated as a percentage of all traffic volumes once the development is operational.

5.5. When roading development contributions will be taken – improvements as outlined in the Christchurch and Environs Transport Study (CRETS)

Each lot created by development in the Urban Development Area (UDS) of the Selwyn District will be levied a contribution of \$686 per lot (annually adjusted by CPI) from 1 July 2012 to fund the

improvements outlined in the CRETS study. This contribution has been calculated after deducting from the gross costs:

- NZ Transport Agency and Crown grants income as appropriate; and
- The public or existing lots share as at 1 July 2012 which will be funded by the Council from a variety of sources including general rates, general funds and loan funding. Developments that are industrial, commercial or retail in nature will be levied this contribution based on an assessment of traffic volumes generated as a % of all traffic volumes once the development is operational.

Lots created by development outside the Urban Development Area (UDS) of the Selwyn District will be levied a contribution of \$108 per lot (annually adjusted by CPI) from 1 July 2012 to fund the improvements outlined in the CRETS study. This contribution has been calculated after deducting from the gross costs:

- NZ Transport Agency and Crown grants income as appropriate; and
- The public or existing lots share as at 1 July 2009 which will be funded by the Council from a variety of sources including general rates, general funds and loan funding. Developments that are industrial, commercial or retail in nature will be levied this contribution based on an assessment of traffic volumes generated as a % of all traffic volumes once the development is operational.

This contribution reflects the wider benefits to all developments in Selwyn of the CRETS improvement programme and improved access to Christchurch.

5.6. When roading development contributions will be taken – purchase of land and improvements as necessary to create a southern bypass for Lincoln.

The Lincoln Structure Plan outlines the growth of Lincoln until 2041. Consideration is being given to developing a southern bypass road to redirect heavy and through traffic away from the centre of Lincoln and also to assist in providing controlled access to southern Lincoln development areas. At this time no development contribution is being levied for this bypass road until the Council confirms it wishes to proceed with this in the future through its long term transport planning.

5.7. When roading development contributions will be taken – purchase of land and improvements to allow for roading linkages through the new Rolleston Primary School site between Lowes Road and Goulds Road.

The Ministry of Education has constructed a new primary school in Rolleston called "Clearview". The Ministry is only required to provide a road into the site. To ensure an integrated linkage of the school

and the balance of the land to be subdivided into residential sections with Rolleston, the Council has constructed a road to a collector road standard between Lowes and Goulds Road which will be progressively extended further east over time to service other activities. The road will be funded as follows:

- from the Council's general funds to recover the cost attributable to the school (see note below);
- by levying a development contribution on the residential subdivision to be developed on this land with access off the new road; and
- by levying a development contribution of \$281 per lot (annually adjusted by CPI) from 1 July 2009 on all land subdivided in Rolleston reflecting the benefit of providing this road linkage to all road users.

Note: the Council's Development Contribution Policy is adopted under the Act. Section 8 of the Act excludes the Crown from being charged under the provisions of the Act. Accordingly, development contributions cannot be levied on the new school being constructed. This note is provided to explain why the school is not identified as a funding provider.

6. Reserves – specific issues regarding development contributions assessment

6.1. Development Contributions for Reserves

Contributions from residential subdivision and/or development are the means that have been chosen by the Council to generate the necessary funds for reserves/open space and facilities for recreation. The Council requires 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 percentage taken historically has comprised contributions for reserves and facilities located in the township experiencing the growth, as well as a district contribution for reserves enjoyed by a wider section of the District. 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.

Again, where the Council does purchase land in anticipation of development occurring, then 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 land, the land will then be vested as a reserve.

The Council considers that it needs to require the maximum reserve contributions provided for under the Act where the lot in question is 650m² or less or where more than one dwelling is erected on any sized allotment. For all other developments, the maximum rate of reserve development contributions will be in accordance with the table below at 6.5.

6.2. Rationale for funding the costs of growth through reserve contributions (consideration of section 101(3) of the Act)

The Council has determined that development contributions are an appropriate funding source for reserves and open space, after consideration of the factors listed in section 101(3) of the Act (as discussed at paragraph 1.2 above).

6.2.1. Community outcomes (step 1)- effects of community growth on provisions for reserves and facilities for open space and recreation

Open space contributes to the community outcomes which are identified in paragraph 1.2 above, namely a rural district, a safe place in which to live, work and play, a healthy community and an accessible district.

Some of the beneficial environmental outcomes of having open space retained within the District are greater health of the environment, retention of ecosystems, greater biodiversity, retention of views, cleaner air, noise reduction and visual pleasantness. Social benefits include opportunities for family participation, play and exercise, teamwork, social interaction, and a greater sense of belonging to a community.

Development in the District inevitably changes the ratio of open space to built elements in the environment. Loss of vegetation and the covering up of land with buildings and the hard surfacing associated with structures, roads and carparks cumulatively erodes the benefits of open space previously available to residents and visitors. In addition, the increased population that development brings creates a greater demand for recreational opportunities traditionally provided by the District's parks, reserves, sports fields and walkways.

Failure to provide adequate open space can lead to a sense of alienation from nature and the community, decreased health, an increase in pollution and the loss of freedom to move and explore. Cumulatively, this has the potential to add to the stress of day-to-day living and to contribute to a perceived loss of quality of life.

Inadequate provision of open space and recreational facilities in a growing district usually leads to pressure on the existing facilities, which may accelerate their deterioration and the degradation of the

outdoor environment. This may result in friction among competing users leading to competition for scarce resources and loss of goodwill and cooperation.

Development contributions provide a direct means to enable the Council to counter-balance the adverse effects of change and development in the District. Direct adverse effects may include disturbance of soil, loss of hedges, trees and grassed areas, reduction in wild-life habitats and ecosystems and changes in varying land-forms characteristic of the region. Indirect adverse effects can include increased water run-off, loss of views and shelter and the introduction of more people, domestic animals and vehicles. The provision of reserves has traditionally served to give relief from the disadvantages of having more people living in an urban area. Not only must additional land be acquired for public recreational use, but also there is a need for cash to develop reserves to a standard where they can be fully operational. Public expectations have increased and there is an expectation that high standards of recreational experiences will be provided, in easily accessible locations.

6.2.2. Benefits and causation (steps 2, 3 and 4)

6.2.2.1. Taking a community-wide approach to levels of service

Within townships, open space will be provided within reasonable walking distance of a resident's home so there is consistency throughout a township in the provision of a place for children to run and play, together with space for trees and plantings. These reserves give relief from the built environment and add certainty that a basic provision of service and amenity will be met. Sports fields are not as easily allocated, as there is some variation in the popularity of sports and consequently in the demand for particular facilities. These will therefore be provided according to demand and accessibility. The Council has the discretion to vary these provisions if there are other facilities within easy reach e.g. play opportunities on an esplanade reserve or in a larger sports park with a wider catchment of users..

Also recognised in the planning for reserves and open space is the value of linking up areas of interest with walkways and protecting riparian environments with esplanade strips or esplanade reserves. Connections to community centres, schools, shops and sports-fields contribute substantially to the enjoyment of moving about the District via green corridors. Landscape features can be appreciated by the provision of open space associated with them, e.g. the Liffey Stream and associated reserve land in Lincoln township.

As Selwyn District is largely rural in character, with townships dotted throughout, the issues of reserves and open space provision are different from those of a large city. Future growth is predicted to be mainly in the major townships, especially Rolleston and Lincoln, so this is where reserve contributions can have the most immediate benefit for a significant number of residents within the township and its population catchment.

New reserves are provided to cater for the increased population growth. New residents and existing residents will utilise the existing and new reserves but, generally speaking, new reserves will be located in areas in which growth is occurring and, therefore, will be chiefly used by new residents.

6.2.2.2. Period over which the community benefits are anticipated to occur

The community benefits that the Council expects to occur from the provision of reserves/open space, as funded, at least, in part by reserve contributions are anticipated to accrue when the relevant reserve is created or improvements to reserves made and continue in the following years.

6.2.2.3. Linking costs directly to those who create additional demand while giving certainty of revenue:

Facilities and assets in a district have been paid for by current and past residents. Although these residents may, in the future, use new assets, the provision of which has arisen from growth in the District, it is fairer for the establishment costs to be substantially borne by the person whose actions have led to the demand for the new assets. These costs arise when a development change is initiated, as this is when the link between the initiator and payer can be most clearly established. This occurs at the time of a subdivision consent, land use consent or building consent.

Development contributions taken from the initiator of such development changes allocate the costs in a direct and timely manner. The entire cost of increased demand is not intended to be met by development contributions, as some new needs are not directly attributable to a specific development. It is sometimes possible to anticipate where a significant area of land may be needed for recreation in the future through the Council's activity plans and, where there are growth projections available. Leaving land purchase to a later stage in the District's development may mean that the opportunity to acquire a particularly suitable tract of land has already passed. Land may be purchased by the Council ahead of time, in anticipation of development. The Council may set up an internal loan for the purchase of such land using revenue from general rates. That land will be held for the Council's general purposes pending the development occurring.

The cash reserve contribution from subsequent developers may be used to repay the internal loan. Where the developer's cash reserve contribution is used to repay an internal loan, then the pre-purchased land will vest as reserve.

6.2.2.4. Costs and benefits of funding reserves distinctly from other activities

The Council is of the view that the use of development contributions to fund the cost of providing reserves/open space provides the benefits of greater transparency, greater accountability and intergenerational equity.

6.2.3. Community wellbeing

In summary, the Council considers that the overall impact of allocating liability for revenue for reserves/open space, primarily, on subdividers/developers promotes the social, economic and environmental well-being of the existing and future communities of the District. If the Council did not require subdividers/developers to provide reserve contributions, the Council would have to find the finance to fund them, through general or targeted rates and/or loans, which would detrimentally impact all existing residents. The paragraphs above identify the significant environmental and social benefits reserves/open spaces provide. Reserve contributions ensure these benefits will be enjoyed by residents of the District both now and in the future.

6.3. Objectives of taking development contributions for reserves

1. Countering the adverse effects of change and development;
2. Linking costs directly to those who create additional demand while giving certainty of revenue and
3. Taking a community-wide approach to levels of service.

6.4. Reserve contribution requirements

The Council will require a contribution to be paid in accordance with the table set out below at the time of granting:

- i. a resource consent under the Resource Management Act 1991; or
- ii. a building consent under the Building Act 1991.

Payment of the contribution will be made:

- iii. as a requirement made when granting a subdivision consent, at the time prior to the issue of the Section 224 RMA Certificate; or
- iv. as a requirement made when granting a land-use consent or a building consent, at the time when uplifting the land use or building consent.

In the event of the contribution not being paid at the above specified times, the Council shall take the actions specified in Section 3.5 of this Development Contributions Policy.

6.5. 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.

Additional information on assessing the development contribution payable for reserves

The contribution in relation to subdivision consents may be as cash, land or a combination of both as agreed with the Council. In relation to land use and building consents, the contributions will normally be cash.

Contributions paid at the time of subdivision consent may be reduced by the amount of any contribution made at the time of a previous building consent on the same land, provided that any 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.

The maximum rate of reserve contribution payable is summarised at paragraph 6.6 below.

6.6. Maximum rate of contribution

Lot size ¹	Reserve Contribution (% of the mean value of additional allotments) ²	
>4ha	2%	Assessed on the mean value of 4ha for each allotment 4ha
>1- 4ha	3%	
2500m ² – 1ha	5%	

¹ Lot size means the average size of all the allotments created as part of the subdivision excluding:

- any allotment created for another purpose which is stated in the resource consent application or is a condition by which the subdivision consent is granted, or
- any allotment which will not have residential unit erected upon it as a condition by which the subdivision consent is granted.

Where land is not being subdivided, the density of the development shall be the size of the allotment on which any residential unit shall be erected. The size of any allotment on which a residential unit shall be erected shall include the size of any balance area of land, which the district plan rules require to be kept free of residential units. If more than one residential unit is to be erected on an allotment, the density shall be calculated by dividing the size of the allotment by the number of residential units erected on the allotment.

² Where land is not being subdivided, the area of the additional allotments for the purpose of calculating the mean value shall be the area of the allotments on which any additional residential units shall be erected. If more than one residential unit is to be erected on an allotment, the area of the allotment for the purpose of calculating the mean value shall be determined by dividing the area of the allotment by the number of residential units to be erected on the allotment.

1200-2499m2	6%	
650-1199m2	7%	
<650m2 or >1 dwelling erected on any sized allotment	7.5%	

Basis of valuations for cash and land equivalent contributions

A registered valuer, engaged and paid for by the subdivider/developer, will assist the Council to calculate each reserve contribution. The calculation of all reserve contributions will be made by a registered valuer - as (a) land alone (b) cash alone, based on the equivalent land value or (c) a combination of the two which may include the value of improvements (refer paragraph 6.8).

6.6.1. Valuation of land to vest as reserve

The value of the land to be taken as reserve contribution will be calculated at the time the application is made to vest the land as reserve. The value of the land will be adjusted to take into account easements and service corridors necessary for the development and located on reserve land. It is expected that the presence of service corridors will reduce the value of the land they pass through. The valuation will reflect the fair market value of the land once the development is completed, or reflect any other method of valuation as agreed between the Council and the subdivider. If the reserve land is an amalgamation of more than one lot, the valuation will be on the total size of the land as if it were on one title. This land value shall then be reconciled with the cash value of the reserve contribution as calculated in accordance with the table set out above. If the land value is less than the cash value of the required contribution, the difference shall be paid to the Council in cash or through approved development works on the reserve. If the land value is greater than the cash value of the contribution, the Council will purchase the balance of the land at the same valuation, or the Council may transfer the value of the balance of the land to be used as reserve contribution for a subsequent subdivision undertaken by the same subdivider, provided that:

- the subdivision consent for the subsequent subdivision is granted within two years of the first certificates of title being issued for the initial subdivision; and
- the land of the subsequent subdivision is located within 500m of the land in the initial subdivision.

Such a transfer of reserve contribution from one subdivision to another can only occur once.

6.6.2. Cash contributions

If the Council does not require 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, will be paid in cash.

In the case of subdivision consents, the cash contribution for each additional lot will be the average agreed market value of the lots in the subdivision, multiplied by the reserve contribution % as set out in the above table in paragraph 6.6. In the event of a single purchaser acquiring more than 25% of the number of allotments in a subdivision, prior to the date that the certificates of title are issued, the valuation of the lots shall reflect their fair market value. Any land may be subject to a reserve contribution at a later date, if it is subsequently subdivided.

In the case of subdivision consents for allotment(s) greater than 4ha in area, the cash contribution for each additional allotment greater than 4ha in area shall be based on the market value of a 4ha allotment in the same area and/or of the same zoning e.g. Inner Plains. In the case of a consent, other than subdivision, the cash contribution will be the market value for land in the area, multiplied by the reserve contribution % as set out in the above table. The method of determining the area of land to be valued is set out in footnote 2 to the above table. The Council may attribute a market value to land by valuation, or by any other method as agreed between the Council and the developer.

6.6.3. Disputes

If the Council challenges the valuation tabled by the developer, the Council can have a second valuation carried out at the applicant's expense. If the applicant disputes the findings of the Council appointed valuer, a second opinion will be sought from another registered valuer approved by both the Council and the applicant, and paid for by the applicant. If agreement still cannot be reached, both parties will seek arbitration on the matter.

6.7. 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 discretion, but it will be made in discussion with the subdivider/developer at the time he/she/it lodges their application or earlier if the Council is notified of the owner's intention to offer land as a reserve contribution. Not all land will be considered by the Council as being suitable for taking as reserve contribution. If land is to be taken as the total, or part of a, reserve contribution, it must function appropriately to offset the effects of development and the Council may refuse land it does not require..

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

- i. whether the development will increase the demand for open space and recreational land; and
- ii. whether there is a shortage of land for open space and recreational use in the area where the development is proposed, and if so, which land in the development can appropriately satisfy this need.

Secondly, discussions over the suitability of the particular land to be acquired by the Council as reserve contribution will need to be held as early as possible, because one piece of land may be superior to another within the same development. To determine the suitability of the land, the Council will use the following criteria together with, any other information that the Council, in its discretion, considers is relevant, in considering the particular development:

- the Council's need for the land
- the Council's capacity to pay for maintenance and improvements to any land acquired by it as a reserve contribution
- size, location and accessibility
- frontage to a roading network
- soils, gradient and topography
- landscape features and quality
- potential for linkages and walkways
- margins of waterways
- proximity to other desirable features
- potential for views into or from the site
- ecosystems and bio-diversity
- significant mature vegetation
- existing shelter belts
- historic and cultural significance
- safety for users
- potential for enhancement
- absence of hazards and
- vulnerability to natural hazards, including, but not limited to, earthquake damage, inundation and sedimentation.

With respect to the size of reserve land:

- i. A local neighbourhood park, should be 2000 to 3000m² in size, unless it serves primarily an open space function and is adjacent to other open space, where a smaller area may be acceptable.

- ii. A district sports field should be a minimum of 4 hectares.
- iii. If the District sports field is to also accommodate club buildings, the size should be increased to 8 hectares.

The Council considers that the benefits of open space/reserves generally need to be distributed to and enjoyed by the whole community. It therefore will not accept land which clearly benefits only a limited number of users and which is unlikely to fulfil the recreation needs of the community to a substantial extent.

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.

6.8. 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.

At the time the reserve calculation is raised, (usually prior to resource consent being granted) the Council will confirm if it is willing to pay for improvements. No payments will be made for improvements that the Council has not been expressly identified as being funded from the reserve contribution and signed off by it as such. This is discussed below at paragraph 6.9.2

Cash acquired through the reserve contribution process cannot be used to pay for maintenance. The Council can use a cash contribution received for reserves purposes for the purchase or development of reserves within its district to another local authority or public body which controls land in the District, that will make provision for recreational facilities important to the residents of the District. Such a payment shall be on the terms and conditions the Council thinks fit. The Council will hold cash in the reserve development fund earning interest until it is required. Cash taken as part or all of a reserve contribution will be used in such a way as to provide a benefit to the wider locality from which the contribution was required.

6.9. Credits

Credits, up to a maximum of 20% total, towards the value of reserves contributions may be gained by a subdivider/developer for the retention of valuable existing features on the land, or for improvements to the land, or a combination of both. Credits will be given on a case-by-case basis at the request of the subdivider/developer, in the following circumstances.

6.9.1. Existing features

Trees/vegetation

Before a developer takes out existing trees and/or shelter belts, it would be appropriate to approach the Council to see if the retention of existing vegetation would have value as a credit for the calculation of reserves contributions. The trees, together with the land they exist on, may have a greater value than the cleared land if they provide shade and shelter and clear benefits for the community. Another reason to retain trees and to give a credit for their retention may be the value they have as part of the District's identity and history and their role as a habitat for birds and wildlife. The amenity that existing vegetation adds to the community can be considerable and its value is often noticed after its removal, particularly in the case of shelter. It may only be possible to retain large trees and small scale shelter belts if sufficient land is set aside around them to enable trimming and maintenance to take place. Vegetation needs to be in a well maintained condition and have a minimum of 20 years' life remaining to be acceptable. Its location is also critical. Vegetation which is likely to pose health and safety risks to the community, or requires substantial maintenance to keep it safe, will not be accepted as a credit and may be required to be removed from the land as a condition of resource consent.

Any land that is to come into the Council's ownership will be cleared by the developer of noxious weeds and unsuitable vegetation.

Landform

Land which has topographical interest may be desirable for reserves. Features may include natural river terracing, riparian edges, wetlands, natural water features, rock formations, elevation for views, or the land may be part of those areas that come under 'Outstanding Natural Features and Landscapes' B1.4 of the District Plan, Volume Two.

If the land which is to become a reserve has been excavated, filled, polluted or in any way devalued after the Council has accepted the land as a reserve contribution, the developer is required to restore, fill, topsoil and grass down the land, in consultation with the Council and to its satisfaction.

Structures of historic or cultural interest

It may be possible to base a subdivision theme on existing man-made features which add variety and interest to the District. Structures may include fencing, stone or brick walls, gates, paving, garden layout, farming structures, small buildings or remnants thereof, bridges, canals, memorials and historic markers. Reserve land may be taken in places where such items are located, in order to preserve them for future interest but the safety and maintenance of such features have to be acceptable to the Council.

6.9.2. Improvements to the land

Work that comes within the category of reasonable improvements of a standard the Council might itself have made to the land, over time, may have their value assessed as part of the reserve contribution. Such works are not to compromise the land's value as open space (see 6.1) Improvements might include the planting of trees and shrub borders, paving, installation of seats and litter bins, construction of play facilities and shelter. providing the Council approves the design and layout expressly for the purpose of reimbursement and the improvements are considered by the Council to be relevant to the recreation needs of the community. It would not normally extend to elaborate structures, works of art, walls and gateways, special paving, boardwalks, fountains and water features, or anything that is intended to enhance the development to increase its market appeal rather than to offset the impact of development and the loss of open space which results. Such improvements would be assessed to ensure they do not lead to greater than normal maintenance costs for the Council, once it becomes owner of the improvements. The Council reserves the right to take cash in lieu of improvements so it may develop either the land in question or land elsewhere in the community, where increased demands for facilities are already being felt or are anticipated. The Council may want to involve the new residents in the design of their reserve land at a later date, in which case cash will be taken to pay for this work in the future and the land will be prepared, top-soiled and grassed by the developer to the Council's engineering code of practice before being vested in Council.

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

Examples of improvements, up to a maximum of 20% of their cost, which may constitute a credit :-

- asphalt paths not considered part of the transportation network
- classic seats with backs, as often installed by the Council;
- litter bins;

- amenity trees of approved species which have the potential to grow to a minimum of 10m in that location, planted at 3.0m and staked. Street trees are not included owing to the loss of trees that frequently occurs when construction begins; and
- play equipment which is needed in the area and which meets all health and safety standards in its design and installation.

Pathways (including cycleways) 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 maybe agreed to become reserve land (other than road reserve) vested in Council. This can viewed in the same way as the road pavements and related infrastructure are inherently provided at the developers cost as part of its obligations to provide a properly provisioned and connected roading network to service the development. The same will apply to the creation and formation of supporting walking and cycling networks utilising pathways that contribute to a 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.

6.9.3. Stormwater management areas

There has been a move away from regarding stormwater as something that must be disposed of as quickly as possible to seeing a stormwater system as an asset that has multiple values. This has changed the focus from underground pipes to above ground facilities which can include swales, retention basins, wetlands and streams, together with riparian planting. The objectives of the above-ground approach are to slow down stormwater run-off thereby reducing its destructive force, settling out solids, pollutants and silt, releasing the cleaner water slowly into streams which nurture riparian environments and gently release stormwater to the sea or to the ground. Landscape, recreation, ecology, and culture are thereby enhanced, in addition to land drainage.

A reserve contribution may therefore consist partly of land also required to be set aside and vested in the Council as a development contribution for the collection, retention and disposal of stormwater. While its primary purpose may be for stormwater management, the land can serve a secondary function as open space. Up to a maximum of a 20% credit may be gained on the basis of an area of land set aside for this purpose.

The gain for the community may be that the area of land is larger than a normal reserve, owing to the fact that parts of it may be sloping, wet or at some times be under water. The design of the stormwater management area should take this into account when siting features such as paths, seating, play areas and planting. Such areas can also be useful as green linkages to other publicly accessible open space. Clearly the location and design of the stormwater features must work from an engineering point of view. However, if the land is to serve as open space it should also meet relevant criteria set out above under paragraph 6.7, Criteria for Taking Land instead of Cash. Discussions should be entered into as early as possible if the developer is contemplating the inclusion of a combined stormwater/open space feature as it will be dependent on a number of factors which should be identified at the outset and may affect other infrastructure, for example, the transportation layout.

7. Stormwater – specific issues regarding development contributions assessment

The District has a number of stormwater networks. Developments in towns with a stormwater network will be assessed on their merit as to:

- how stormwater created by the development should be managed; and
- what impact that stormwater discharge will have on existing systems to manage the new flow. Based on the specific assessments, a development contribution will be calculated.

8. Community centres - specific issues regarding development contributions assessment

Community centre contributions will be taken for the construction of the Castle Hill community centre. The development contribution is \$550 per lot.

9. Development areas

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

9.1 Rolleston Lowes Road ODP Area

In its District Plan the Council has determined the position of roads and walkway/cycleways in the area to allow for orderly subdivision and for higher density (Living 1 zoning) north of Lowes Road.

9.1.1 Planning Horizon

A 20 year timeframe 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. It has been assumed that 80% of the maximum development potential will be realised in this time.

9.1.2 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%);
- electricity and telephone infrastructure along the road corridors shown in the structure plan (90%);
- the purchase of land for and formation of walkways and cycleways shown in the ODP (50%); and

- upgrading of Lowes Road, Jozecom Place and Fairhurst Place (100%).

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.

9.1.3 Who gets charged?

Developers in the area will pay the costs of infrastructure outlined above.

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.

It is recognised 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.

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 on subsequent subdivision of child allotments.

Map 1 below shows the contributions applying to each allotment.



L1B Zone Boundary and Development Contributions

10. 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 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

Some schemes have a development contribution narration of 'LCA'. For these schemes, the assessment as at 1 March 2009 is that there is limited capacity available. Individual applications will be assessed on their impact to the supply.

In accordance with the Council's Development Contribution Policy, development contributions are indexed by CPI as at 31 December annually. Additionally, each development contribution, when imposed by the Council as a resource consent, notes that it will be indexed by CPI until paid.

11. Development contribution and connection fees

NOTES:

All connections are subject to water capacity.

A standard 20mm water connection is where the Council main is within 20m of the consumer's point of supply. All other connections to be quoted.

Where the word 'Actual' appears this requires the connector to pay the actual costs of the physical connection from the Council system to the property boundary.

The Kirwee water supply despite having a development contribution, can only expand subject to changes to the existing resource consent for take from Environment Canterbury. Accordingly resource consents for subdivision will still be subject to the Council being able to achieve this change.

Some schemes have a development contribution narration of 'NCA'. For these schemes, the assessment as at 1 March 2009 is that there is no capacity available. Individual applications will be assessed on their impact to the supply.

Forecast development contribution funding by significant activity

Activity	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Annual Plan	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP	LTP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Community Facilities	2,051	1,667	1,553	1,553	1,553	1,927	1,927	1,929	2,357	2,359	2,531
Transport	1,006	782	787	804	575	595	719	697	695	598	649
Water Races and Drainage	15	-	-	-	-	-	-	-	-	-	-
Stormwater	759	216	222	227	232	203	208	214	270	277	324
Sewerage	2,906	8,716	11,757	12,380	7,366	6,584	9,184	2,680	2,792	2,824	2,942
Water Supply	712	165	175	186	197	410	435	462	642	686	820
	7,449	11,546	14,494	15,150	9,924	9,720	12,473	5,982	6,754	6,743	7,265

DEVELOPMENT CONTRIBUTIONS

For the year ending 30 June 2015

NCA = No Capacity Available

LCA = Limited Capacity Available – development contribution will be calculated on enquiry

Development contribution and connection fee per lot (including GST)							
Scheme		Water			Sewer		
		Standard water connection fee - see notes above	Development contribution	Total fee	Sewer connection fee - see notes above	Development contribution	Total fee
1	Armack Drive		NCA				
2	Arthur's Pass		NCA				
	Arthur's Pass (Sunshine Terrace)					NCA	
3	Branthwaite Drive	\$1,048	Refer Rolleston	Refer Rolleston			
4	Burnham	\$1,048	\$11,438	\$12,486			
5	Castle Hill		NCA			NCA	
6	Coleridge	\$1,048	\$6,914	\$7,962		NCA	
7	Claremont		NCA			NCA	
8	Darfield						
	Residential	\$1,048	\$8,460	\$9,508			
	Rural						
	Residential	\$1,048	\$8,460	\$9,508			
9	Darfield						
	Rural A Zone (3.5m ³ /day)	\$1,048	\$8,460	\$9,508			
	Rural B Zone (2.0m ³ /day)	\$1,048	\$8,460	\$9,508			

10	Doyleston	\$1,048	\$3,778	\$4,826	Actual	On enquiry	On enquiry
11	Dunsandel	\$1,048	\$6,782	\$7,830			
12	Edendale	\$1,048	\$11,381	\$12,429			
13	Fisherman's Point (Taumutu)		NCA				
14	Johnsons Road	\$1,048	\$5,084	\$6,132			
15	Jowers Road		NCA				
16	Kirwee Urban		NCA				
17	Kirwee Rural R		NCA				
18	Kirwee Rural A		NCA				
19	Kirwee Rural Extensions		NCA				
20	Leeston	\$1,048	\$3,778	\$4,826	Actual	\$7,357	Actual + \$7,357
21	Lincoln	\$1,048	\$ Nil	\$1,048	Actual	\$10,326	Actual + \$10,326
22	Malvern Hills Existing This water supply services the townships of Glentunnel, Coalgate and Whitecliffs, including the 1999 Waireka Extension A domestic connection is two units	\$1,048	\$5,645 per unit	\$1,048 + \$5,645 per unit			
23	Prebbleton						
	• Township	\$1,048	\$ Nil	\$1,048	Actual	\$10,326	Actual + \$10,326

	• Kingcraft Drive	\$1,048	\$ Nil	\$1,048			
24	Rakaia Huts	\$1,048	\$1,615	\$2,663			
25	Raven Drive		NCA				
26	Rolleston						
	Residential	\$1,048	\$ Nil	\$1,048	Actual	\$10,326	Actual + \$10,326
	Retail/Business/Industrial Zones in Rolleston, Lincoln, Prebbleton, and West Melton	\$1,048	On enquiry	On enquiry	Actual	\$72,282 per ha	Actual + \$72,282 per ha
27	Selwyn Rural Water Scheme (domestic connection is two units). (This water supply services the township of Hororata)	\$1,048	Headworks \$3,449 per unit Upgrade to \$788 per unit	Headworks \$4,497 per unit Upgrade to \$788 per unit			
28	Sheffield		NCA				
	Sheffield Rural		NCA				
29	Southbridge		NCA		Actual	\$7,237	Actual + \$7,237
30	Springston	\$1,048	\$2,328	\$3,376	Actual	\$10,326	Actual + \$10,326
31	Springston South Upper Huts		NCA			NCA	
32	Springfield	\$1,048	\$13,828	\$14,876			
33	Tai Tapu Township	\$1,048	\$7,346	\$8,394	Actual	\$11,955	Actual + \$11,955

	Rising Main SH75 (incl CCC fee)				Actual	\$8,146	Actual + \$8,146
	Lincoln – Tai Tapu Road				Actual	\$8,647	Actual + \$8,647
34	Te Pirita		On enquiry				
35	West Melton	\$1,048	\$4,414	\$5,462	Actual	\$10,326	Actual + \$10,326
36	Whitecliffs		NCA				

Roading development contributions		
Area	Work for which contribution required	Fee (including GST)
Rolleston	Rolleston Drive/ Hoskyns Road/ State Highway 1	\$121 per Lot
Lincoln	Lincoln roading projects within the Lincoln MUL	\$664 per Lot
UDS	CRETS roading improvement projects	\$686 per Lot
Outside UDS any subdivision rural or residential	CRETS roading improvement projects	\$108 per Lot
Rolleston	New school road	\$304 per lot
Rolleston, land between Lowes Road and Goulds Road	New school road	\$1,618,718

Stormwater development contributions		
Area	Work for which contribution required	Fee (including GST)
Lincoln	Lincoln stormwater management	\$6,069 per Lot

Development area development contributions		
Area	Work for which contribution required	Fee (including GST)
Rolleston Lowes Road ODP Area		
• North High	New and upgraded roads, walkways and cycleways	\$24,420 per Lot
• North Medium	New and upgraded roads, walkways and cycleways	\$17,136 per Lot
• North Low	New and upgraded roads, walkways and cycleways	\$5,552 per Lot
• Fairhurst High	New and upgraded roads, walkways and cycleways	\$23,643 per Lot
• Fairhurst Low	New and upgraded roads, walkways and cycleways	\$8,956 per Lot
• Jozecom High	New and upgraded roads, walkways and cycleways	\$21,971 per Lot
• Jozecom Low	New and upgraded roads, walkways and cycleways	\$10,867 per Lot

Water capital expenditure – funded by development contributions

Defined geographical area	Capital to occur from 1 July 2012 for growth	Total capital costs to recover from development contributions	Total capital costs to recover from other sources	Development contribution per lot (including GST)
Armack Drive	\$ -	\$ -	\$ -	NCA
Arthur's Pass	\$ -	\$ -	\$ -	NCA
Branthwaite Drive	\$ -	\$ -	\$ -	Refer Rolleston
Burnham	\$ -	\$ -	\$ -	\$ 11,438
Castle Hill	\$ -	\$ -	\$ -	NCA
Coleridge	\$ -	\$ -	\$ -	\$ 6,914
Claremont	\$ -	\$ -	\$ -	NCA
Darfield	\$ 800,000	\$ 800,000	\$ -	\$ 8,460
Doyleston	\$ -	\$ -	\$ -	\$ 3,778
Dunsandel	\$ -	\$ -	\$ -	\$ 6,782
Edendale	\$ -	\$ -	\$ -	\$ 11,381
Fisherman's Point (Taumutu)	\$ -	\$ -	\$ -	NCA
Johnsons Road	\$ -	\$ -	\$ -	\$ 5,084
Jowers Road	\$ -	\$ -	\$ -	NCA
Kirwee	\$ -	\$ -	\$ -	NCA
Leeston	\$ -	\$ -	\$ -	\$ 3,778
Lincoln	\$ 211,260	\$ -	\$ 211,260	\$ -
Malvern Hills Rural	\$ -	\$ -	\$ -	\$ 5,645
Prebbleton	\$ 648,176	\$ -	\$ 648,176	\$ -
Rakaia Huts	\$ -	\$ -	\$ -	\$ 1,615
Raven Drive	\$ -	\$ -	\$ -	NCA
Rolleston	\$ 3,397,059	\$ -	\$ 3,397,059	\$ -
Selwyn Rural	\$ -	\$ -	\$ -	\$ 3,449
Sheffield	\$ -	\$ -	\$ -	NCA
Southbridge	\$ -	\$ -	\$ -	NCA
Springfield	\$ -	\$ -	\$ -	\$ 13,828
Springston	\$ -	\$ -	\$ -	\$ 2,328
Tai Tapu	\$ -	\$ -	\$ -	\$ 7,346
Te Pirita	\$ -	\$ -	\$ -	On enquiry
West Melton	\$ -	\$ -	\$ -	\$ 4,414
Whitecliffs	\$ -	\$ -	\$ -	NCA
	\$ 5,056,495	\$ 800,000	\$ 4,256,495	

Sewerage capital expenditure – funded by development contributions

Defined geographical area	Capital to occur from 1 July 2012 for growth	Total capital costs to recover from development contributions	Total capital costs to recover from other sources	Development contribution per lot (including GST)
Arthur's Pass (Sunshine Terrace)	\$ -	\$ -	\$ -	NCA
Castle Hill	\$ -	\$ -	\$ -	NCA
Coleridge	\$ -	\$ -	\$ -	NCA
Claremont	\$ -	\$ -	\$ -	NCA
Doyleston	\$ -	\$ -	\$ -	On enquiry
Eastern Selwyn*				\$ 10,326
Leeston	\$ -	\$ -	\$ -	\$ 7,357
Southbridge	\$ -	\$ -	\$ -	\$ 7,237
Tai Tapu	\$ -	\$ -	\$ -	\$ 11,955
	\$ -	\$ -	\$ -	

* The Eastern Selwyn Sewerage Scheme area includes the townships of Lincoln, Prebbleton, Rolleston, Springston and West Melton. The capital expenditure that the Council expects to incur to meet the increased demand resulting from growth and the proportion of that expenditure that will be funded by development contributions and other sources is identified in paragraph 4.8 of the policy.

Stormwater capital expenditure – funded by development contributions

Defined geographical area	Capital to occur from 1 July 2012 for growth	Total capital costs to recover from development contributions	Total capital costs to recover from other sources	Development contribution per lot (including GST)
Lincoln	\$ 822,211	\$ 822,211	\$ -	\$ 6,069
	\$ 822,211	\$ 822,211	\$ -	

Roading capital expenditure – funded by development contributions

Defined geographical area	Capital to occur from 1 July 2012 for growth	Total capital costs to recover from development contributions	Total capital costs to recover from other sources	Development contribution per lot (including GST)
District	Varies per consent	Varies per consent	Varies per consent	Varies per consent
UDS area - CRETS	\$ 13,718,749	\$ 6,713,095	\$ 7,005,654	\$ 686
L1 River Pathway Lincoln	\$ 206,000	\$ -	\$ 206,000	\$ -
Broadlands Dr Extension Stage 2	\$ 1,008,398	\$ -	\$ 1,008,398	\$ -
	\$ 14,933,147	\$ 6,713,095	\$ 8,220,052	

Reserves capital expenditure – funded by development contributions

Defined geographical area	Capital to occur from 1 July 2012 for growth	Total capital costs to recover from development contributions	Total capital costs to recover from other sources	Development contribution per lot (including GST)
District - various reserves	\$ 5,237,130	\$ 5,237,130	\$ -	Varies per consent
Darfield	\$ 433,300	\$ 433,300	\$ -	Varies per consent
Lincoln	\$ 3,262,004	\$ 3,262,004	\$ -	Varies per consent
Prebbleton	\$ 7,118,201	\$ 3,441,320	\$ 3,676,881	Varies per consent
Rolleston	\$ 11,444,318	\$ 8,952,318	\$ 2,492,000	Varies per consent
West Melton	\$ 1,962,774	\$ 1,626,894	\$ 335,880	Varies per consent
	\$ 29,457,727	\$ 22,952,966	\$ 6,504,761	

1. The Prebbleton Community Centre will be partially funded by development contributions of \$500,000 in 2021.
2. The Rolleston community centre will be partially funded by development contributions of \$3,000,000 in 2013.
3. The West Melton Community Centre will be partially funded by development contributions of \$1,000,000 in 2020.

Development area capital expenditure – funded by development contributions

Defined geographical area	Capital to occur from 1 July 2012 for growth	Total capital costs to recover from development contributions	Total capital costs to recover from other sources	Development contribution per lot (including GST)
Rolleston Lowes Road ODP Area	\$ 5,145,038	\$ 4,511,338.56	\$ 633,699	\$5,552 to \$24,420 per Lot



PO Box 90, Rolleston 7643

Ph: (03) 347 2800

www.selwyn.govt.nz

ISSN: 1178-5284