

10 YEAR PLAN

CARTERTON DISTRICT COUNCIL

Te Māhere Ngahurutanga

CONSULTATION DOCUMENT 2021 - 2031



TE KAUNIHERA-A-ROHE O TARATAHI
CARTERTON
DISTRICT COUNCIL



Greg Lang

**His Worship
The Mayor**

**Nāku te rourou
Nāhau te rourou
Ka ora ai te iwi.
Tihei mauriora !**

**With our basket of
resources
Combined with yours
Together, we shall
prosper.
We breathe with life!**

We're preparing this Ten Year Plan in the middle of a global pandemic. Ordinarily this would be expected to be difficult for the Council. However, COVID-19 has shown the strength of the Carterton community and our collective resilience in the face of big challenges. We're still experiencing significant population growth and development pressures.

This has continued the trend of the past few years and reflects in part the attractiveness of our District to other Kiwis looking for lifestyles and opportunities Carterton district offers. I believe COVID-19 has also contributed to this growth.

The option to "work from home" for many people with jobs in Wellington city has opened up opportunities for individuals and families to make the move to Wairarapa. While the pandemic has affected Wairarapa less than some other parts of the country I do need to acknowledge that for some of our residents and businesses there have been negative impacts.

COVID-19 has given me, and the other Council elected members the opportunity to reflect on our role within the Carterton community and how through our decision-making we can contribute to improving the wellbeing of all our residents and businesses.

We've spent the last year reviewing our vision, thinking about our activities, projects and programmes and discussing how we fund them and how rates are allocated across properties in the District. The result of all that work is this consultation document on our proposed Ten

Year Plan which we now present to the Carterton community for feedback.

This Draft Ten Year Plan sets out our vision for the future of Carterton and the outcomes we want to achieve. Managing population and business growth, responding to the impacts of climate change, continuing to renew our infrastructure and rejuvenating the town centre are all captured in the activities, projects and programmes proposed in the plan.

For our core infrastructure we're proposing sticking with our previous plans – finalising the wastewater treatment plant upgrade, identifying and constructing an additional water supply, and replacing our pipe infrastructure as it comes to the end of its useful life.

We're also investing in new infrastructure to support the growth of the town. The plan is to open up land to the east of the town for new residential and light

industrial development and this Ten Year Plan sets out how that new infrastructure will be put in place to support that development.

We started talking to the Carterton community in June 2020 to find out what everyone wants the Council to focus on and any new projects the Council should be doing. We sought views from urban residents, rural residents, members of Hurunui-o-Rangi marae, community groups rangatahi, tamariki and our older residents. 715 ideas were given to us in Carterton's "Big Jar of Ideas".

People felt very strongly about needing to change the look and feel of the town centre and this was the main idea that came through. The requirement for more parking also came through strongly, both in the town centre and for the Events Centre.

We also heard from many people they wanted more walking and cycling trails, for recreation, visitor attraction and safety.



This feedback, and our own thinking, has meant we want to hear from you about three new projects we are proposing to progress over the next ten years:

- Town centre car parking
- Five Towns Trail Project
- Town Centre Redevelopment

Adding our preferred options for each of these activities to our business-as-usual activities results in an average rate increase of 5.65 percent, or \$160.00 in the 2021/22 year.

I look forward to hearing the feedback on these ideas. In our Consultation Document we've outlined the three projects, their costs and the alternatives we considered.

Worth noting is that local government in New Zealand is in a state of change, although exactly what that change looks like we don't currently know.

There are three main "workstreams" currently underway: 3 waters reform, a reform of the Resource Management Act and a general review of local government.

The Government is reforming the delivery of wastewater services, drinking water supply and stormwater. The Government is considering establishing new waters entities to take over the ownership of Councils' waters assets and operate those services.

Our council agreed to participate in the initial stage of this reform programme and received funding for water infrastructure spending in 2020/21.

This is likely to have a significant impact on councils; especially small councils like us. For the purposes of this Ten Year Plan we have assumed none of these changes will happen.

However, we expect the Government to announce the new arrangements in the latter part of the 2021 calendar year and we will be engaging with Carterton community on whether or not our waters services should transfer.

By that time, we'll have plenty of information about the costs and other consequences of such a change. More information on these 'workstreams' can be found on the

Department of Internal Affairs website.

The review of the Resource Management Act is expected to result in new planning and climate change legislation to replace the current Act.

This is likely to have consequences for the District Plan and how we carry out our statutory planning functions.

Again, we're likely to know more about these changes in the second half of the 2021 calendar year. We've not made any provisions in this Ten Year Plan for changes as we don't know for certain what the changes will be.

The more general review of the purpose of local government partly reflects the waters and Resource Management Act reforms. Councils may be required to pick up new functions and responsibilities.

We will be keeping a close watch on the Government's work, influencing when we can and bringing ideas back to Carterton residents as we can. Again, no provision in this Ten Year Plan has been made for any possible future changes.



I and the other elected members will be out and about to talk with as many people as possible over the next month or so on the proposed new projects and the Ten Year Plan more generally.

I encourage everyone to read and think about the ideas in the Consultation Document and give us your thoughts.

Mayor Greg Lang

CONTENTS

- 02 Mayor’s Introduction
- 04 Why have a consultation document?
- 04 Our vision and community outcomes
- 06 What are we consulting on?
- 06 Town centre car parking
- 08 Five Towns Trail project
- 10 Town centre redevelopment
- 12 Highlights for the next ten years
- 13 Financial strategy
- 16 Impact on rates
- 18 Infrastructure strategy
- 22 Have your say
- 24 Submission form

Why have a consultation document

and what are we planning to do?

All Councils must prepare a ten-year long-term plan and a consultation document that presents any new activities the Council proposes to undertake. Through this consultation document we are consulting our community on our plans for the next 1 – 10 years.

For further information check out our full Ten Year Plan at www.cdc.govt.nz/tenyearplan

Our vision & outcomes

VISION

A welcoming and vibrant community where we all enjoy living

SOCIAL WELL-BEING

- A strong and effective council providing trusted leadership
- A caring community that is safe, healthy and connected
- An empowered community that participates in Council and community-based decision making
- Awesome public facilities, spaces and parks

CULTURAL WELL-BEING

- Te Āo Māori/Māori aspirations and partnerships are valued and supported
- A community that embraces and encourages our cultural diversity and heritage
- A community that fosters and promotes our quirkiness and creativity



It will be largely 'business as usual' for most of our activities for the next 10 years.

We're taking the most financially prudent approach for our ratepayers, while factoring in the costs of rates and our ability to borrow to fund new infrastructure. We have carefully considered what is important to meet the needs of our community.

You may have different views, or you may agree with our choices. This is your chance to have a say in Carterton's future.

We've identified three projects we would like to go ahead with based on what you told us and taking into consideration our current plans and commitments:

- Increase town centre car parking
- Begin with Trail 1 of the Five Towns Trail Project
- Our involvement with the town centre redevelopment

We want to hear your feedback before we make any final decisions.

Other than these new projects we will continue to invest in our core infrastructure – including a new water source for the town supply, finishing our wastewater treatment plant upgrade and creating new infrastructure to enable development in the Eastern Growth Area. We are planning to replace our main office building, which is no longer fit for purpose and is starting

to cost a lot just to maintain. Finally, we're planning to do some smaller projects over the next few years, including climate change mitigation activities, increasing the transfer station opening hours a bit, partnering with Hurunui-o-Rangi marae to tell the stories of the first people of Taratahi/Carterton District, developing an affordable housing action plan and doing minor improvements to the swimming pool. Finally, we may provide a loan to Water Wairarapa Limited on a commercial basis, up to \$400,000, should they require it to complete the consenting process. Any risks to the Council will be minimised by a full assessment of the project feasibility at the time any loan funding is requested.

Last year we asked you for your big ideas for Carterton's future.

We've read all 715 ideas in the Big Jar of Ideas

We've considered these alongside our other activities and projects to help inform our draft Ten Year Plan.



ENVIRONMENTAL WELL-BEING

- Safe and resilient water supply, wastewater and stormwater systems
- Healthy, sustainable waterways
- A resilient community capable of responding and recovering from environmental shocks
- An environmentally responsible community committed to reducing our carbon footprint and adapting to the impacts of climate change

ECONOMIC WELL-BEING

- Quality, fit for purpose infrastructure and services that are cost-effective and meet future needs
- A vibrant and prosperous business and primary sector investing in, and supported by, the community
- A community that is productively engaged in employment, education, and community service

What are we consulting on?

There are three initiatives on which we seek your feedback:

1

TOWN CENTRE CAR PARKING

You have told us that access to adequate car parking in Carterton's town centre and the Events Centre is an issue. Additional car parking will:

- help with increased use of Holloway Street council facilities (library, Events Centre).
- support the local economy .
- maintain a vibrant town centre.

There are limitations with what can be achieved with parking on High Streets North and South due to State Highway 2 running through the town centre. Some people find it difficult to use existing parks on High Street due to the volume of traffic and parallel parking required.

We want your feedback on these options:

There were 123 ideas in our Big Jar of Ideas specifically about the town centre and parking.

A

The operations yard would remain at 80 Holloway Street and no additional car parking would be provided (status quo).

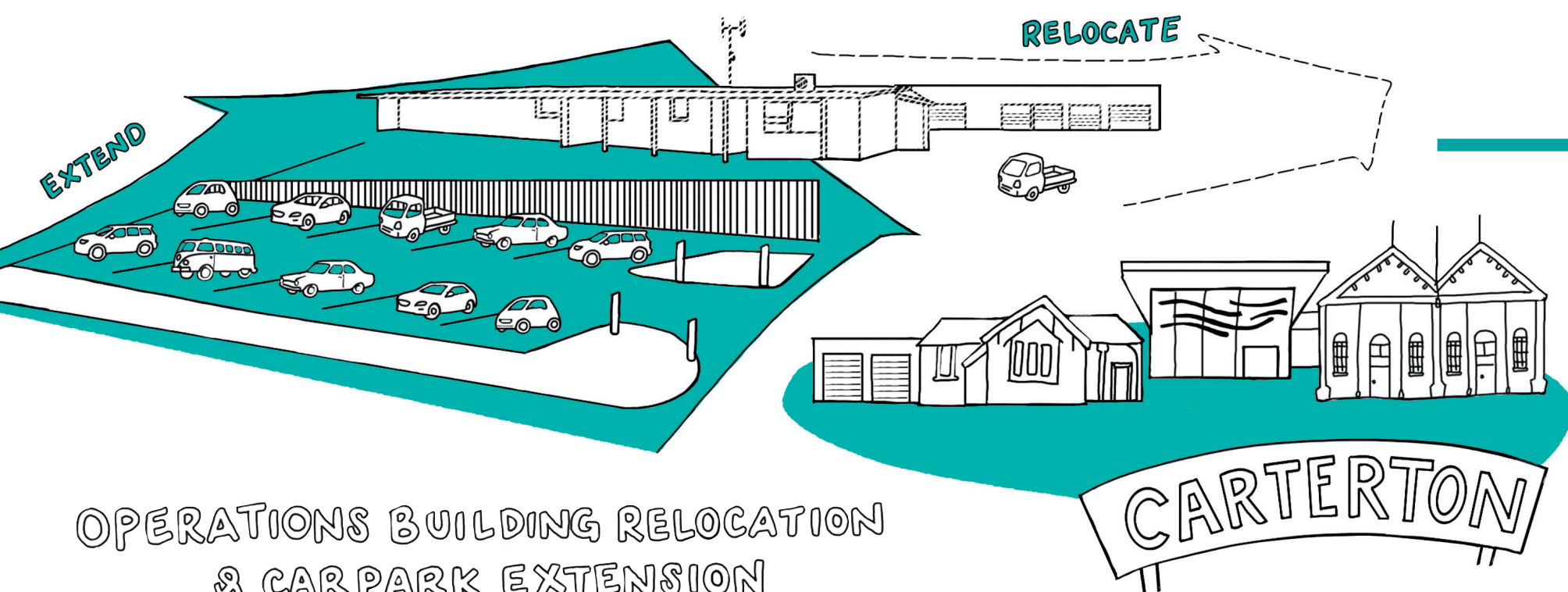
There is no cost associated with this option, however the existing Operations Yard buildings are very old and, while we have not budgeted for major

improvements, it is likely that at some stage over the next ten years we may have to upgrade them.

- Benefit: Avoidance of capital expenditure.
- Risk: Continued shortage of car parking during times of high

demand which could discourage local retail spend.

- We do not favour Option A as it does not deliver the car parks you have previously told us you want.
- No impact on debt, rates levels, or levels of service.



OPERATIONS BUILDING RELOCATION & CAR PARK EXTENSION

B

Relocate the council operations yard from 80 Holloway Street to Daleton Farm and convert existing site to car parks.

Moving the Council Operations Yard will cost \$803,000

Moving the Yard will involve the following:

- new office block at Daleton Farm.
- site works.

- fitout of existing buildings on the Daleton Farm site.

Converting 80 Holloway Street into car parks will cost \$102,000.

The total cost of Option B is \$905,000 plus interest.

Initial work will begin in the 2021/22 year and the final work undertaken in 2022/23.

- Benefit: it would free up Holloway Street for up to 100 additional car parks right by the Events Centre and within 200m of High Street North and Holloway Street intersection.

- Risk: the cost estimate may be too low and won't be known until the construction begins. There is uncertainty about construction

costs in New Zealand over the next few years, therefore the risk about our cost estimate.

- Debt will increase by \$905,000 and there will be increased level of service.

C

Find other sites for additional car parking.

There are no clear sites of the scale of 80 Holloway Street, so multiple sites would need to be acquired and converted.

The cost of Option C is \$2million over ten years to convert 100 car parks at four sites.

- Benefit: Cost can be staged over a number years and carparks can be provided as demand increases.

- Risks: other sites may not be able to be found and the costs may exceed the budget estimates.

- We do not favour Option C as it is too expensive and uncertain.

- Debt will increase by \$2 million and general rates would increase on average by approximately \$60 per year per rating unit and there will be an increased level of service.

COUNCIL'S PREFERRED OPTION IS OPTION B:

Relocate the existing Council operations yard from 80 Holloway Street to Daleton Farm, allowing the Holloway Street site to be used for car parking.

For this option general rates will increase on average by \$12.50 a year per rating unit (or \$50,000 a year across all ratepayers) and that cost will continue through to 2031.

Services will be enhanced with additional car parking for the town centre.

2

FIVE TOWNS TRAIL PROJECT

The Five Towns Trail Project is an off-road recreational trail project that aims to connect the five townships in Wairarapa.

The three Wairarapa councils have co-developed this project, with a goal of having a series of off-road recreational trails that increases outdoor recreation opportunities, improves public health, well-being and lifestyles, and attracts more visitors to the Wairarapa.

This project aims to get more people more active more often, by providing safe, affordable, accessible year-round off-road recreation trail provision.

Early concept plans have been developed and four priority trails have been identified including:

- Trail 1- Greytown to Carterton.
- Trail 2- Carterton to Masterton.
- Trail 3- Gladstone loop (including Dakins Road).
- Trail 4- Carterton urban loop.

We want your feedback on these options:

A Begin work on Trail 1 (Greytown to Carterton) and include further trails development in the 2024-34 Long Term Plan on the remaining Trails 2-4.

Detailed planning, route identification, costing, timing and consultation with landowners and

the community would be completed before construction begins. The cost of the project would be \$295,000 plus interest and funds would be obtained via a loan.

- Benefits: it enables a section of the project to commence and

gauge community support and visitor use. User numbers and community feedback can inform decision-making towards the remaining trails. The Greytown to Carterton link is also likely to encourage and attract those

Wellington visitors to Greytown to also visit Carterton.

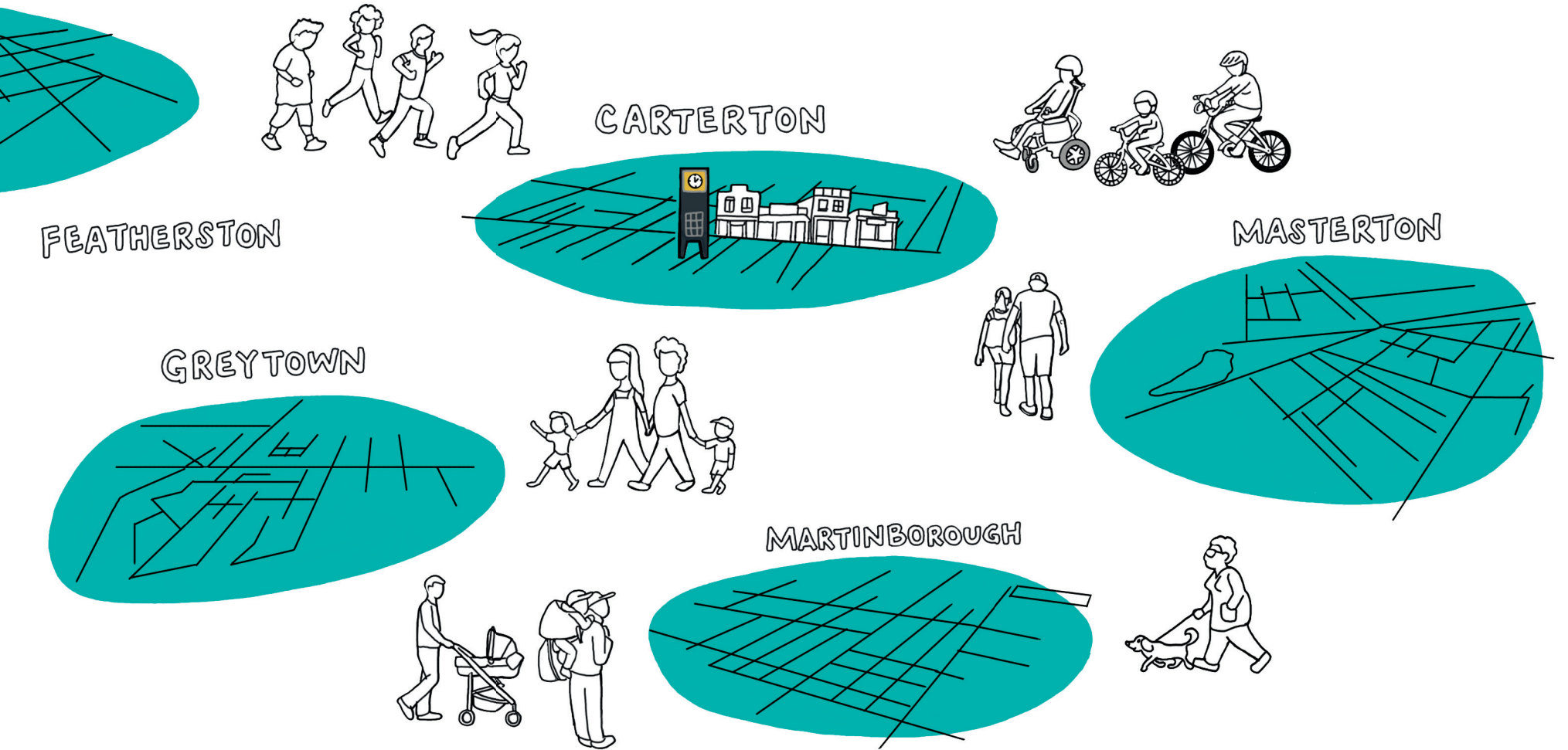
- Risk: Once constructed the trails may not be used as highly as anticipated.
- Debt will increase by \$295,000 and levels of service would increase.

There were 53 ideas in our Big Jar of Ideas about walking and cycling trails.

83 percent of people surveyed in 2020 said they would like to see more walking and cycling trails in the Carterton district, for both recreational and tourism reasons.



5 TOWNS TRAIL



B

Proceed with entire project completing Trails 1-4.

Detailed planning, route identification, costing and timing and consultation with the community would be completed before construction begins. The cost of this option is \$1.9m to the rate payer over the period 2021-2031. The project funds would be obtained via a loan (see estimated

Carterton District Council cost breakdown for each trail below).

- Trail 1- Greytown to Carterton (\$295k).
- Trail 2- Carterton to Masterton (\$766k excluding cost of a bridge).
- Trail 3- Gladstone loop (including Dakins Road) (\$3.47m).
- Trail 4- Carterton urban loop (\$670k).

- Benefits: It will demonstrate Carterton District Council's commitment to the project and is part of Council's economic development activity, attracting local visitors and aiding recovery post COVID-19, and will enable the entire network to proceed as one project and opportunities for economies of scale.

- Risk: Once constructed the trails may not be used as highly as anticipated.
- We do not favour Option B due to its cost.
- Debt would increase by \$5.21 million and increase on average by approximately \$100 a year per rating unit. Levels of service would increase.

C

Withdrawal from the project.

Council could choose to withdraw its support for the Five Towns Trail Project, i.e. the status quo for the Council. The Five Towns Trails Plan will be left to others to implement.

- Benefit: savings made to proposed budgets and decrease to the amount of rates required.
- Risk: a trails network does not get constructed and the community misses out on a potentially valuable resource, and Wairarapa fails to attract visitors.
- We do not favour Option C as you told us you wanted more recreation activities and cycle trails.
- There would be no impact on debt, rates or levels of service.

COUNCIL'S PREFERRED OPTION IS OPTION A:

Begin work on Trail 1 – Greytown to Carterton. A decision about whether to proceed with remaining Trails 2-4 will be the subject of consultation in the 2024-34 Long Term Plan.

We have included \$295k in 2021-24 of the Ten-Year Plan to enable the proposed project to proceed. The project will be funded through a loan.

For this option general rates will increase on average by \$3.83 a year per rating unit (or \$18,000 a year across all ratepayers) and that cost will continue through to 2031.

3

We want your feedback on these options:

TOWN CENTRE REDEVELOPMENT

Over the next few years, significant redevelopment will take place due to the age and earthquake-prone status of many of Carterton’s town centre buildings. This may include a mix of renovations and new builds, with the look and feel of retail in the future being very different to that of the past.

Most of this development will be undertaken by the private sector, but the community has expectations of what it

wants from the town centre and wants to actively share in the vision. An attractive town centre will have a positive impact on the wellbeing of the community. Well designed, appealing public spaces provide a sense of community pride, easy access for shoppers to support retailers, and an opportunity for social interaction. There has been feedback from the community indicating they would like the town centre to feel like the “lounge of our district” – a comfortable place



to gather and meet, to share a sense of community, feel connected to each other, and to create a town centre for the future.

A No direct investment from the council and instead advocate to get property owners and investors to provide public spaces and enhanced accessways to support new buildings

and retail activity. The Council would try to influence the shape and form of the future town centre through advocacy and the District Plan rules.

■ Benefit: no direct

cost to Council and ratepayers.

■ Risk: developers and investors do not invest in public spaces, which the District Plan is unlikely to be able to force.

■ We do not favour Option A as it is unlikely to achieve what our community wants.
■ There would be no impact on debt, rates or levels of service.

B

Create new public spaces and accessways

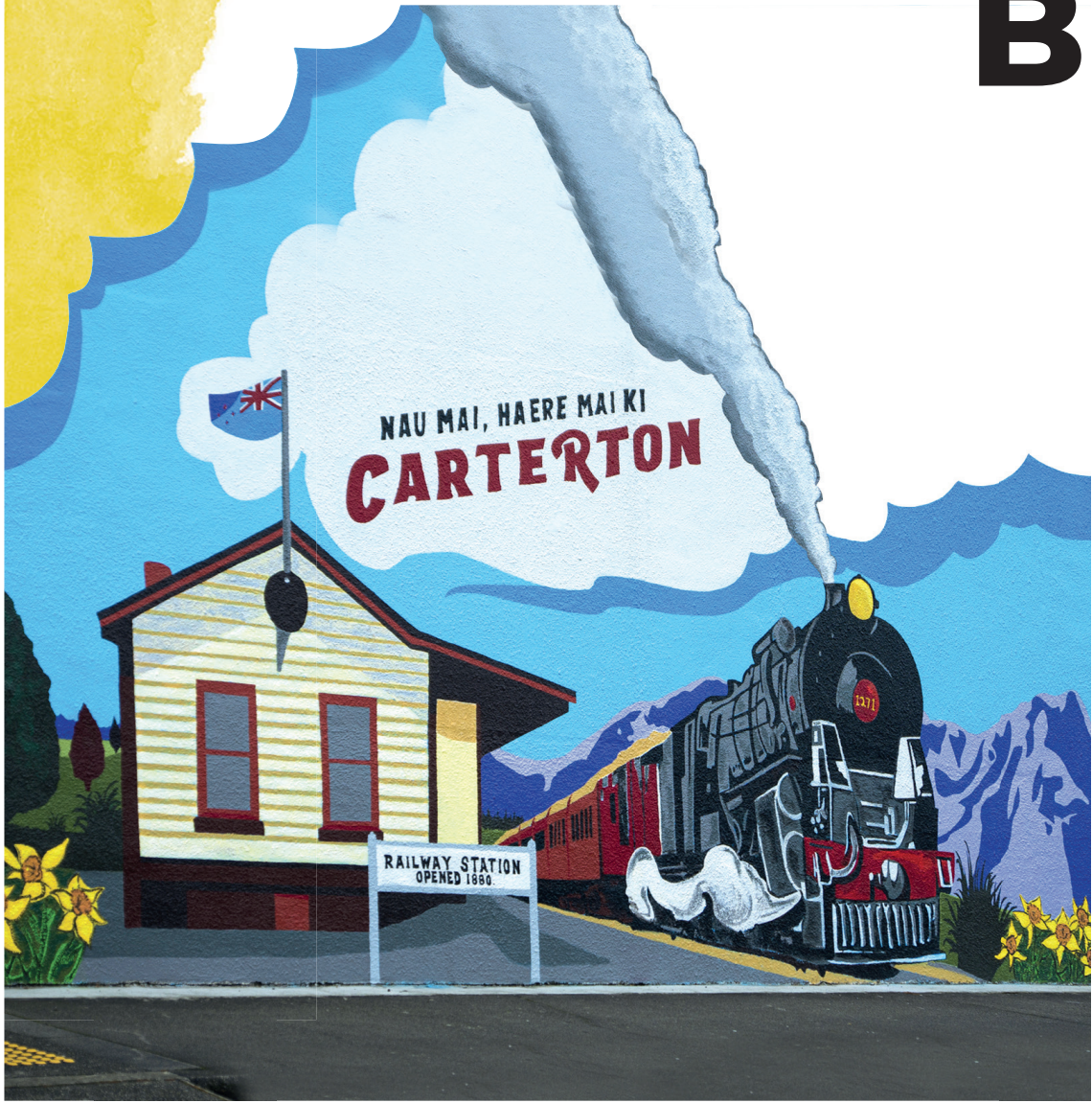
Council could purchase land for new public spaces and accessways/laneways in the town centre. This would be done in conjunction with redevelopment by the private sector, incentivising them to deliver the shared vision.

The cost of this option is \$331,000 plus interest over ten years.

■ Benefit: effective public spaces will be developed to complement the redevelopment of buildings, enabling the Council to co-create the rejuvenated town centre. This will help ensure the town centre becomes the ‘lounge’ of the District. Council contribution to the town centre rejuvenation could

encourage private sector developers to invest.

■ Risk: private sector developers do not support the Council’s vision and the development of the public spaces, therefore preventing the Council from accessing the land necessary.
■ Debt will increase by \$331,000 and levels of service will increase.



9

TOWN CENTRE REDEVELOPMENT



C

Council acts as a development agency.

This option would include purchasing town centre properties and rebuilding and selling on or leasing. While partnerships with private developers are possible under this option (allowing sharing of risk and costs), Council would be required to invest significant amounts upfront before being able to generate any returns.

- Benefit: this option gives the Council the most direct control over achieving the desired town centre vision. It

may also increase investor confidence and result in more private sector players investing in the town centre.

- Risk: the Council does not have the skills and experience to act as a development agency and investments end up not breaking even or returning profit, costing ratepayers.
- We do not favour Option C due to its high cost.
- This option will cost \$4.16 million and increase on average \$115 a year per rating unit. Levels of service would increase.

COUNCIL'S PREFERRED OPTION IS OPTION B:

Include in the plan budget capacity to purchase land for new public spaces and accessways/laneways in the town centre. General rates will increase on average \$2.57 a year per rating unit (or \$11,500 a year across all ratepayers).

There were 123 ideas in our Big Jar of Ideas about the town centre and parking. We're proposing purchasing land in the town centre for new public spaces, accessways and laneways.

10/

91 percent of people surveyed in 2020 said it was important for the Council to support a town centre revitalisation as part of its Long-Term Plan. We're proposing purchasing land in the town centre new public spaces, accessways and laneways.



Highlights for the next ten years

We are concentrating on delivering our core services in the next ten years in much the same way as we currently deliver, with the exceptions of town water supply, investing for growth and replacing the Council Main Office.

Investing in the capital projects below and continuing to deliver our other activities with

Key Project expenditure over the next 10 years:

- Wastewater renewals & replacement \$6,632,752.
- Water supply renewals and replacement \$5,286,211.
- Urban growth strategy \$15,670,998.
- Additional water source \$9,328,353.
- Council main office replacement \$4,517,157.

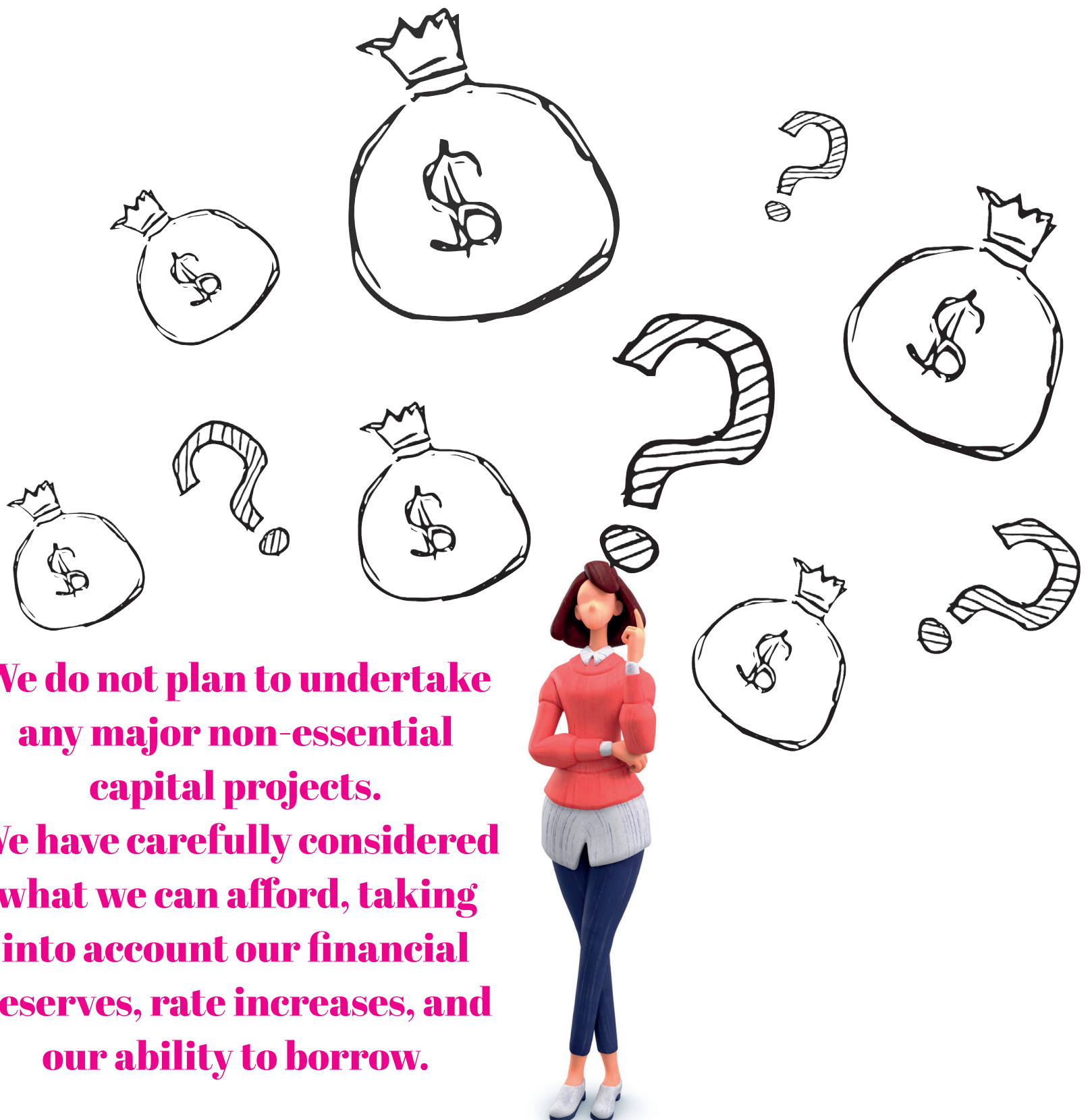
current service levels, is the most appropriate approach to take.

More information is available in the draft Ten Year Plan

(see www.cdc.govt.nz/plans/tenyearplan).

Council has already included the cost of these projects in the draft budget and intends to proceed with them.

While they are not considered key consultation projects council still welcomes feedback.



We do not plan to undertake any major non-essential capital projects.

We have carefully considered what we can afford, taking into account our financial reserves, rate increases, and our ability to borrow.

Financial strategy summary

The financial strategy explains how the Council will manage its finances over the next ten years, and the general approach and principles to be followed. To meet the reasonable needs of our community, the Council has applied the following principles:

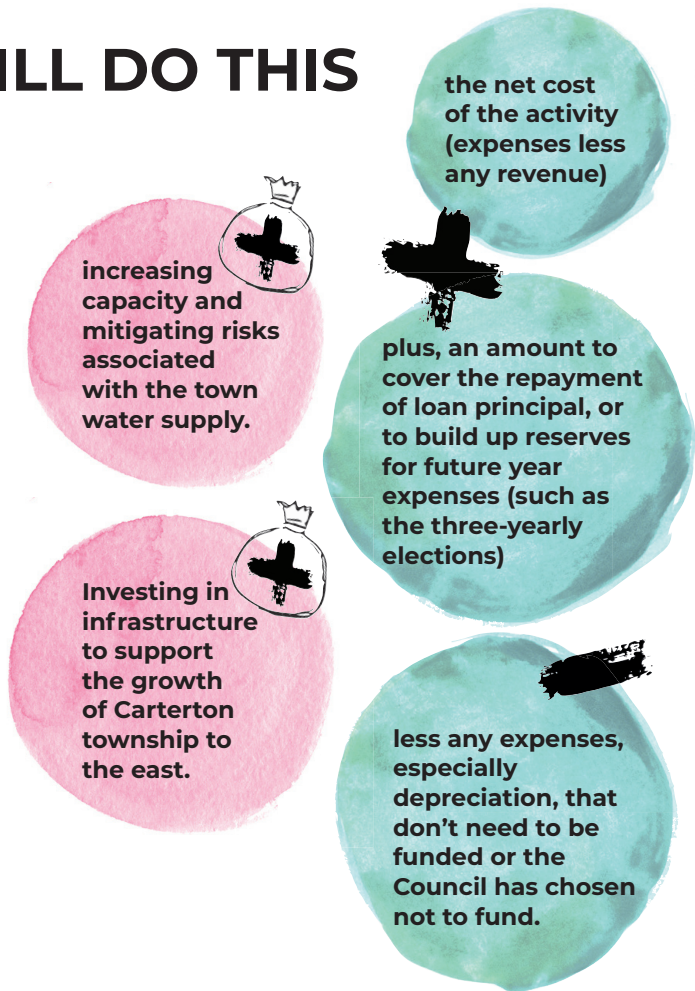
- be fair to our ratepayers and customers.
- maintain service delivery and if required meet increasing demand.
- balance the budget.
- be good stewards of our assets and infrastructure, and of our funds.
- spread the cost of our assets across their useful lives.

HOW WE WILL DO THIS

Being fair to our ratepayers and customers means our activities are cost-effective and necessary for the community's current and future needs. Those who benefit from our services pay for those services through rates and charges. Where we invest in our infrastructure assets, we spread costs across today's and tomorrow's users (intergenerational equity) in order to match when benefits arise.

We are also aware of not excessively burdening today's users with the impact of yesterday's users not having contributed enough.

Overall, the financial picture reflects prudent, conservative management. There will be surplus in every year to pay back loans and build reserves. Capital expenditure and operating expenditure is dominated by infrastructure (roads, wastewater, and water). Debt rises to a peak of \$31 million to fund the capital works in 2029/30 for the additional water supply then falls during the rest of the period as loans are repaid. Reserves build steadily. This leaves the council in a good position with headroom for unforeseen expenditure.



BALANCED BUDGET BENCHMARK

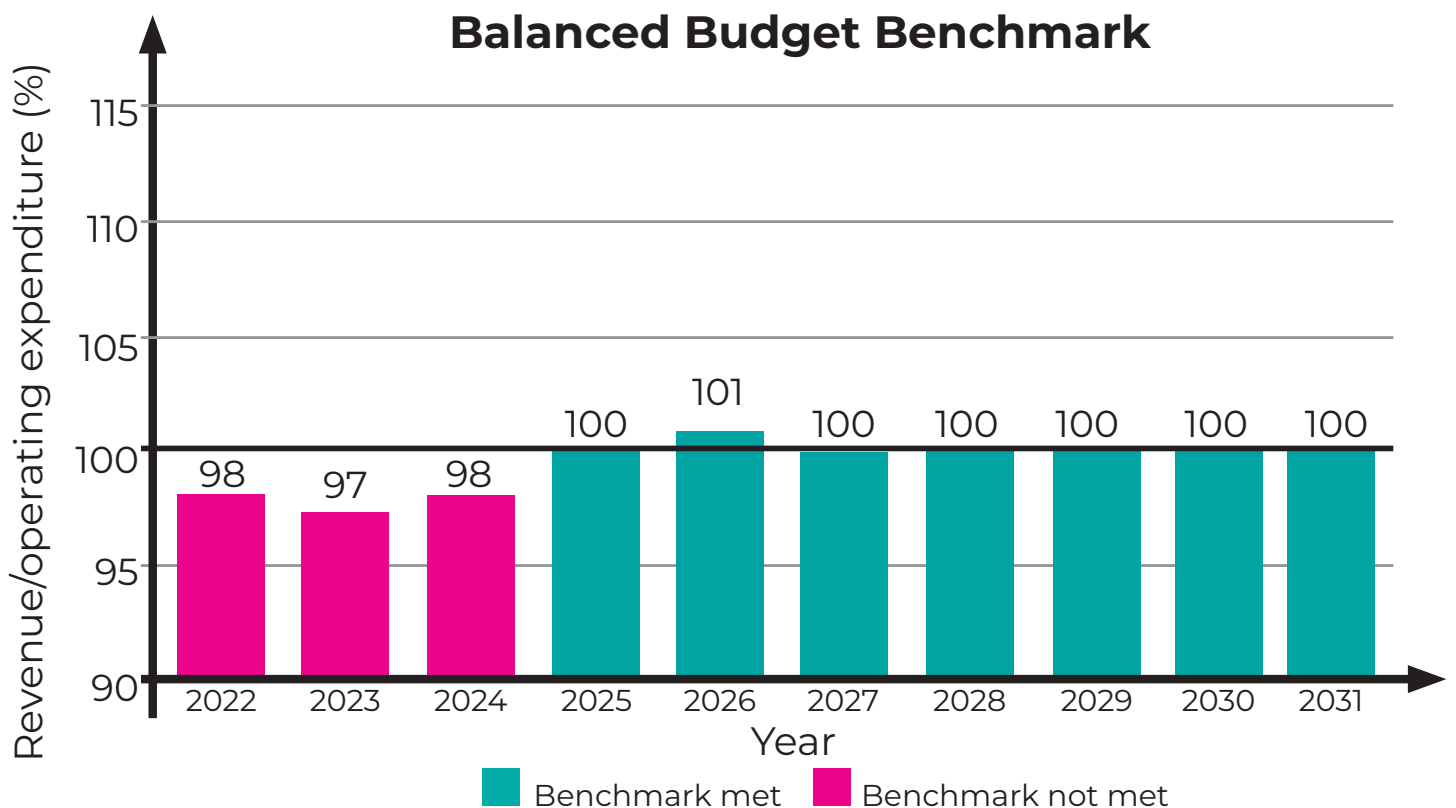
Council's goal is to run a balanced budget across the ten-year period. This means we aim to match planned revenue and planned expenditure, helping to ensure that today's ratepayers pay for the services and amenities provided to them.

Where surpluses are generated this is to cover repayments on loans (as a result of increased borrowing) and to rebuild reserves.

Council expects to not meet the balanced budget benchmark in the first year. This is a result of our proposal to reduce the level of

general rates increases in years one and two, with the first year of this impacting on the balanced budget benchmark.

Doing this helps to lessen the impact of average rate increases due to asset revaluations and the completion of large wastewater capital works. We plan to recover this reduction in years three and four of the plan.



Capital expenditure

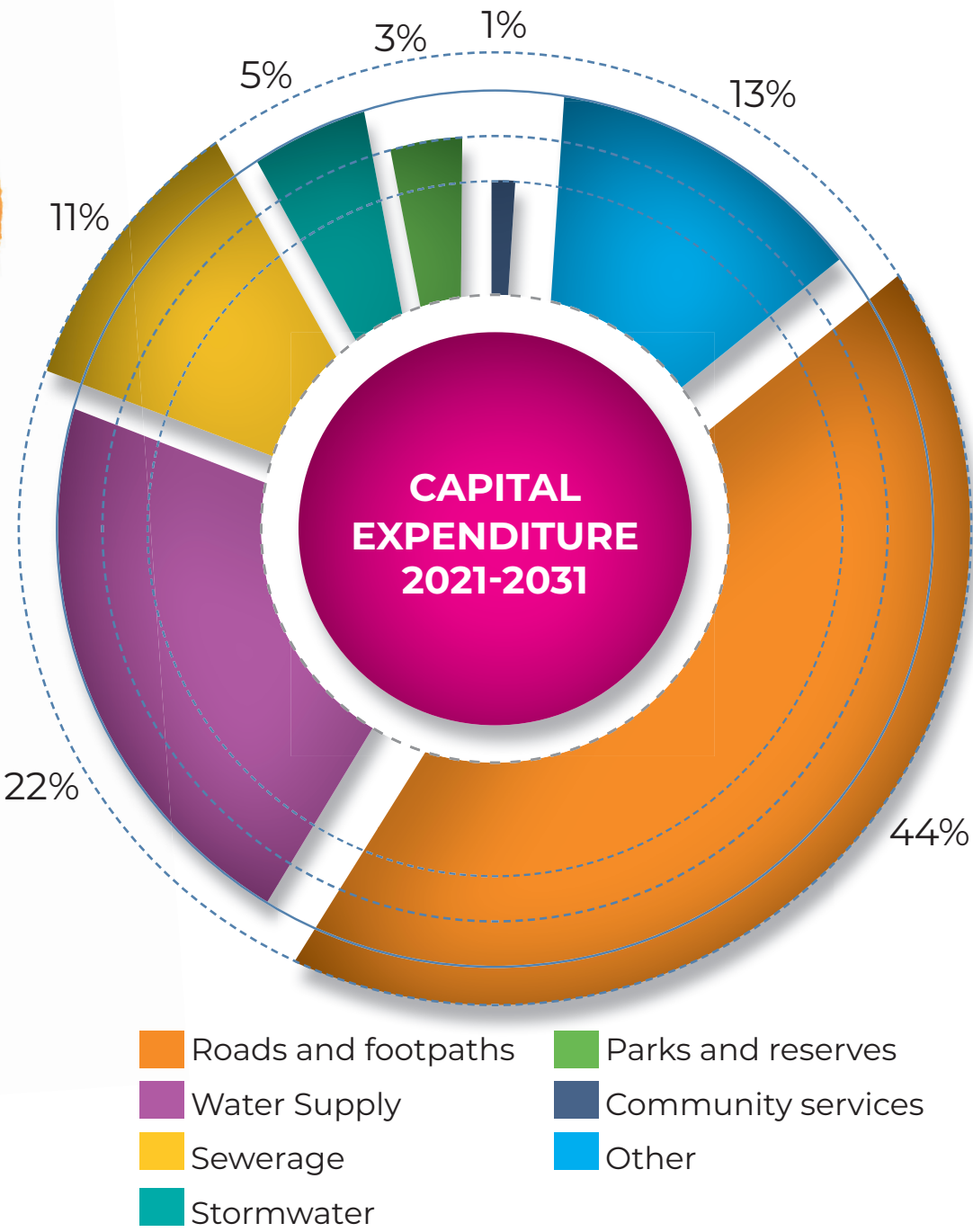
Capital expenditure is for purchasing, building, replacing, or developing the district’s assets, such as roads, parks, wastewater, and buildings. For each major infrastructure network (water, wastewater, stormwater, and roads) asset management plans are in place. These are key planning tools for the maintenance, renewal, and development of assets.

The assets managed by the Council are forecast to grow from \$235 million to \$290 million over the ten years of this plan. The key capital projects over the ten years are as follows:

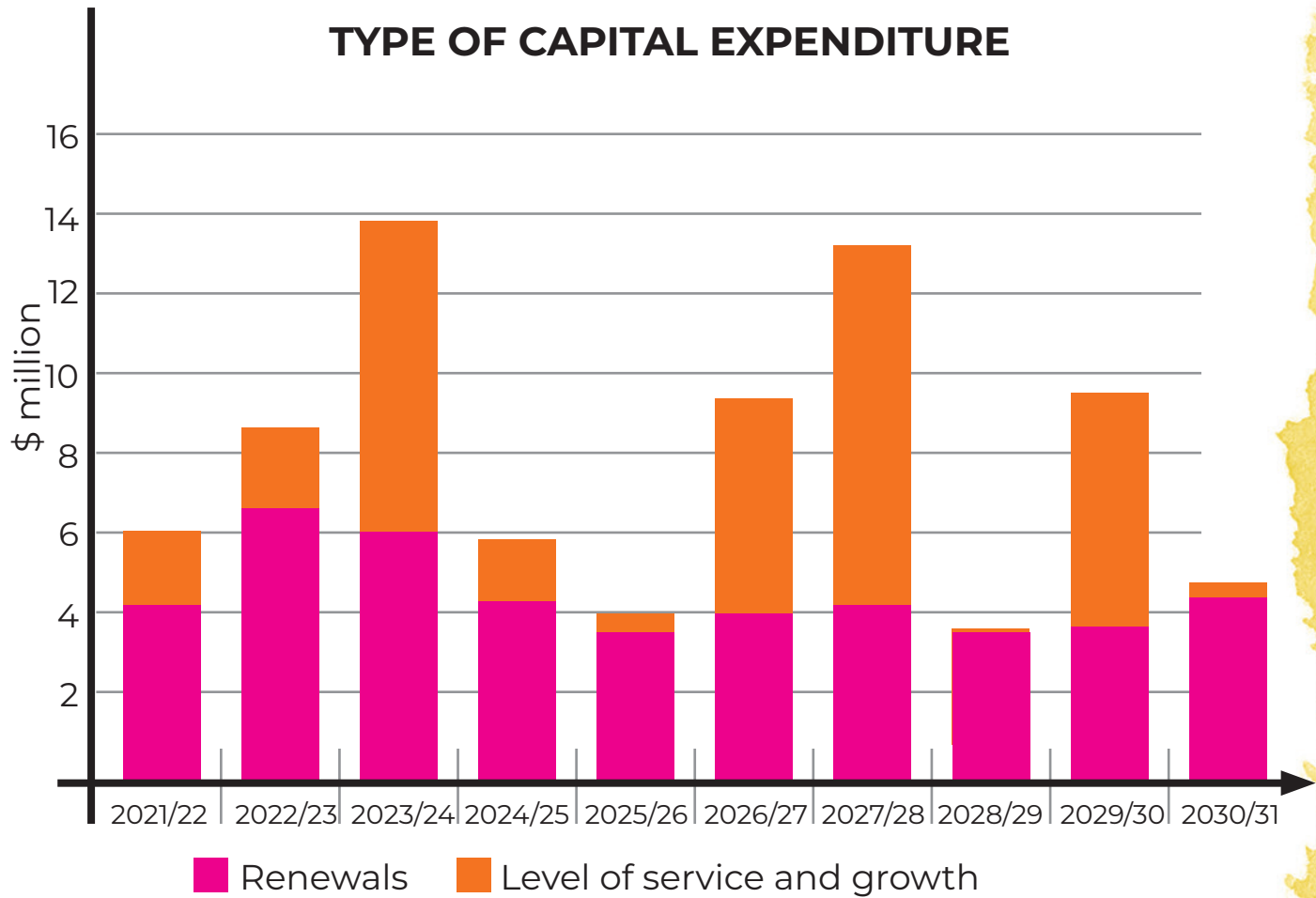
- a new source of water for our urban water supply (\$9.328m).
- implementing our urban growth strategy by servicing new residential land with roads, footpaths, and the three waters (\$15.671m).

The Council will spend nearly \$79.7 million on capital expenditure over the next ten years (\$6.1 million in 2021/22).

The chart to the right provides a breakdown by major group of activities over the next ten years.



TYPE OF CAPITAL EXPENDITURE



The largest share of the capital spending is on roads and footpaths (\$35.3 million or 44 percent) followed by water supply (\$17.5 million or 22 percent).

The chart to the right breaks down capital expenditure between renewal of existing assets, responding to or anticipating growth in demand, and improving levels of service.

There are three peaks in capital expenditure over the ten years. In 2027/28 there is growth expenditure for the additional water supply. In 2023/24, 2026/27 and 2029/30 there is expenditure relating to servicing new

residential land in the eastern growth area. In the intermediate years, there is a mix of levels

of renewals, service and growth expenditure relating to wastewater developments, smart

water meters, water supply resilience, and the additional water supply.

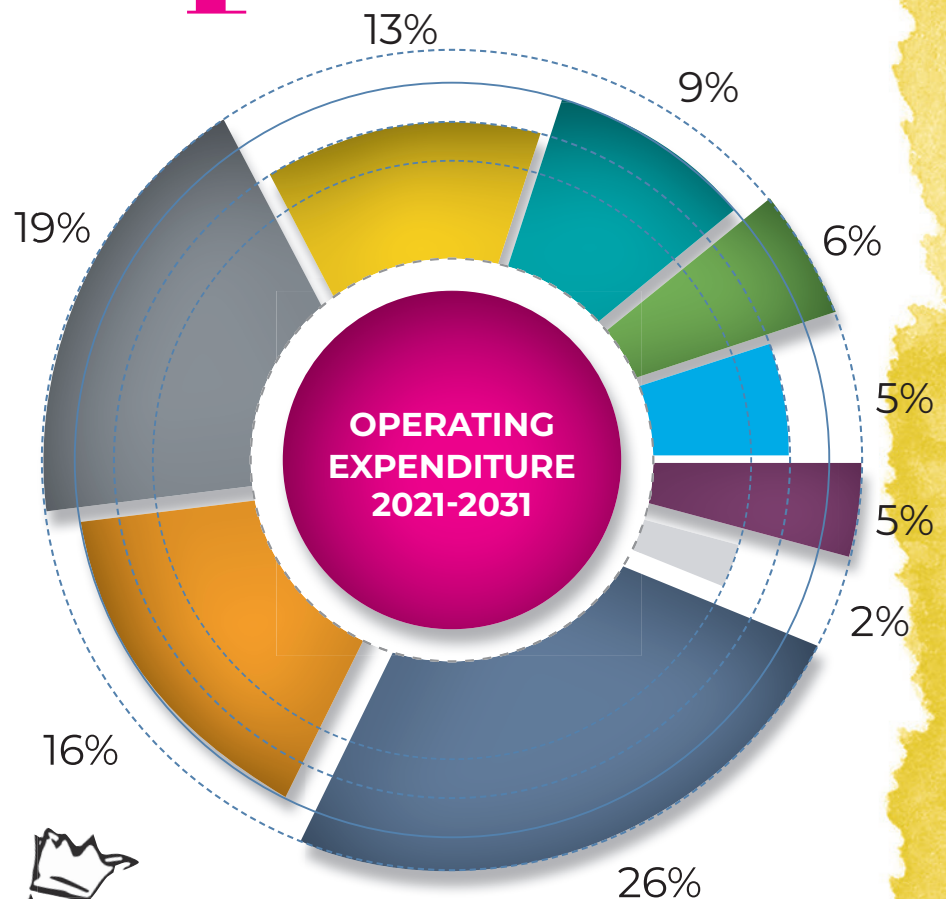
Operating expenditure

Operating expenditure is forecast to increase from \$20.1 million to \$27.2 million over the next ten years, an increase of 35 percent compared with the 31 percent BERL forecast for local government inflation over the same time period.

As well as reflecting the impact of capital expenditure for growth the increase in operating expenditure

reflects additional levels of service, and the associated maintenance and operating costs, and either building funds for replacement in the future or paying interest and loan repayments.

The following chart shows the split between groups of activities over the next ten years.



The greatest operating expenditure over the next ten years is on transportation (\$61.5 million or 26 percent), followed by wastewater (\$36.7 million or 16 percent).



- Roads and footpaths
- Sewerage
- Water Supply
- Community services
- Parks and reserves
- Regulatory & Planning
- Waste Management
- Governance
- Stormwater

Rates

The purpose of local government is to enable democratic local decision-making and to meet its communities’ needs for services—now and in the future. These responsibilities often create conflicting views from the community and organisations on what the Council’s priorities should be and how much money is spent.

Affordability is a concern for most ratepayers, whilst many feel the Council should be doing more to accommodate the needs of a changing community. While grappling with this balancing act, the Council has considered, as far as practicable, the requirements of the current community without compromising future generations. For the next ten years, we plan to focus

on upgrading and expanding our core water and sewerage services to meet current needs and future demands. We are not planning to increase significantly any of our other activities, but instead maintain a business-as-usual approach.

The Council has a prudential policy to limit the increase in average rates in any one year to

the increase in the BERL local government cost index plus 2 percent.

The chart opposite shows the projected rates during the Ten-Year Plan (the blue bars) and the percentage increase in average rates (the red line). Rising depreciation expense in 2021/22 from the value of our roading assets and the completion of the large wastewater plant project will be

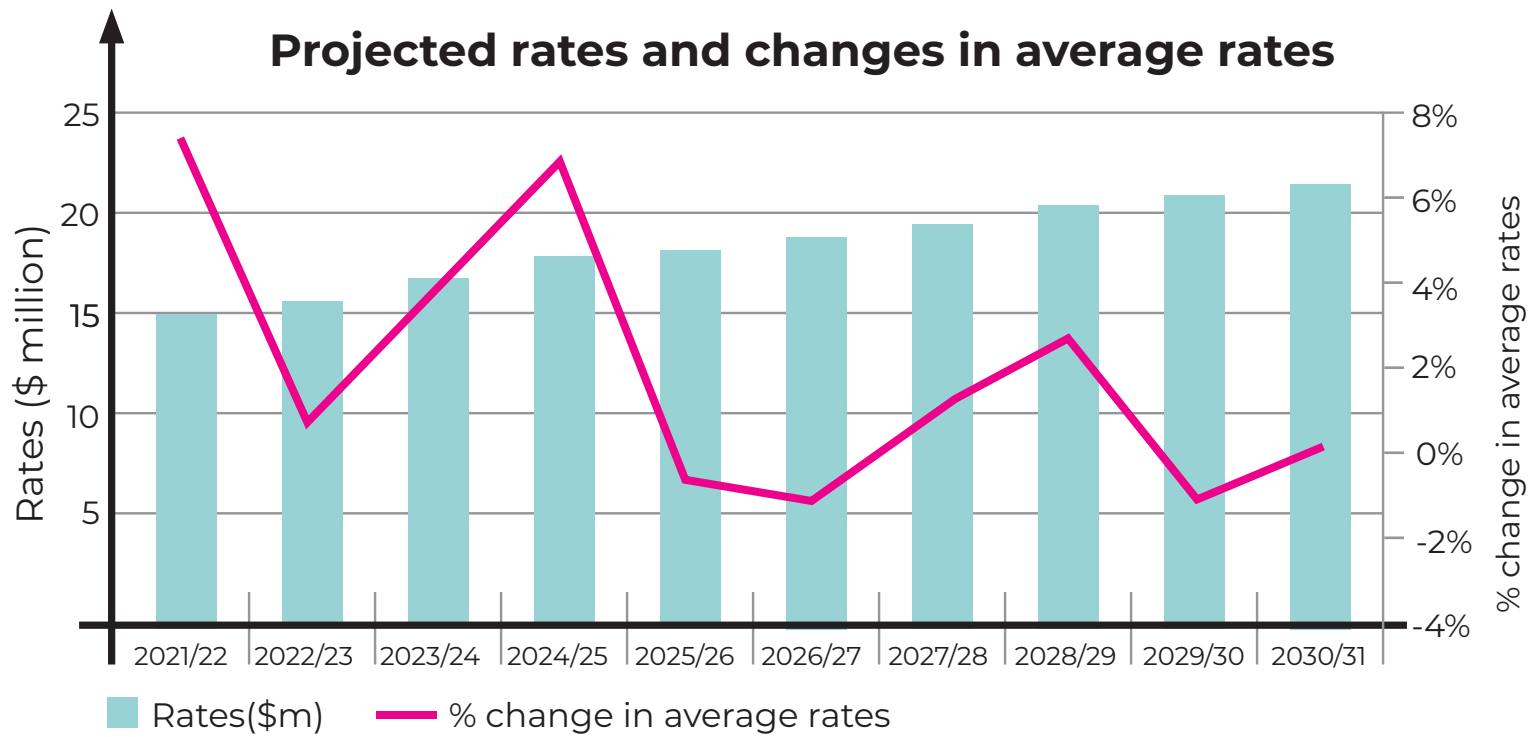
funded by an increase to rates revenue.

Rather than have the full impact of these increases in year one, Council proposes to manage this by lowering the increase in general rates in the first two years and recovering this in years three and four. This has the effect of ‘smoothing’ the impact on average rates increases across the first four years of the plan.



Borrowing

The Council has set prudential limits on the level of borrowing and the level of interest costs. These are shown in the following chart. All are well within the limits over the next ten years.



In the 2021/22 financial year, the Council proposes to collect \$15.1 million in rate revenue. This is an increase of \$1 million on the current financial year and equates to an increase of 5.65 percent in the average rates, after taking into account growth in the rating base.[1] After 2021/22, the annual increase

in average rates is anticipated to be 2.3 percent, rise to 3.9 percent in 2023/24 and then peak at 5.4 percent in 2024/25, after which they remain in the 0-5 percent range.

Actual rates each year for individual properties will vary depending upon the targeted rates that are applicable, the differential rating

category, and the valuation of each property. In 2021/22, most of the increased expenditure will impact on urban rates.

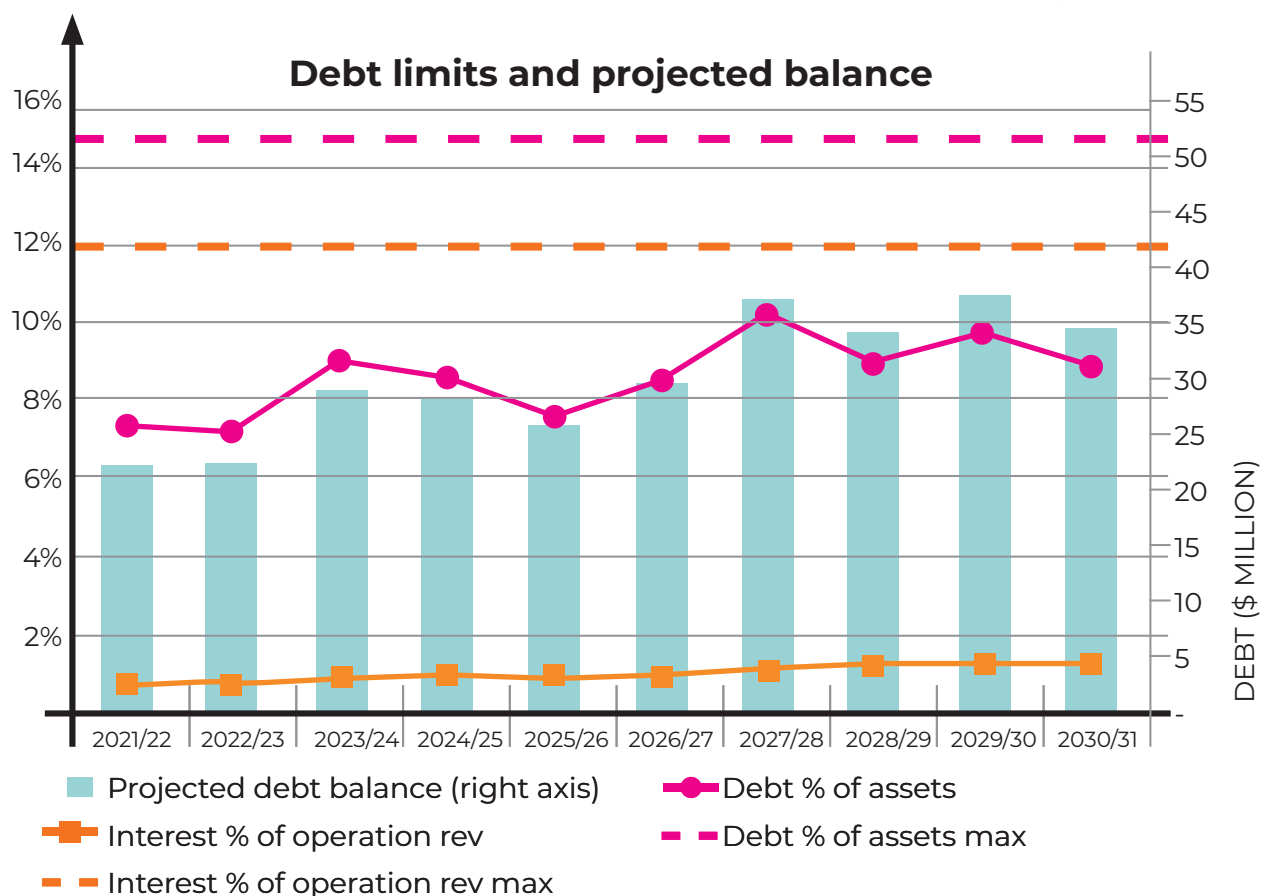
In 2025/26 we are projecting the number of rating units to increase faster than the shift in rates revenue, leading to an overall decrease in average annual rates.



Debt rises steadily during the period to 2029/30 to fund the capital works for urban growth strategy and the additional water supply.

Total debt is expected to rise to \$31 million at the end of 2029/30 and then decrease to \$29 million by the end of the ten-year period.

The projected level of debt is well within Council's interest and debt limits. Two of our limits are shown in the graph on this page.



[1] The average rates is the total forecast rates divided by the total number of forecast rateable properties. Need further information? For a full copy of our Financial Strategy check out our 10 Year Plan at www.cdc.govt.nz/tenyearplan

Infrastructure strategy summary

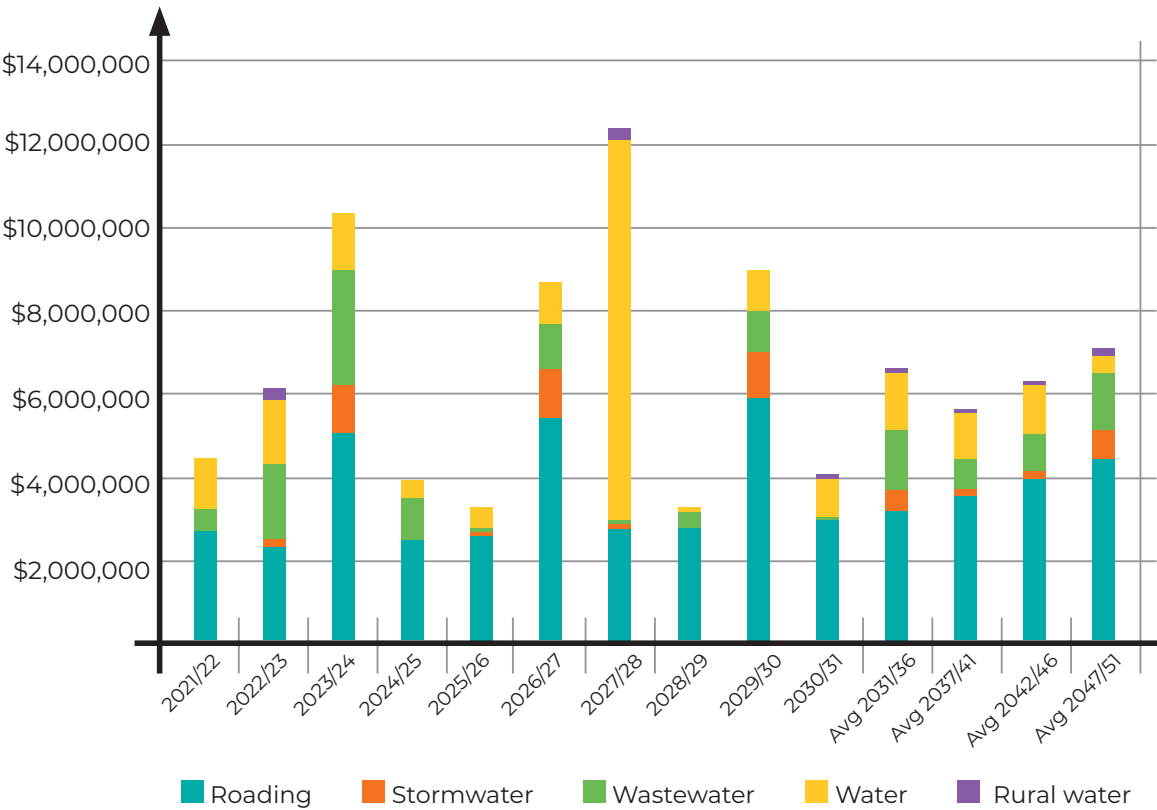
Over half of the Council’s operating expenditure and most of its capital expenditure is on its network infrastructure—roads and footpaths, wastewater, water supply, and stormwater—which are essential for the health, safety, and land transport needs of the district, and have a significant impact on the physical environment.

Getting the infrastructure spending right is important. We have an infrastructure strategy that considers the significant issues for our infrastructure over the next 30 years, and how we will address them. The key issues are:

- demand for services with population growth.
- the impact of climate change and more extreme weather events.
- the risks to and resilience of our infrastructure assets.
- the response to changing regulatory requirements.

Part of the Wairarapa Combined District Plan review will be the incorporation of re-zoning to the east of Carterton town centre a new residential growth area under the Eastern Growth Strategy. The re-zoning will help Council plan installation of the required infrastructure to support growth. The programme of capital and renewal works for the infrastructure networks will ensure that we will cope with growth expected over the next ten years and beyond. Specific considerations included in the Infrastructure Strategy are summarised as follows:

CAPITAL EXPENDITURE FORECASTS 2021-51



The chart above shows forecast capital expenditure on infrastructure for the next 30 years. The expenditure is fairly similar each year, other than development of the urban growth strategy in 2023/24, 2026/27 and 2029/30, the construction of an additional water supply in 2027/28, and further wastewater development in the 2031-36 and 2044-51 periods.

Sewerage

There has been considerable progress around the treatment and disposal of sewage at our Daleton Farm facility. We have a 35-year resource consent to further improve our treatment and disposal. The completion of the capital programme will significantly reduce the discharge of treated effluent to waterways instead seeing it diverted to land irrigation. The long-term vision is to remove discharges into waterways completely in a way that is affordable to the community.

Drinking water

An application has been lodged to renew the Council’s resource consent to take water from the Kaipaitangata Stream for the urban water supply. The consent is with Greater Wellington Regional Council for consideration but it is likely that the summer water take allowed from this source will be reduced. Carterton already has an additional water source of bores located in Frederick/Lincoln road. Water demand is met approximately equally between the two treatment plants

at Kaipaitangata and Frederick Street. We have additional water storage of 4000m3 planned to be operative to meet the peak demand for summer 2022.

Stormwater

Most of the Carterton township does not have and does not need a reticulated stormwater network. Instead, most properties are adequately served by drainage to soakpits. The reticulated network of pipes and open drains discharging to waterways are likely to require a new discharge consent, with

higher environmental standards possible under the regional council’s Proposed Natural Resources Plan. These standards are yet to be finalised but, in anticipation, modest funding has been set aside to implement stage 1 of a two-stage resource consent to monitor outfall to natural waterways. Stage 1 is a 5 year consent while stage 2 will put in place measures to improve the quality of the stormwater.

Roading

Roading is the biggest spend of our infrastructure networks. It is also vital for our economic and social wellbeing. Our roads are generally in good condition and compare well against the newly-introduced national standards.

However, some specific routes will require attention. Over the next ten years, a significant volume of forestry is expected to be harvested, and this will place extra demand on some rural roads, impacting on the required maintenance and renewal programme. Better information about when and where the harvest is being planned, and the routes that will be used to transport the logs, will

allow us to optimise our maintenance plans.

At the same time, vehicle loading limits have increased, with most new vehicles being built to this higher '50Max' standard. To maintain current levels of services on the routes used by these larger vehicles will require more maintenance in the short-term, increased rehabilitation, and bridge strengthening.

No further improvements are anticipated beyond the next ten years.

Asset management

Our assets are generally in a good condition and we intend on keeping them this way over the coming years.

The infrastructure strategy identifies areas of improvement for our asset management processes and systems, and the quality of the information we use to manage the assets. There are no significant issues. The strategy itself and the associated asset management plans are being continually improved.

	GST INCLUSIVE 2021/22	RATES REQUIRED \$ INCL GST
GENERAL RATES - differential factor		
Residential	1.0	
Commercial	2.0	
Rural	0.80	
GENERAL RATES - capital value		
Residential	0.17156 cents in the \$	\$2,176,289
Commercial	0.34312 cents in the \$	\$434,833
Rural	0.13725 cents in the \$	\$3,052,225
Uniform Annual General Charge	\$1,054.59	\$4,751,977
REGULATORY & PLANNING SERVICES - capital value	0.00606 cents in the \$	\$219,963
URBAN SEWERAGE		
Connected	\$785.23	\$2,215,908
Able to be connected (half charge)	\$392.61	\$50,647
Pan charge	\$785.23	\$108,361
WAINGAWA SEWERAGE - capital value		
Connected	\$257.50	\$3,863
Connected or able to be connected commercial properties in the Waingawa industrial zone	0.32225 cents in the \$	\$116,259
Connected or able to be connected residential properties in the Waingawa industrial zone	0.16113 cents in the \$	0
STORMWATER - land value	0.05659 cents in the \$	\$302,240
REFUSE - collection & kerbside recycling	\$127.60	\$344,138
URBAN WATER		
Connected	\$811.83	\$2,316,952
Able to be connected	\$405.91	\$51,957
Metered water in excess of 225 cubic metres	\$1.70/cubic metre	\$70,150
RURAL WATER RACE		
Rural water services rate	\$494.04	\$250,477
Class A	\$57.75755 per ha	\$435,899
Class B	\$13.27004 per ha	\$44,258
Class C	\$345.03992 per ha	\$137,671
WAINGAWA WATER		
Connected	\$195.28	\$10,350
Metered water	\$2.73/cubic metre	\$241,500

Need further information? For a full copy of our Infrastructure Strategy check out our 10 Year Plan at www.cdc.govt.nz/tenyearplan

Calculate your proposed rates for 2021/22

Actual rates for individual properties will vary depending upon the targeted rates that are applicable, the differential rating category, and the

valuation of each property. The table below includes GST and excludes the Greater Wellington Regional Council rates. It does not show rates

rebates available to low-income households. You will need your last Rates Assessment Notice and the latest rateable valuations provided to you by

Quotable Value, or go to the website <http://cdc.govt.nz/online-services/rates-enquiry>, view your property and look under the 'New' column.

RESIDENTIAL		multiplier		GST
General-residential Uniform Annual General Charge	capital value		x 0.0017156 = fixed	1,054.59
Regulatory & planning services Urban sewerage	capital value		x 0.0000606 = fixed	785.23
Stormwater	land value		x 0.0005659 = fixed	127.60
Refuse collection & kerbside recycling			fixed	811.83
Urban water-connection Metered water	cubic metres over 225		x \$1.70 =	
TOTAL				

RURAL				
General-rural Uniform Annual General Charge	capital value		x 0.0013725 = fixed	1,054.59
Regulatory and planning services	capital value		x 0.0000606 =	
SINGLE WATER RACE		if applicable	\$494.04 =	
Class A	hectares		x 57.7575527 =	
Class B	hectares		x 13.2700433 =	
Class C	hectares		x 345.0399212 =	
TOTAL				

Example Properties

The following table provides indicative rates assessments for a range of rating categories and property values. It includes the impact of the preferred option for each issue:

rating category	features	capital value	land value	water over allowance	rates total	rates % increase	rates \$ increase
Residential	low value	\$325,000	\$185,000	0	\$3,461.22	9.1%	\$289.40
Residential	medium value	\$530,000	\$190,000	15m³	\$3,853.68	5.8%	\$211.60
Residential	high value	\$650,000	\$240,000	50m³	\$4,154.62	4.1%	\$165.08
Commercial	2 toilets	\$600,000	\$438,000	100m³	\$6,077.45	3.2%	\$188.60
Commercial – rural	water& sewerage connected	\$283,000	na	na	\$4,425.06	9.8%	\$395.52
Rural 1	no water race	\$7,160,000	na	na	\$11,315.76	-1.3%	-\$146.48
Rural 2	no water race	\$2,070,000	na	na	\$4,021.16	-6.5%	-\$277.87
Rural – residential less than 0.75 hectares	no water race	\$510,000	na	na	\$1,785.48	6.4%	\$106.68
Rural – lifestyle	no water race	\$970,000	na	na	\$2,444.72	-0.3%	-\$6.96
Rural – Taratahi - single water race	120 hectares serviced by water race	\$4,410,000	na	na	\$12,382.84	11.2%	\$1,244.29
Rural – Carrington single water race	5.45 hectares serviced by water race	\$910,000	na	na	\$3,145.30	12.3%	\$344.08



AUDIT NEW ZEALAND
Mana Arotake Aotearoa

To the reader:

Independent auditor's report on Carterton District Council's consultation document for its proposed 2021-31 Long term Plan

I am the Auditor General's appointed auditor for Carterton District Council (the Council). The Local Government Act 2002 (the Act) requires the Council to prepare a consultation document when developing its long term plan. Section 93C of the Act sets out the content requirements of the consultation document and requires an audit report on the consultation document.

I have done the work for this report using the staff and resources of Audit New Zealand. We completed our report on 17 March 2021.

Stormwater Opinion

In our opinion:

- the consultation document provides an effective basis for public participation in the Council's decisions about the proposed content of its 2021-31 long term plan, because it:
- fairly represents the matters proposed for inclusion in the long term plan; and
- identifies and explains the main issues and choices facing the Council and District, and the consequences of those choices; and
- the information and assumptions

underlying the information in the consultation document are reasonable.

Emphasis of Matter - Uncertainty over three waters reforms

Without modifying our opinion, we draw attention to the disclosure on page 3, outlining the Government's intention to make three waters reform decisions during 2021.

The effect that the reforms may have on three waters services provided is currently uncertain because no decisions have been made.

The consultation document was prepared as if these services will continue to be provided by the Council, but future decisions may result in significant changes, which would affect the information on which the consultation document has been based.

Basis of opinion

We carried out our work in accordance with the International Standard on Assurance Engagements (New Zealand) 3000 (Revised): Assurance Engagements Other Than Audits or Reviews

of Historical Financial Information.

In meeting the requirements of this standard, we took into account particular elements of the Auditor General's Auditing Standards and the International Standard on Assurance Engagements 3400: The Examination of Prospective Financial Information that were consistent with those requirements.

We assessed the evidence the Council has to support the information and disclosures in the consultation document.

To select appropriate procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the consultation document.

We did not evaluate the security and controls over the publication of the consultation document.

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions

associated with preparing and publishing the consultation document and long term plan, whether in printed or electronic form;

- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a consultation document and long term plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

We are responsible for reporting on the consultation document, as required by section 93C of the Act.

We do not express an opinion on the merits of any policy content of the consultation document.

Independence and quality control

We have complied with the Auditor General's:

- independence and other ethical requirements, which incorporate the independence and

ethical requirements of Professional and Ethical Standard 1 issued by the New Zealand Auditing and Assurance Standards Board; and

- quality control requirements, which incorporate the quality control requirements of Professional and Ethical Standard 3 (Amended) issued by the New Zealand Auditing and Assurance Standards Board.

Other than our work in carrying out all legally required external audits, we have no relationship with or interests in the Council.



John Whittall

Audit New Zealand
On behalf of the Auditor General, Wellington, New Zealand

AUDIT NEW ZEALAND
Mana Arotake Aotearoa

HOW TO FIND OUT MORE

March

Sat 20 March 10am–11am
Age Concern Expo, Solway Showgrounds

Sat 20 March Evening
Relay for Life, Clareville Show-grounds

Mon 22 March 10am–11am
Happy to Chat, Page 42 Cafe

Wed 24 March 10am–11am
Neighbours Day Event, Haumanu House

Fri 26 March 10am–12pm
Expo & quick fire questions, Events Centre Foyer

Fri 26 March 3pm–4pm
Expo & quick fire questions, Events Centre Foyer

Fri 26 March 5pm
Carterton School gala

Sat 27 March 10am – 2pm
Expo & quick fire questions, Events Centre Foyer

Sun 28 March 11am – 3pm
Pack ya bags, New World

Tues 30 March 6pm – 8pm
Go Carterton social, Little Africa

April

Sat 3 April 10am–11am
Happy to Chat, Happy to Chat bench (Rain venue: Page 42 Café)

Tues 6 April 10am–11am
Happy to Chat, Page 42 Cafe

Wed 7 April 10am–11am
Happy to Chat, Wild Oats

Sat 10 April 8.30am–11.30am
Working Bee and Sausage Sizzle, Carrington Park

Sun 11 April 9am–12pm
Carterton Farmers Market

Sun 11 April 12pm–3pm
Paddock Day, Gladstone Complex

Mon 12 April 10am–11am
Happy to Chat, Page 42 Cafe

Have your say

We encourage every one of you to submit your views on what you think the Council should be doing and the services it should be providing over the next ten years.

The Council has carefully considered what it thinks is important to meet the reasonable needs of our community. You may have different views, or you may agree with our choices. This consultation phase is your chance to have an influence.

Submissions close noon on Monday 19 April 2021



TALK TO YOUR COUNCILLORS

You can also find out more or have your say by talking directly to your councillors or Mayor.

MORE INFORMATION

Further supporting information is contained in the draft Ten Year Plan available to view at our offices and on our website at www.cdc.govt.nz/tenyearplan. The draft was prepared for the purposes

of consultation and contains the following:

- groups of activities summaries
- prospective financial statements
- financial strategy
- infrastructure strategy 2021–2051.
- fees and charges 2021/22
- funding and financial policies
- significance and engagement policy.

Mayor Greg Lang
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M 0278 981 618
E mayor@cdc.govt.nz

Cr. Rebecca Vergunst (Deputy Mayor)
M 027 742 2264
E rebecca.vergunst@cdc.govt.nz

Cr. Robyn Cherry-Campbell
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E robyn.cherry-campbell@cdc.govt.nz

Cr. Steve Cretney
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M 021 796 401
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Cr. Brian Deller
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M 027 444 5340
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Cr. Jill Greathead
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Cr. Rob Stockley
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Cr. Russell Keys
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There is currently one vacancy

(concurrent consultation)

Wellington Regional Growth Framework

The Wellington Regional Growth Framework is a spatial plan that has been developed by local government, central government and iwi partners in the Wellington-Wairarapa-Horowhenua region to provide an agreed regional direction for growth and investment and to deliver on the Urban Growth Agenda objectives of the Government.

The region is facing a number of housing and urban development, transport and resilience challenges for the future. These challenges are regional issues that are best dealt with together and not individually. Many of these challenges cross local council boundaries and the maximum benefits can be had from tackling these together.

The Framework identifies how the region could accommodate a future population of 760,000 and an additional 100,000 jobs in the next 30 years. This represents an additional 200,000 people in the region. The scenario of 200,000 people has been developed to understand what would be required to accommodate this level of growth, and consider potential infrastructure needs beyond the 30-

year growth scenario.

The proposed changes to urban form for the region are a mix of development in both Urban Renewal Areas (brownfield) and Future Urban Areas (greenfield). Both are expected to have higher density development than we see at present, throughout the region, and include improved access to bus and rail services, which are expected to increase in frequency, capacity and reach over time.

Our current understanding is that, regionally, 88% of housing growth in the Framework is expected to come from areas we have identified in the Framework and 12% is expected to be through 'business as usual' infill throughout the region, with just over half of this infill being in Wellington City. Of the 88% housing growth from areas identified in the Framework:

One-quarter is expected to be accommodated in Wellington City (excluding Tawa in the western corridor), including the Let's Get Wellington Moving corridor.

Nearly one-third is expected to be accommodated in the eastern corridor from Lower Hutt to Masterton, with just over one third of this

corridor's growth occurring in the Wairarapa.

The remainder (just over 40%) is expected to be accommodated in the western corridor from Tawa to Levin.

The Framework identifies improving west-east connections as an opportunity to unlock growth, improve resilience and improve regional accessibility to economic and social opportunities.

The potential housing and urban development capacity of any future west-east multi-modal corridor(s) has yet to be determined and will need consideration alongside potential transport interventions.

Carterton District Council has been working with other councils, central government and iwi on the Framework and we are working on a joined governance for implementation of the Framework, once finalised.

Currently, Carterton has existing capacity to accommodate urban growth. The Council has adopted a Draft Growth Plan that aligns with the Regional Growth Framework that provides for residential development to the east of the town. It is expected that an additional 1000

residential properties (of mixed sizes and values) will be created.

The eastern growth area, and subsequent zone change, will be provided for as part of the current District Plan review. A large part of our thinking and planning is to address affordable housing issues.

An Affordable Housing Action Plan will be prepared and will in part inform the District Plan review and set out other actions the Council may take to help address the affordability issues.

As well as residential growth, analysis on the demand and availability

of industrial land suggests that there could be a shortfall in this type of land for businesses. Planning will be undertaken for both the eastern growth area and the Waingawa Industrial Estate to accommodate this growth.

Consultation on the Wellington Regional Growth Framework is being undertaken in a similar timeframe to the Long Term Plan but not as part of our council consultation. To participate in the consultation on the Framework, please go to <https://wrgf.co.nz/>.



**Scan me
for more
information**

Ten Year Plan 2021–2031 submissions



Submissions can be entered on-line at cdc.govt.nz/tenyearplan

Or you can write a letter, or complete the attached submission form, and either:

- send to Ten Year Plan submissions, Carterton District Council, PO Box 9, Carterton 5713.
- email it to submissions@cdc.govt.nz.
- fax it to (06) 379 7832.
- deliver to Council office, Holloway Street, Carterton.

Name

Phone (daytime)

Address

Phone (evening)

Email

Mobile

Organisation

If you are submitting on behalf of an organisation

Do you wish to speak about your submission at a hearing on 5-6 May?

YES

NO

KEY ISSUES

Town Centre Car Parking

Please indicate which of the following three options you support:

- A. The operations yard would remain at 80 Holloway Street and no additional car parking would be provided (status quo).
- B. Relocate the council operations yard from 80 Holloway Street to Daleton Farm and convert existing site to carparks. (This is our preferred option).
- C. Find other sites for additional car parking.

Five Towns Trail Project

Please indicate which of these three options you support:

- A. Begin work on Trail 1 (Greytown to Carterton) and include further trails development in the 2024-28 Long Term Plan on the remaining Trails 2-4. (This is our preferred option).
- B. Proceed with entire project completing Trails 1-4.
- C. Withdrawal from the project.

Town Centre Redevelopment

Please indicate which of these three options you support:

- A. No direct investment from the council and instead advocate to get property owners and investors to provide public spaces and enhanced accessways to support new buildings and retail activity.
- B. Create new public spaces and accessways (This is our preferred option).
- C. Council acts as a development agency.

Any other comments you would like to make on this issue?

Any other general comments or issues that you would like to raise?