

COUNCIL'S MISSION

Enabling social and economic development in balance with environmental and community needs



Photo - Resource Recovery Centre, Transfer Station, Blenheim

Front Cover – View from Marlborough Ridge, Fairhall

MDC DIRECTORY

CONTACT DETAILS

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ADDRESSES

District Administration Building

15 Seymour Street, Blenheim 7201

Picton Service Delivery Centre (includes Library)

67 High Street, Picton

Harbours

Mariner's Mall, Picton

Marlborough Library

Corner Arthur and Seymour Streets, Blenheim

Animal Plant Pests and Services Depot

Freswick Street, Blenheim

Reserves Depot

Pollard Park, Blenheim

SOLICITOR

P J Radich of Radich Law
Blenheim

BANKERS

Bank of New Zealand, Blenheim

AUDITOR

Auditor General
Audit New Zealand
Christchurch

GENERAL STATISTICS

Population (Census count 7 March 2006) 46,179

- **Population** (Resident 7 March 2006)..... 42,558

- **Inter-Census Population Movement** (+) 8.6%

- **District Area** 17,517 square kilometres

as at 30 June 2008

- **Rateable Land Value**..... \$6,471,282,500

- **Rateable Capital Value** \$11,987,180,200

- **Number of Rate Assessments** 24,951

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OVERVIEW OF THE COMMUNITY PLAN

The Long Term Council Community Plan (LTCCP) represents the overall planning framework for all the activities that Council is involved in. The Plan comprises two volumes:

Volume 1: Community Outcomes

An “outcome” is the result of an action. Community Outcomes are statements that describe the sort of community Marlborough could be in the future, as a result of actions that get taken now and in the years to come. It is up to the community as a whole to achieve these outcomes, by working together, and making best use of all the resources that we have available to us.

Volume 1 describes the outcomes that have been identified for the Marlborough community for the period 2009 – 2019. Council activities will be contributing to these outcomes, and Volume 1 includes statements from many of the other organisations, local and national, that are also in a position to influence achieving the outcomes.

Volume 1 also includes a section that paints a picture of the state of the Marlborough community as we start the 2009 LTCCP. Drawing information from a wide range of sources, this section provides a benchmark for monitoring future progress against the community outcomes.

Volume 2: Council Activities and Funding (This volume)

The activities that Council undertakes will make a contribution to the community outcomes, but the choices about what activities to undertake, what levels of service to provide, and how much money to spend on an activity, are taken by the Council with many other factors in mind. Many of the activities are required by legislation, and in several cases legislation also sets mandatory levels of service.

This volume includes information on the rationale behind the different activities, how change will be managed, how performance will be monitored, and how much the activity will cost.

An important function of the Plan is to set out how Council proposes to fund its activities over the coming years. As well as describing the current financial position of the organisation, this part of the Plan includes extensive information on the funding policies that will apply, how debt will be managed, and the expected impact on rates, together with other important information describing the overall financial management of the Council.

Although the Plan covers a ten year period, predicting financial information over such an extended period does require a number of assumptions to be made. The Plan is updated every three years, and in intervening years an Annual Plan is produced incorporating any proposed changes to the LTCCP budget and activities.

Volume 2 also includes the various policy statements and supplementary information required in the LTCCP by the Local Government Act 2002.

MAYOR'S INTRODUCTION

Welcome to the Marlborough District Council Long Term Council Community Plan (LTCCP) 2009-19. This document details the services we will provide to our community over the next decade and how they will be paid for.

The Council plays a crucial role in our community; it is a provider of essential services, a regulator, a major employer, a large purchaser, and a voice and focal point for the community's ambitions. The Community Outcomes identified in 2006 are reaffirmed in this Plan as priorities for the Council. In these troubled economic times the Council has kept rates low whilst maintaining, and improving where possible, the level of services to our community. Balanced with this choice, Council is also fully aware of the need to invest in our infrastructure to meet the needs of our growing community and to help maintain the vitality of the local economy. We have listened to the advice given by our community as part of the LTCCP submission process to ensure we have got this balance right.

The population and the economy of Marlborough has visibly changed and grown in recent years. This growth is projected to continue beyond the life of this Plan and we need to prepare to meet the challenges that this sustained growth will bring.

Developing and maintaining our infrastructure is costly, but necessary to ensure Marlborough's facilities are fit for purpose into the next decade. Council is undertaking a capital investment programme for the next 10 years including planned improvements to: the water and sewerage systems in our major population centres; the roading network and Blenheim's CBD. In addition community facilities such as reserves, sports grounds, aquatic facilities and walking and cycling routes will be provided. This investment should also lift current service levels. We remain committed to kerbside recycling in Marlborough, but have deferred its proposed 2009/10 introduction to meet our objective of keeping rates as low as possible during the current economic downturn.

One of the new policies discussed in this document is the new Development Contributions Policy. Under this policy, we will secure a contribution towards the true costs of growth borne by the Council for expanding our infrastructure networks to support the increased use of essential services. The level of contribution required under this policy will be phased in over four years to promote continued development in the current downturn, and to provide certainty for those who are committed to investing in our future growth.

Progress is continuing with our major development projects with a constant eye on adapting plans to meet changing circumstances. The London Quay development at Picton will continue on a phased basis with site clearance, landscaping and public access works commencing in 2009 enhancing this prominent site. Work is scheduled to commence on the Regional Aquatic Centre in the Spring of 2009 and is expected to take 18 months to complete, during which time the existing facility will continue to operate. A shortage of parking in and around the Blenheim CBD is being tackled by plans to develop sites in the town, the first of which is in Alfred Street. The proposed Marlborough Civic

Theatre development will also be supported if fund raising targets are met by the Theatre Trust.

The Wairau/Awatere Resource Management Plan was made operative in March 2009. This means that the Council's resource management framework is now complete. Ironically, the Council has begun the process of reviewing this framework. This is necessary to ensure that we continue to adapt to legislative, economic and environmental changes as they occur. This review is a public process and I would encourage you to participate and contribute to developing a vision for the future.

This document contains extensive information, but if you need additional information on anything in this Plan please contact Council staff.



**Alistair Sowman
MAYOR**

PLAN HIGHLIGHTS

Financial Overview

Council has prepared the 2009-19 Long Term Council Community Plan (LTCCP) with the objectives of maintaining or enhancing existing levels of service, responding to community demands for essential infrastructure improvements and to keep rates at reasonable levels.

Over the next 10 years Council is embarking on a \$491 million programme of capital expenditure that replaces or enhances the District's core infrastructure, an increase of \$171 million over the 2006-16 LTCCP. This includes improving our Water Supply, Stormwater, Wastewater (Sewerage), Roads and River protection and Drainage.

To meet the cost of this capital expenditure and Council's operations Council has adopted an average increase of 3.9% in general rates which forms part of a 3.6% increase in total rates and charges for 2009-10. The indicative rates and charges movements for benchmark properties are shown on page 196.

Increases in General Rates and Charges over the remainder of the 10 year period of the 2009-19 LTCCP range from 1.9% to 7.6%. When all Rates and Charges are taken into account, as compared to just General Rates and Charges, this range increases to 3.4% to 10.6%.

Council will continue to try and identify alternative sources of revenue in an attempt to better match who pays with who causes additional demands on Council services and Infrastructure. The new Development Contribution levy is an example of this.

Council has decided to use its reserves, the largest of which is the Infrastructure Upgrade Reserve and is also looking to utilise its debt servicing capability to reduce the impact on current ratepayers arising from the proposed expenditure programme. This planned increase in debt levels has resulted in Council amending its Treasury Management Policy, the detail of which is shown on page 137. Council's planned net borrowings are shown on page 115. While the planned debt levels are an increase over previous levels, Council's planned level of debt compares well with other Local Authorities.

Other changes to the Revenue and Financing Policy are shown on page 144.

Major District Water, Sewerage, Stormwater and Rivers Infrastructure Investment

Recent flooding events, legislative changes, pressures of growth, community expectations, the impact of climate change and other factors means that significant investment is required to improve Marlborough's water supply, stormwater, river and waste water infrastructure.

A combined single sewerage funding scheme has been adopted to replace the seven schemes that currently operate which will help all local communities afford necessary upgrades to their sewerage than the current system. A new sewerage scheme is to be provided in Spring Creek and Grovetown, and ratepayers there will be offered the opportunity to pay a lump sum in lieu of regular payments for these improvements. The current water supply requires significant upgrading in parts of the district to ensure compliance with NZ drinking water standards and to increase capacity to meet current and future growth. Recent flooding in the district highlighted some inadequacies with the stormwater drainage network capacity that requires investment. This will reduce the incidence of flooding and the damage caused during floods, and help meet the demands on the system caused by new residential and industrial development. Related to this, additional investment will be made to alleviate silting and erosion of our rivers and tributaries and in improving our stopbanks and floodplains which will help manage floodwaters during flood events and also to improve irrigation in key areas.

Roads

The road network of Marlborough is generally good; however the current and future growth of the district economy places an additional number of private and heavy vehicles on our roads. A number of short and medium term improvements have been recommended in the Blenheim & Wairau Plains transport study which will be developed in the Regional Transport Strategy and Programme, subject to funding being identified. Recommended short term improvements include Blenheim CBD travel demand management, better public transport, walking and cycling routes; and in the medium term Opawa Bridge widening, four laning major state highway roundabouts. Additional road sealing and seal strengthening are also being considered in priority areas.

Major Community Facility Developments

The Council is planning to make major investment in new or enhanced facilities in the District to meet the needs of the growing and changing community and the local economy. In Blenheim, a Regional Aquatic Centre on the current swimming pool site, Blenheim i-SITE, new road and pavement works and additional car parking in the CBD will be provided. A major strategic planning study of Blenheim Town Centre is currently taking place that may also suggest additional projects for consideration in the near future. Other proposals under development for Blenheim are a new Civic Theatre for Marlborough and a new I-SITE facility. In Picton, a major redevelopment of London Quay will soon begin, starting with public access and recreation work, with residential and commercial space following in later phases. Other proposals under development for Picton include a new library and a replacement swimming pool.

Development Contributions Policy

The Council has adopted a new Development Contributions policy to help meet the costs of expanding infrastructure networks to support the increased use of essential services caused by significant population growth. The Development Contributions Policy (pages 170 to 193) has been designed to ensure that a fair contribution from the developer towards the true costs of each development to the Council. It is intended that the existing Financial Contributions policy will continue to operate alongside this new policy, but will be reviewed at the earliest opportunity should the Development Contributions policy be adopted. A full copy of the Development Contributions Policy is included in volume two.

An additional \$5 million is likely to be collected over a period of this Plan.

Waste disposal

The Council has expressed its commitment to a 'zero waste sustainable Marlborough' through reduction, re-use and recycling. The Waste Minimisation Act 2008 has introduced a levy of \$10 per tonne on waste disposal from 1 July 2009 (approx \$3 per cubic metre). A portion of this revenue (approx \$150,000 in 2009/10) will be available to the Council to use on waste projects. It is proposed that these funds are applied to a Re-Use Centre – a re-usable collection and resale facility, and investigation into developing a composting system for the district. Also, it is proposed that kerbside recycling is introduced in Blenheim, Picton and Waikawa when economic conditions permit. The Council's current Waste Strategy and Plan for Marlborough will be reviewed and a new Plan will be in place by 2011 that will take account of the provision of the recently enacted Waste Minimisation Act.

Responding to Environmental Pressures

The Council has committed to undertaking a comprehensive review of the current resource management framework having completed the adoption of its three key resource management strategies. A key component of the new framework will be provisions that enable the allocation and reallocation of public resources, such as freshwater and coastal space. Increased use of our natural resources due to increased economic and recreational activity means that good monitoring and management is important to protect sustainability. As a regulatory authority the Council is focused on improving systems and meeting the requirements of new legislation such as the Building Act and Food Safety Act, and providing a safe marine environment.

Other Issues Covered In the Community Plan

The plan contains detailed activity plans for each of the significant services it provides to the community. Extensive financial information is also provided including full financial statements, planned capital expenditure and a funding impact statement. There are also a number of policies set out in the Plan:

- The Policy on Significance sets out how the Council determines the relative significance of proposals and decisions in relation to issues, assets, or other matters. The degree of significance is important in determining the level and extent of analysis, review and consultation that may be required.
- The Revenue and Financing Policy describes the process and rationale for how Council activities are funded.
- The Treasury Management Policy describes the approach taken in the management of council investments, including the approach to borrowing, cash management, and other financial liabilities.
- The Policy on Financial contributions for rural and urban subdivision.
- The Policy on Partnerships with the private sector sets out the circumstances and terms for the commitment of Council resources for combined public-private partnerships.
- The Policies on Remission and Postponement of Rates providing for those circumstances where there is a legitimate case for some rates to be reduced, or for payment to be deferred.
- The Statement on the Development of Maori capacity to contribute to decision making process describes how council will work with Maori to identify ways and means that will assist Maori to participate more effectively in the Council's decision-making processes.