

CLINTON

Clinton is a small, rural servicing centre for the surrounding farming district. The township is located on State Highway 1 between Balclutha and Gore (about 35km to the east and west respectively).

The three Clydesdale horses which feature in the centre of Clinton represent the district's agricultural history. The town is nestled in green rolling country that leads up into the hills beyond. The lowland area is intensively farmed with sheep, deer and dairying and the tussock covered hill country is ideal for sheep and cattle.

How is Clinton predicted to change?

Clinton has seen population decline and loss of services for some years. No expansion of the township is anticipated and the current trend of population decline must be assumed to continue. Although the township population is expected to decline, it is interesting to compare this with potential dairy development in the nearby Pomahaka and Waipahi areas.

The Clinton Total Usually Resident population in 2006 was 294 people. This is a decrease of 27 people, or 8.4% since the 2001 Census.

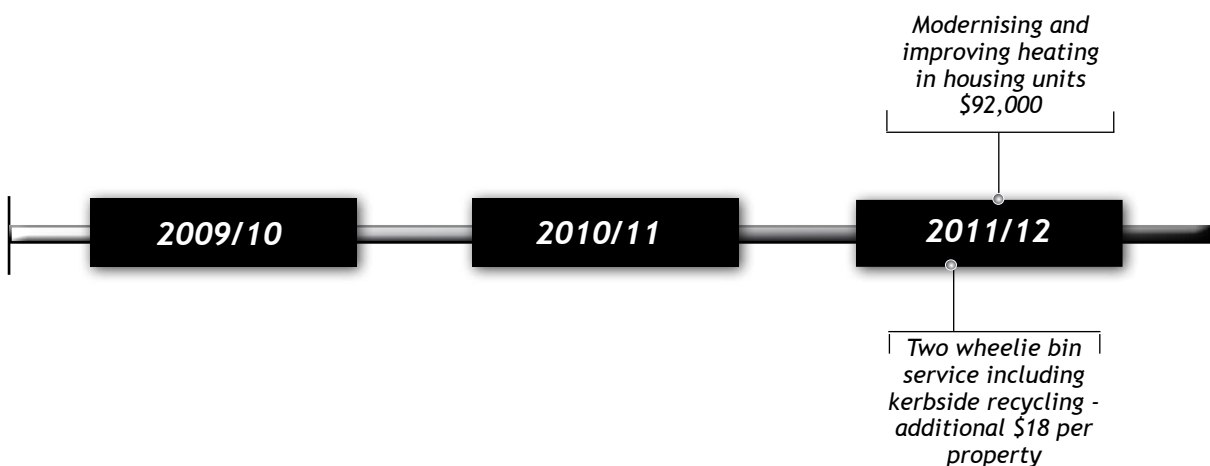
Population Assumption: 2011 290; 2016 280; 2021 260

What's planned for Clinton during the next 10 years

Modernising and improving heating in housing units

Council's community housing units have been difficult to heat over the past few winters, and tenants have continued to report an inability to maintain comfortable living conditions. As such, Council undertook a Heating and Modernisation Assessment in 2007, which identified major maintenance issues and estimated the cost of the work required to be in the region of \$3.5 million. This work was split into three categories in order of priority and in 2008, Council agreed to the first stage of the works costing \$593,000 district-wide. This includes the installation of heat pumps in all units, insulation, as well as exterior painting, new electric ranges and re-roofing on a priority basis. This work is already underway.

Proposed projects of note in Clinton



Stages Two and Three of the work includes less urgent exterior painting, roof work and oven replacements; new hot water cylinders; non-urgent decorating and bathroom upgrades. This work will only be carried out if government funding can be secured through Housing New Zealand.

It is important to note that Council operates the units as a self-funding activity and as such attracts no general rates assistance. The first stage of the upgrade work underway is being funded by reserves and loan funded from increased rental income.



Councillor Comment -
John Cochrane
Clinton Ward

Stormwater improvements

Council has budgeted \$34,677 for the reconstruction of a drain pipe in Clifford St in 2014/15 to improve drainage in the area.

Sewerage

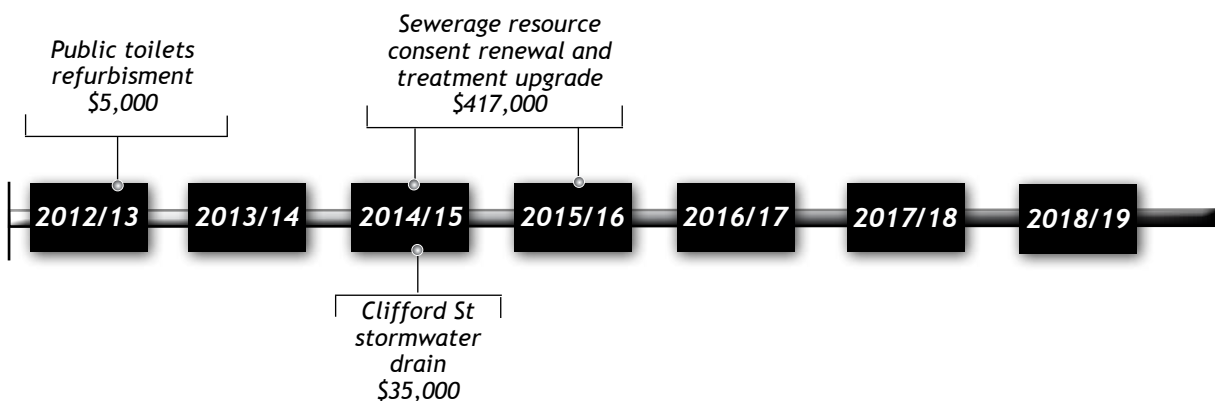
Currently treated sewage from Clinton township is discharged into Kuriwao Creek. The resource consent for this discharge expires in October 2017. Council will need to work with the community closer to this time to consider upgrade options to meet increasingly stringent resource consent conditions.

Waste minimisation

Please refer to the Key Issues section of the Long Term Plan for more information.

“Clinton and its surrounds rely on its strong volunteer base. We have had some achievements in recent times, like the work done upgrading our community centre. Volunteers continue to oversee our sportsground, cemetery, pool and community centre. Council is considering ‘harmonisation’ of water and sewerage costs, where larger communities pay only slightly more for these services, so that small communities such as ours pay quite a lot less. If harmonisation was to be included in this Long Term Plan, this would considerably help Clinton with the costs of these basic services. Working together and funding services collectively as a district, rather than having an individual community focus is important for us to move forward.”

COMMUNITY SUMMARY

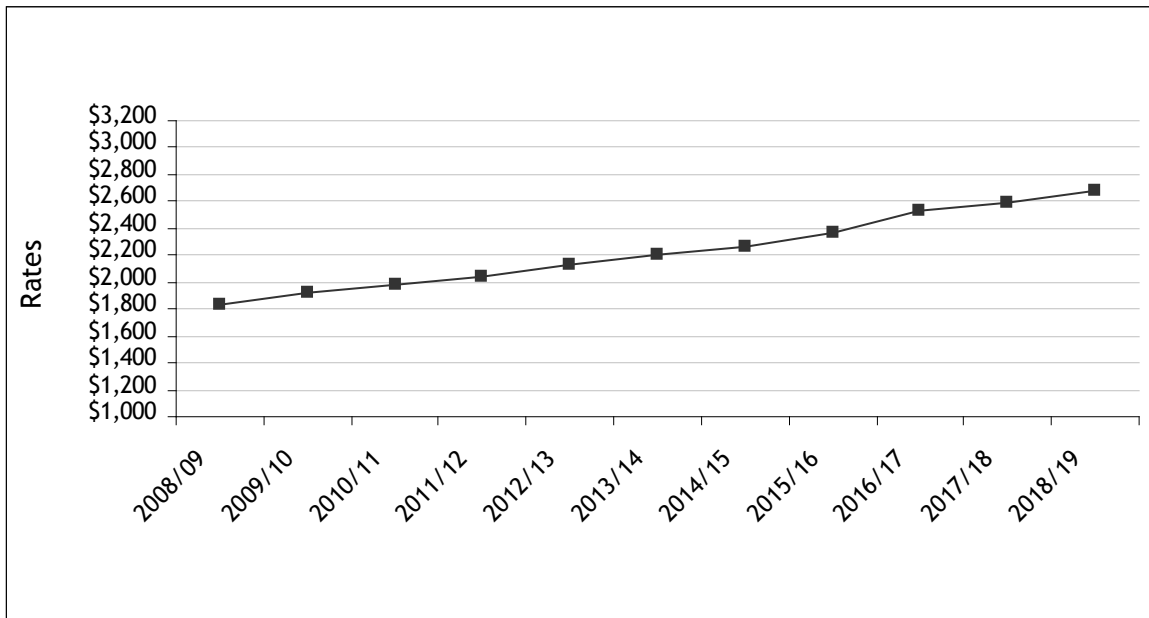


How are rates expected to change?

Medium Value Property

Rating Area: Clinton		Actual	Projected				
LV = \$15,000	CV=\$63,000	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Uniform Annual General Charge		350.00	422.60	442.50	452.60	466.90	473.70
District Rooding		37.50	29.70	31.70	35.90	37.10	37.90
Local Rooding		123.70	133.00	142.30	161.10	166.30	170.20
Footpath Rate		30.40	19.80	20.50	20.90	21.40	21.90
Water		616.50	602.20	606.30	606.20	622.30	642.90
Wastewater		337.50	340.80	345.50	347.80	357.00	368.80
Stormwater		74.30	81.30	94.20	102.60	105.30	108.80
Wastewater Upgrade Support		0.10	-	-	0.30	0.60	0.60
Community Services		48.40	100.40	103.70	106.10	108.60	110.90
Solid Waste Collection - District		156.90	168.50	174.00	176.00	205.60	236.00
Waste Minimisation		8.60	15.10	22.10	8.00	8.10	8.30
Recycling Collection - District			-	-	20.60	21.10	21.60
Planning & Regulatory - District		5.80	3.10	3.40	3.30	3.50	3.40
Clinton Community Centre		41.10	-	-	-	-	-
TOTAL		1,830.80	1,916.50	1,986.20	2,041.40	2,123.80	2,205.00
% Change			4.7%	3.6%	2.8%	4%	3.8%

Projected rates change 2009-19



Projected rates changes are inflation-adjusted by approximately 3% per annum.

Charging for half units

In the lead up to each new Long Term Plan, Council looks at how it rates for its activities and services. During the review this time round it was highlighted that ratepayers in some towns pay half charges where their property can connect on to water or sewerage services. Other towns do not. Council has decided that it would be fair to apply half charges to all towns, not just some. If a property has the ability to hook on to the system, it should pay towards this. (This tends to apply to properties without a house or dwelling). Half rates will be applied to properties in the Clinton rating area, and phased in over a three year period beginning 2009/10.

	Full rate <i>(paid by properties that are connected)</i>	Half rate <i>(will apply to properties that aren't connected but the service is available to them)</i>		
		2009/10	2010/11	2011/12
Water supply	\$602.20	\$99.40	\$200.10	\$303.10
Sewerage	\$340.80	\$56.20	\$114.00	\$173.90

Some basic statistics about the Clinton rating area

Current population (2006)	291
Projected population (2016)	280
Number of Rate Assessments (2008/09)	247
Land Value (\$million)	3.37
Capital Value(\$million)	13.43
Rates income (2008/09)	Approx: \$333,000 including GST
Water supply	Full rate connections: 147 Half rated (unconnected) properties: 26 Length of reticulation: 7,027m.
Sewerage scheme	Full rate connections: 152 Half rated (unconnected) properties: 24 Length of reticulation: 7,888m.
Stormwater reticulation	Full rate connections: 166 Half rated (unconnected) properties: 64 Length of piped reticulation: 1,417m Length of open drain reticulation: 16m
Roads	Sealed: 3km Unsealed: 2.5km
Footpaths	4,654 metres
Playgrounds, parks, reserves and sportsgrounds	Clinton playground
Public conveniences	Triangle Park, Main Rd
Cemeteries	Clinton Cemetery Waipahi Highway, Clinton
Library	Voluntary Library
Pool	Community owned and managed pool receives \$3,000 annual grant from Council
Hall/Community Centre	Clinton Community Centre
Council Community Housing	6 units