

WAIHOLA

Waihola is located some 40 km north of Balclutha on the shore of Lake Waihola. The town serves as a holiday settlement, and servicing centre for the surrounding rural area and travellers passing through. State Highway 1 bisects the settlement and separates most of the residential dwellings from the lake. It is becoming popular as a retirement and satellite village for Dunedin and Milton.

Demand on Council infrastructure due to growth in Waihola is reflected by Council's plans for Waihola, particularly for sewerage. Some serious costs are also on the horizon for upgrades to meet anticipated resource consent standards. But the most significant proposal that could affect Waihola's rates is the introduction of organic waste collection budgeted for in 2012/13.

How is Waihola expected to change?

Population within the township area grew from 231 in the 2001 census to 249 in the 2006 Census, and is estimated to now be 270. At the same time there has been considerable subdivision and building in the rural areas outside the town itself. This has been driven by Waihola's desirable location and proximity to Dunedin. Improvements to deliver increased water supply to the township are currently underway, and this will free up the potential for existing vacant sections to be developed. Potentially up to fifty new sections could be developed within the reticulation area of existing services, with up to another fifty in the surrounding area.

There has been recent extension of water and sewer services at the northern end of the township around Titri Road and George Street. While this work has been done as part of subdivision developments, the infrastructure becomes part of Council's network and so is available for further new connections.

It is clear that there will be further lifestyle property development - mainly along the lake (Titri Road to the north, Lakeside to the west, and Surrey Bay / Surrey Heights to the south), but there will also be lower-density development to the east off Finlayson Road.

Population assumption: 2011 280; 2016 310; 2021 350

Also note that in recent years the population in lifestyle areas adjacent to the town has increased by around 30 people, and there is potential for this to increase by another approx 50 by 2016.

What's planned for Waihola during the next 10 years

Sewerage improvements

There are several improvements planned for Waihola's sewerage in both the short and medium term.

At the moment the discharge is not meeting resource consent conditions. A budget has been set aside to help tidy this up and achieve full compliance with the existing consent.

There is work planned to improve the efficiency of the oxidation pond to help cater for subdivision/growth happening in Waihola.

Treatment of Waihola's sewerage will need substantially upgraded treatment to meet anticipated standards for future resource consent. Although this is still on the horizon it is important to give the community a heads up about it now. Nearly \$900,000 has been budgeted during 2016/17 and 2017/18 for the expected upgrade.

Increasing the water storage capacity

Waihola's water is supplied from the North Bruce rural water scheme. A project to increase Waihola townships reservoir has been budgeted for in 2010/11. This will mean that if water the North Bruce scheme supplies to Waihola is interrupted, the township would have a better back up of water/continuity of supply. Other lower cost options are still being explored which may eliminate the need for the upgrade.

Waihola Domain access road

The access road to the popular lakeside Waihola Domain is starting to break down. Resealing and minor repairs

to reconstruct the road are proposed in 2009/10. Without this work the internal road will continue to deteriorate and become unsafe. At this stage \$30,000 has been set aside for this renewal project. Further investigation is underway.

Modernising and improving heating in Council 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. 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 Community Housing 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.

Waste minimisation

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

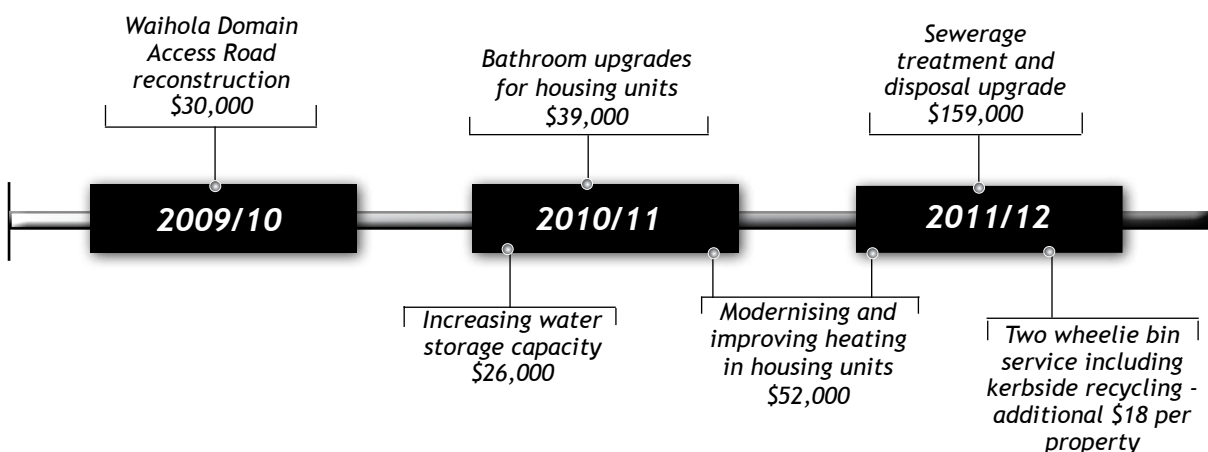


Councillor Comment - Bruce Vollweiler, Bruce Ward

"The location of Waihola, and its general outlook, means it is well placed for further development and growth over the next ten years.

Growth within and spread of the urban area will need to be balanced with the capacity of existing and proposed infrastructure (water, sewerage, stormwater, roads and footpaths), and the ability to meet associated environmental standards. Development of Waihola should aim to get the best possible value from existing and new infrastructure for present and future residents.

The Waihola community has been active in enhancing the facilities and amenities of the township and surrounding area (through Waihola Looking Forward, Waihola School and other groups), and Council wishes to continue to foster and encourage this community involvement."



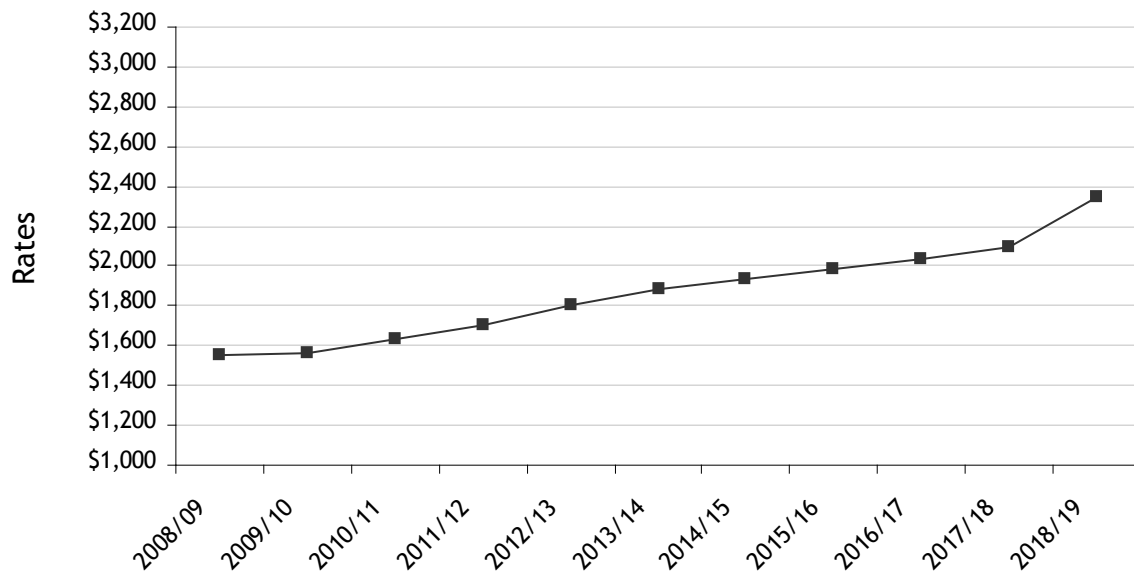
How are rates expected to change?

Medium Value Property

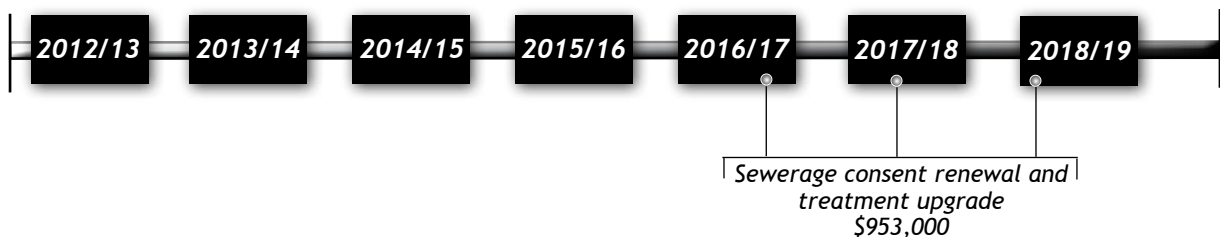
Rating Area: Waihola		Actual	Projected				
LV = \$86,000	CV=\$170,000	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Uniform Annual General Charge		350.00	422.60	442.50	452.60	466.90	473.70
District Rooding		110.60	80.00	85.60	96.90	100.10	102.40
Local Rooding		101.60	97.60	104.40	118.20	122.00	124.80
Footpath Rate		32.60	16.00	16.60	16.90	17.30	17.70
Water		355.50	355.50	366.20	377.70	387.70	400.50
Wastewater		337.50	337.50	347.60	357.40	391.90	413.00
Stormwater							
Wastewater Upgrade Support		0.20	-	-	0.90	1.50	1.60
Community Services		79.00	64.20	66.30	67.90	69.50	71.10
Solid Waste Collection		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			-	-	20.60	21.10	21.60
Planning & Regulatory		17.20	8.30	9.00	8.80	9.50	9.30
TOTAL		1,549.70	1,565.30	1,634.30	1,701.90	1,801.20	1,880.00
% Change			1%	4.4%	4.1%	5.8%	4.4%

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

Projected Rates Change 2009-19



This example uses a medium valued property in Waihola as per the above table.



Some basic statistics about the Waihola rating area

Current population (2006)	▪ 270
Projected population (2016)	▪ 310
Number of rate Assessments (2008/09)	▪ 209
Land Value	▪ \$16.98 million
Capital Value	▪ \$32.64 million
Rates income (2008/09)	▪ Approx: \$284,000 including GST
Water supply	<ul style="list-style-type: none"> ▪ Full rate connections: 164 ▪ Half rated (unconnected) properties: 66 ▪ Length of reticulation: 12,977m.
Sewerage scheme	<ul style="list-style-type: none"> ▪ Full rate connections: 166 ▪ Half rated (unconnected) properties: 38 ▪ Length of reticulation: 10,501m.
Stormwater reticulation	▪ Naural stormwater drainage with minor built infrastructure
Roads	<ul style="list-style-type: none"> ▪ Sealed: 2.6km ▪ Unsealed: 3.4km
Footpaths	▪ 1,142 metres
Playgrounds, parks, reserves and sportsgrounds	▪ Waihola Domain
Public conveniences	<ul style="list-style-type: none"> ▪ Waihola Domain, attached to changing sheds ▪ Waihola Domain, at Boat Harbour
Cemeteries	▪ Waihola cemetery, Beacon St
Library	▪ Volunteer library
Hall/Community Centre	▪ Waihola Community Centre. Fully funded by CDC and local community involved in operation
Council Community Housing	▪ 5 units