

## Amberley Ward Profile

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Photo: Jane Thompson

# Amberley Ward Profile

## Background and History

Named after Amberley in Derbyshire, Amberley was originally established as a result of the arrival of the railway in 1876. The township continued to grow and became an important farming service centre. Amberley has grown significantly since the 1950s and was the first township in the Hurunui District with a water supply scheme undertaken by a county council (1957).

Amberley's southern neighbour, Leithfield, is one of the oldest townships in Canterbury; Leithfield was founded in 1857 by John Leith as an important coach stop and to provide services to the surrounding farming and milling area. In 1863 Leithfield boasted one of the first flour mills in North Canterbury and the only one to be powered by wind. The village flourished in the 1870s when it was the only business centre at the time, between Kaiapoi and Kaikoura.

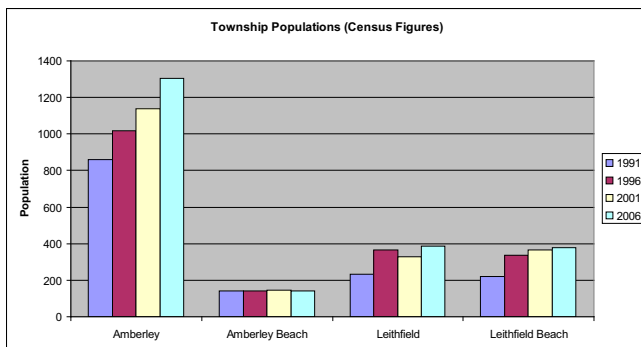
The beach settlements of Amberley Beach and Leithfield Beach developed as residential suburbs between 1950 and 1990, and their current populations have grown dramatically.

## Recreation / Visitor Attractions

Located on State Highway 1, Amberley Township is a busy rural service centre with an impressive range of cafes and shops. The area is renowned for its impressive country gardens and offers a variety of accommodation options for visitors. There are very handy beach walks, rivers, lakes and mountains to explore - including the Mt Grey scenic walkways. Several parks and reserves can be found in the township, and the local Amberley Domain is always popular for sport and recreation events, agricultural shows, and leisure activities. Amberley is ideal as a country retreat with its nearby beach golf course and the award winning wines and restaurants in the neighbouring Waipara Valley Wine Region.

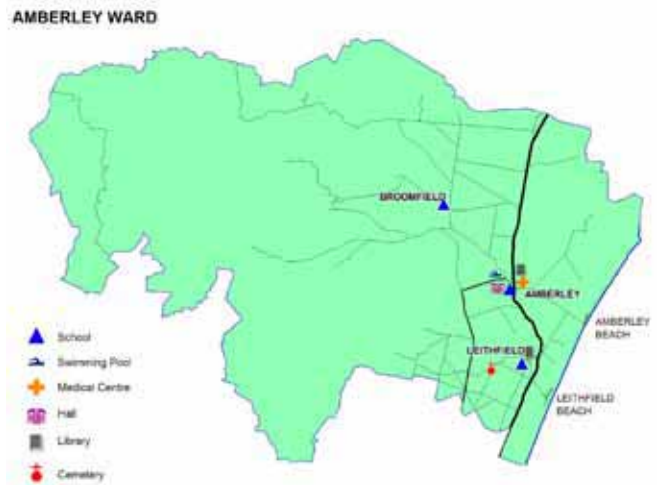
Today Leithfield village offers a fabulous walk, known as the Kowai Walkway, a well maintained track from the historic Old Leithfield Hotel to the coastal settlement of Leithfield Beach.

## Present Profile



- The population of the Amberley Ward, based upon figures from the 2006 NZ Census, is approximately

3700 people. This is estimated by Statistics New Zealand to have risen to approximately 3900 people by 2009, and is projected to further increase to approximately 5000 people by 2031.



- The Amberley Ward is the largest community in the Hurunui District. The ward makes up over one third of the total district population, with a steady growth in residents.
- Amberley's population profile is somewhat older than the Hurunui average. 29% of Amberley's residents are aged 65 years and over, compared to 25% for the Hurunui District, 24% for the Canterbury Region, and 21% for New Zealand as a whole.
- Amberley is about a 35 minutes drive from Christchurch. The township's close proximity presents an advantage for residential growth, offering commuters a country lifestyle while still being able to work in the City.
- The State Highway 1 runs through the centre of the Amberley Township. While this is a great strength for development and growth, visibility and accessibility, it simultaneously creates challenges for road safety, noise and heavy transport effects.
- Both the Amberley Township and Leithfield Village experienced notable urban expansion and development in recent years, including increased lifestyle block development, however this has slowed in line with the current national and international economic climate.
- The Amberley Ward also experienced substantial growth and development in the Glasnevin area, including large scale viticulture plantings, and subdivision activity. Reflecting the current economic downturn, this rate of growth has now eased.
- The Amberley Ward offers a wide range of services and facilities.

In addition to the numerous shops and commercial premises, the Ward has three primary schools, two preschools, two playcentres, a medical centre, a swimming

pool, a community hall and two libraries (The Hurunui Memorial Library in Amberley and a community library in Leithfield). The Ward has many amenities including a cemetery and several blocks of public toilets. The Amberley township is home to the ward's volunteer fire and ambulance services and two full-time police officers. Council's main office, including the Council Chambers, is located in Amberley.

## Ward Governance

District Councillors are responsible for representing the interest of their ward, setting Council policies and monitoring the Council's performance. They are elected every 3 years by the voters of their ward.

The Amberley Ward is currently represented by three councillors: *Russell Black, Andrew Smart* and *Julie Coster*.

In addition, the Amberley Ward also has an elected *Amberley Ward Committee* which includes amongst its varied responsibilities the overseeing of the Ward's water and sewerage schemes, and the *Amberley Recreation Reserve Subcommittee*. The Amberley Ward also has the *Amberley District Residents Association*, the *Leithfield and Leithfield Beach Residents Groups* and the *Amberley Beach Residents Association*.

## Priority Community Outcomes

People living in the Amberley Ward identify the following three community outcomes as the most important:

1. *Clean water and air*
2. *Water systems (water, storm water, sewerage)*
3. *Accessible health and social services*

## Key Long Term Opportunities and Challenges

- The number one Amberley Concept Plan (ACP) priority project that was identified was in regards to residential and commercial zoning. After a lengthy consultation process, the submissions on a proposed District Plan Change to address these concerns were considered in late 2008 by a hearings panel made up of an independent hearings commissioner and three Councillors. (The District Plan Change process is regulated by the Resource Management Act.) The Hearings Panel's recommended decision on the Plan Change was adopted by Council on 17 February 2009 and will be publicly notified during March 2009. Appeals have been lodged with the Environment Court. Council has agreed to enter into mediation with the appellants and this should occur around July/August 2009. To find out more about the Plan Change decision, refer to Council's website: [www.hurunui.govt.nz](http://www.hurunui.govt.nz).
- The need to upgrade the Amberley Swimming Pool was also highlighted during the ACP process, and subsequent investigations have found that the pool and is not expected to be usable after 2018. Estimates to replace the pool to the community's desired

standard are around \$3 million, which is factored into the 2013/14 budget. Extensive consultation will be carried out prior to any final decisions being made.

- The Council has recently adopted a Walking and Cycling Strategy, which aims to facilitate the desires made by some members of the Community to improve the Walking and Cycling linkages within the Hurunui District. Of particular importance for the Amberley Ward are the commuter routes from Amberley to Amberley Beach (2010/11), Amberley to Waipara (2011/12), and Amberley to Leithfield (2012/13).
- The Amberley Ward beaches from Ashworths to "the Rocks" are included in the Northern Pegasus Bay Coastal Management Plan which has recently been received by Council. This Plan contains a number of recommendations, including a requirement that all vehicles on Northern Pegasus Bay must obtain a permit and obey all conditions of the permit including, a speed limit for vehicles of 10km/h around people and 30km/h on the open beach, in addition any vehicle on the beach must be operated below the high tide mark. The Plan also recommends that a ranger is appointed to ensure compliance with the permit system.
- A '1 in 50 year' and a '1 in 25 year' flooding event created havoc in the Amberley Ward in 2008. As a result of the ensuing independent report, \$850,000 of recommended engineering works are now planned in the Amberley area to minimise the risk of future flooding. These include "beheading" the surface water flows from north of Amberley to reduce flows in both Dock Creek and Eastern Drain, and a cut-off drain to catch water flowing from the north of Osborne and Courage Roads, and divert it around the urban area. Two new drains are recommended across the low lying flats north and south of Amberley Beach to eliminate the present complicated drainage system, and ensure the water discharging from Eastern Drain and Dry Gully gets to the lagoons quicker.
- Other works identified by the consultant in Leithfield and Leithfield Beach will be completed within the drainage operations budget.
- These works will be funded over the whole of the Amberley Ward, rather than the separate rating system in place now. Both the Amberley Ward Committee and Council consider that all of the Ward will benefit from having good drainage systems in place.
- The steady increase in Amberley Ward's population, particularly in the Amberley Township, will ultimately create a need for expanded community facilities. Further expansion and development of the Amberley Domain, beyond that presently planned, may become necessary. New subdivisions need to include the provision of parks, reserves and walkways. Another long term challenge to meeting population growth and developers' and residents' expectations for the Amberley Ward will be the possible demands to seal existing gravel roads.

- The presence of State Highway 1 will continue to stimulate associated growth and development, whilst at the same time placing responsibility on the council, the community and NZ Transport Agency to manage the associated effects of such traffic. Road safety, especially in regards to State Highway 1 traffic through Amberley's town centre has been a recent priority, and several projects have been carried out in the last few years. \$750,000 is planned to be spent on Main Street Development on Carters Road (SH1) between Courage Road and Amberley Beach Road during 2009-12. Plans include paving, kerb and channel, trees and landscaping.
- Amberley Ward's locality acts as a valuable 'gateway' to the Alpine Pacific Triangle, offering opportunities for further growth and profitable gains to the local tourism industry.
- A new water well is being developed in Lawcocks Road to address the increasing demand for potable water in Amberley. Test samples have confirmed both quantity and quality of the water in the bore and the new well is expected to be commissioned in the first half of 2009.
- The upgrading of the Amberley Sewerage treatment plant has been placed on hold, following a challenge to the designation in the District Plan and a hearing into two discharge consents. The hearing has been adjourned pending further information being provided. Irrespective of the outcome, investigation and plans will be finalised over the coming year, for a long term solution to effluent disposal problems during periods of wet weather and high ground saturation.
- The new, nearby Pegasus Town development may create both opportunities and challenges. Possible adverse impacts on the Amberley Ward, include competition for growth, additional traffic volumes and longer commuting times between Woodend and Christchurch. Possible positive impacts include more employment opportunities with less commuting time - Amberley Ward could be a satellite base for staff for the new township. The proposed new High School would be the closest one to the Amberley Ward.
- The Amberley Ward is an aging community with 29% of its population aged 65 years and over (*Stats NZ Census 2006*). This results in a greater demand to meet the requirements of this demographic, such as pensioner housing, increased medical centre usage, passive recreation facilities etc.

is also popular to an increasing number of retirees. State Highway 1 remains a major economic strength and safety works carried out over the past two years have lessened the pedestrian safety challenges for the community. The outcome of the District Plan change will likely have an influence on development in upcoming years.

### Key Planning Assumptions

The worldwide economic downturn is likely to have a negative effect on growth and development in the Amberley Ward. However, the recent drop in petrol costs may offset this somewhat as the cost of housing is cheaper than in urban areas closer to Christchurch and the Amberley Ward is commutable. Amberley Township

Key Projects	Year Planned			
	2009/10	2010/11	2011/12	2012+
Amberley town centre upgrade	\$250,000	\$359,000		
Amberley Pavillion	\$70,000	\$10,000		
Amberley Beach local reserve	\$6,000			
Leithfield footpaths, capital works	\$15,000		\$11,000	
Leithfield Beach Community Centre reclad and paint	\$30,000			
Pensioner Units heating and insulation	\$40,000	\$51,000		
New Amberley Beach toilets	\$50,000			
Amberley Beach Road		\$1,323,000		
Amberley Recycling Depot relocation (from 08/09)	\$1,900,000			
School active warning signs	\$22,500	\$15,000		
Renew pipework	\$309,000			
Construct additional reservoir		\$406,000		
Electrical renewals			\$5,000	
Stormwater/Drainage Works	\$970,000			
Install new bore – Leithfield Beach		\$110,000		
Construct new pumpshed – Leithfield Beach			\$8,000	

For more information on these projects please refer to the Activity Section of this document

#### Amberley Ward - Sample Properties

Property	Capital Value	Water		No of Fixed Charges	Actual Rates 2008/2009	Proposed Rates 2009/2010	Increase/(Decrease)	
		Supply	Units				\$	%
Amberley Township	270,000	Amberley	209	1	\$1,256.09	\$1,308.95	\$52.86	4.21%
Amberley Township	550,000	Amberley	238	1	\$1,583.44	\$1,625.11	\$41.67	2.63%
Amberley Beach Township	195,000	Ashley Rural	0.5	1	\$1,328.85	\$1,420.33	\$91.49	6.88%
Amberley Rural	2,800,000	Ashley Rural	1	0	\$3,129.76	\$3,177.78	\$48.02	1.53%
Leithfield Township	220,000	Ashley Rural	0.5	1	\$1,262.41	\$1,280.67	\$18.27	1.45%
Leithfield Beach Township	205,000	Leithfield Beach	1	1	\$1,189.10	\$1,197.85	\$8.75	0.74%

For more information on the Sample Properties see Appendix 5 of this Document



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Photo Taken by Ron Nelson

# Amuri-Hurunui Ward Profile

## Background and History

### Amuri

The township of Waiau was the first of the three main settlements established in the area previously known as the Amuri Ward. It originated in the 1860s, and due to the ferry, the bridging of Waiau River, the opening of the road to Kaikoura and the completion of the railway line, soon became an important farm servicing and transport centre.

The development of Rotherham as a township followed in 1877, as it was laid out in order to attract labourers to the district. Culverden was the last to be established and only so due to the arrival of the railway in 1886, consequently becoming the rail and coach, as well as the farming centre for Amuri.

Over the years, the Amuri has been an area of traditional large scale farming, characterised in many cases by continuous family ownership across several generations. A secondary school department was established in Culverden in 1960, making it the third high school in the district, changing its status to an area school in 1977. The 'Amuri Community Health Centre' opened in Rotherham in 1982.

Up until 1986, the small, privately-owned alpine resort of Mt Lyford was a high country station. When farming was becoming difficult due to high snow risk in winter, the area took advantage of an alternative opportunity. The Mt Lyford alpine village soon included roading, water supply, underground power and phone service. A commercial ski field and access way were developed to compliment the subdivision below, and the entire area opened up following the upgrading and sealing of the inland Kaikoura road.

### Hurunui

In the 1950s, the largest township of what was previously known as the Hurunui Ward, Waikari, was well established, accommodating the Hurunui County offices, an extensive council works yard and several businesses. The nearby township of Hawarden began with a Roads' Board cottage and a store on a route taken by thousands of gold seekers who made their way over the old Weka Pass Road in the 1860s. Later Hawarden became the service centre for a large farming area and included several businesses, a post office, a community hall and a church. Hawarden opened a school in 1927, later adding the secondary department in 1930, which became the first high school of the Hurunui District – now known as the Hurunui College. Water supplies and sewerage works for the two townships was completed in 1966. A medical centre was opened in Waikari in 1971.

### New Beginnings

Following a legislatively mandated Representation Review in 2007, the Local Government Commission determined that the pre-existing Amuri and Hurunui Wards become amalgamated to form a new combined

ward area: the Amuri-Hurunui Ward. In their determination, the Commissioners wrote that they felt there were "sufficient commonalities of interest to enable effective representation within this new combined ward area" and cited that both the Hurunui and Amuri Wards are located within the same valley and are both primarily agriculture areas with collections of small, discreet settlement areas that supported the surrounding rural hinterland. However the Commissioners also noted that the Hurunui and Amuri ward and community committees were "strong community governance arrangements" and recommended retaining these as part of the new structure.

## Recreation / Visitor Attractions

The townships of Amuri-Hurunui epitomise small New Zealand rural towns. They are great places to relax and enjoy the local scenery and attractions.

The natural outdoors paradise at the southern area of the ward features some of New Zealand's most spectacular mountain ranges, hillside, lakes and the headwaters of the Hurunui River, as well as offering several accommodation options for visitors. Waikari is the final stop for the popular Weka Pass vintage steam railway, and the area is a photographers' dream – resplendent with remarkable limestone rock outcrops and some of the most breathtaking sunsets over the ranges and hinterland. The stunning vistas can readily be taken in from the Weka Pass Walkway, and you can also climb up a local hill to view ancient Māori rock drawings in the Weka Pass Reserve. Since 1868 the historic Hurunui Hotel has provided weary drovers moving sheep from Nelson to Christchurch for stock sales with a place to rest and pick up their mail and catch up on news. As the gateway to Canterbury all the sheep entering the district were once dipped here before moving on to avoid the spread of any diseases from one region to another. The Hotel remains a classic landmark in North Canterbury and is still a great place to stop for refreshments.

Just a few kilometres to the west, Hawarden is home to the well-known Flaxmere Gardens and is the gateway to the secluded wilderness and pristine Lake Sumner Forest Park area offering excellent fishing and hunting grounds.

Towards the northern reaches of the ward, the delightful Culverden township offers a choice of farmstays, bed and breakfasts and gardens to enjoy, making it a great place for visitors to stay who are seeking a rural New Zealand experience. The Culverden Golf Course is an enjoyable 9-hole course with an attractive mountain backdrop. October each year is time for the famous Christmas Country Fete showcasing arts, crafts, food and wine in a garden party atmosphere.

Just a short drive inland, Rotherham and Waiau offer access to the Waiau River, brimming with trout for the skilful angler and where the salmon run during February and March. Amuri Golf Club also has a 9-hole golf course. Watters Cottage, located in Rotherham, is a great example of an original cob cottage.

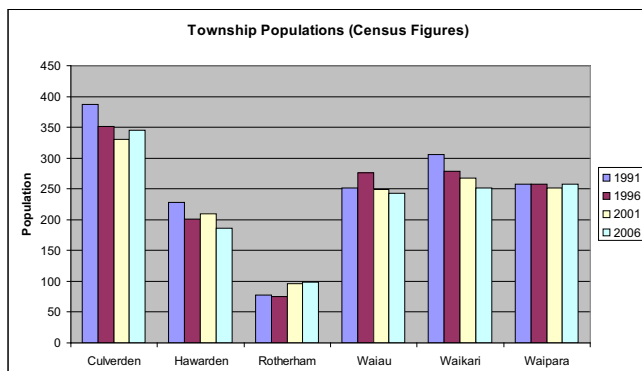
26km north of Waiau, the Mt Lyford resort and ski area offer various facilities and services, including tourist accommodation, a riding school and horse trekking, a café, ski and snowboard hire, alpine coaching, a wild ride terrain park and more.

### Present Profile

AMURI WARD



HURUNUI WARD



- The Amuri-Hurunui Ward has a population of 3360. It has experienced modest growth in the past 5 years and makes up approximately 30% of Hurunui District's population as a whole
- The Amuri-Hurunui Ward is centrally located in the Alpine Pacific Triangle and acts as an essential access way to the Hanmer Springs Alpine Village when travelling to and from Amberley / Waipara, or to and from and Kaikoura.
- The Amuri-Hurunui Ward is dominated by traditional farming, and developments in recent years include an extensive number of conversions, from traditional sheep farming to intensive and irrigated dairy farming.
- The Amuri-Hurunui Ward is home to Amuri Area School in Culverden and Hurunui College in Hawarden. Hurunui College was the first area school in the Hurunui District. In addition, the Hurunui Academy based in Culverden offers NZQA approved courses in Outdoor Education, Rural Skills, Tourism and Hospitality, and Carpentry for youth and adult students. There are three primary schools located in Waikari, Waiau and Rotherham. There are two accredited preschool / day care centres in Culverden, and active Playcentres in Waikari, Hawarden, Culverden and Waiau. The Amuri Area School is also home to the Council's Service Centre/Library. The college houses the public library. A community library is based in Waiau.
- The Amuri-Hurunui Ward has two medical centres:
  - Waikari is home to the Hurunui Health Centre, which meets most medical needs of residents' in the southern end of the ward. This was a purposed-designed building built in 2001 and is funded from a targeted amenity rate from what was the previous Hurunui Ward boundary area.
  - The Amuri Community Health Centre in Rotherham provides for the majority of the residents' medical needs in the northern end of the ward. However a strategic needs assessment has found that the current medical centre is less than ideal for the provision of services and is predicted to be woefully inadequate for future growth/demand. Following consultation a new purposed-designed building has been budgeted for completion in 2009/10.
- The Amuri-Hurunui ward has a wide range of emergency services including; Hawarden-Waikari and Amuri-Waiau Volunteer Rural Fire Forces; New Zealand Fire Service volunteer fire brigades in Waikari, Culverden, Waiau and Hawarden; and St John Ambulance Service in Culverden. One full-time police officer works from Waikari, and two are based in Culverden.

## Ward Governance

District Councillors are responsible for representing the interest of their ward, setting Council policies and monitoring the Council's performance. They are elected every 3 years by the voters of their ward.

The newly combined Amuri-Hurunui Ward is currently represented by three councillors: **Wendy Doody JP**, **Judy Meikle JP** (also Chair Environmental Services) and **Winton Dalley** (also Chair Works & Services).

Council committees in the Amuri area are the **Amuri Community Committee**, the **Amuri Plains Rural Water Committee**, the **Balmoral Water Committee**, the **Waiau Rural Water Committee**, the **Waiau Township Water Committee**, **Culverden Township Water Committee** and the **Waiau Reserve Committee**.

The Hurunui area has the **Hurunui Community Committee**, the **Hurunui Recreation (Racecourse) Reserve Committee**, the **Waikari Reserve and Hall Committee**, as well as the **Hawarden Recreation Reserve and Hall Committee**.

## Priority Community Outcomes

People living in the Amuri Ward identify the following community outcomes as the three most important:

1. *Clean water and air*
2. *A healthy community*
3. *Accessible health and social services*

## Key Long Term Opportunities and Challenges

- The current Amuri Community Health Centre facilities in Rotherham are woefully inadequate for both current and future growth/demand. Following community consultation on possible options, it was agreed that a new, purpose-designed medical centre will be built on a new site in Rotherham – with a one million dollar capped budget being set aside in the 2009/10 year. As a result the amenity rate will increase from \$24 to \$74 per household per year in what was previously the Amuri Ward boundary.
- A particular long term challenge for the Amuri Ward will be overcoming the shortages of farm labour.
- Small businesses are growing and increasing in Amuri and it will be a challenge for new businesses coming in to find premises. Correctly zoned areas are required to meet the needs of today.
- Another challenge, shared by many small rural towns in New Zealand, is the viability and thus the retention of local services and businesses. Economies of scale, potential efficiencies of centralisation and greater use of technology all impact on the sustainability of small businesses.
- Increased fuel prices in recent years and the current economic down turn may have a challenging impact of Amuri Ward's economic wellbeing.

- Key long term opportunities include ongoing prospects for tourist related activities and businesses, maximising the associations with the Alpine Pacific Triangle.
- There are opportunities for the wider Culverden area to become an increasingly attractive residential location for employees working in Hanmer Springs, and for the wider Waikari area to be attractive to vineyard employees in Waipara.
- Continuing development of Mt Lyford as a boutique resort and ski area may create long term opportunities benefiting the ward's economic development and growth.
- The Hurunui Community Water Development Project has identified a potentially viable opportunity to irrigate, and to enhance water management for, a significant catchment area identified by the working group. If the continuing investigations and proposals progress as planned, major new opportunities for primary production in the southern part of the ward will be created.
- Council has recently adopted a Walking and Cycling Strategy, which aims to facilitate the desires made by some members of the community to improve the walking and cycling linkages within the Hurunui District. Of particular importance for the Amuri-Hurunui ward is the completion of the commuter link between Waikari and Hawarden which is planned for the 2009/10 financial year.

## Key Planning Assumptions

The worldwide economic downturn is likely to have a negative effect on growth and development in the Amuri-Hurunui Ward. Whilst it is anticipated that the Amuri-Hurunui Ward will continue to grow at modest rates, the potential exists for more substantial growth, as the area is seen as an increasingly attractive accommodation area for the workers of local vineyards, dairy farms and the Hanmer Springs hospitality industry. It is also expected that the ward will capitalise on the benefits of tourist traffic and there is considerable potential in the relatively 'undiscovered' lakes area.

Key Projects	Year Planned			
	2009/10	2010/11	2011/12	2012+
Waikari - upgrade footpaths and kerb and channelling	\$22,000	\$22,000	\$22,000	
Waikari Village Green wetlands development	\$12,000			
Culverden - footpaths	\$9,000	\$10,000	\$15,000	
Rutherford reserve	\$13,000	\$5,000	\$3,000	
Rotherham - footpaths & town centre	\$15,000	\$5,000	\$30,000	
Rotherham hall	\$15,000			
New Amuri Community Health Centre building	\$1,000,000			
School active warning signs			\$15,000	\$15,000
Waiau - footpaths, plantings, street lighting	\$18,000	\$8,000	\$11,000	
Waiau Hall painting and roof: in 2014/15				\$23,000

For more information on these projects please refer to the Activity Section of this document

#### Amuri - Hurunui Ward - Sample Properties

Property	Capital Value	Water		No of Fixed Charges	Actual Rates 2008/2009	Proposed Rates 2009/2010	Increase/(Decrease)	
		Supply	Units				\$	%
Waiau Township	210,000	Waiau Town	147	1	\$1,075.24	\$1,166.79	\$91.56	8.52%
Rotherham Township	305,000	No water	n/a	1	\$966.98	\$1,065.42	\$98.44	10.18%
Culverden Township	225,000	Culverden	322	1	\$1,197.71	\$1,294.29	\$96.58	8.06%
Amuri Rural	2,600,000	Waiau Rural	8	1	\$7,054.66	\$7,681.44	\$626.78	8.88%
Amuri Rural	6,218,000	Amuri Plains	7	4	\$8,460.73	\$8,837.51	\$376.79	4.45%
Hawarden Township	145,000	Hawarden-Waikari	292	1	\$1,199.44	\$1,222.88	\$23.44	1.95%
Waikari Township	190,000	Hawarden-Waikari	694	1	\$1,565.57	\$1,581.43	\$15.85	1.01%
Hurunui Rural	3,500,000	Hurunui Rural	2	1	\$4,592.84	\$4,616.20	\$23.36	0.51%

For more information on the Sample Properties see Appendix 5 of this Document



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Photo taken by Mike Gilbert

# Cheviot Ward Profile

## Background and History

Cheviot is well-known for its rural history, with its early sheep stations. From the 1950s, the township of Cheviot was a relatively settled, stable community that was largely self-contained with various trades and businesses.

Cheviot ward's other settlements include Parnassus which originally had a railway station, a sole-charge school and some businesses. The famous Waiiau River road/rail bridge was here, before being abandoned and replaced with a new road bridge. Prior to the opening of the old bridge in the 1930s a ferry across the river carried goods north and south.

In the 1950's Spotswood had a hall (which is still used regularly today) and a public library. Gore Bay was a largely picnicking and holiday venue with some permanent residents, and Conway Flat had its own school. Domett originally a railway town, is now only populated by farms and a petrol station, with the old Domett Railway Station relocated to the main road as a cafe.

The Cheviot Rural Water Supply was put in place in 1971, with further extensions in 1980. Cheviot District High School transformed to an area school in 1976, and in 1978, the township's old hospital was converted to a new medical centre.

## Recreation / Visitor Attractions

The Cheviot area offers a variety of quality accommodation, from hotels and motels to farm stays and home stays that provide a traditional slice of kiwi life. In the township there are several cafes, a museum and a golf course.

The Cheviot Hills Domain and Mansion Foundation was the original site of the historical home of the founder of Cheviot, William "Ready Money" Robinson. The front steps of the mansion are still in place, and lead into the cricket pavilion. The domain has a charming walkway and superb picnic spots. St Anne's Lagoon, about 2 km north of Cheviot, is a popular nature reserve that used to provide Māori settlements around the area with eel. The Sunday Craft Market is a great place to stop, with a great range of handmade crafts of very high quality available. The market is often there on Fridays too, weather permitting.

Gore Bay is nature's treasure trove, offering great surfing, amazing walks and popular camping grounds and the nearby Cathedral Gully, a spectacular weathered clay canyon. The Hurunui and Waiiau Rivers are easily accessible for salmon, trout and white bait fishing, while Conway Flat is yet another stunning site for surf casting. The area's spectacular coastline provides opportunities for watching both whales and sea birds.

## Present Profile



- The Cheviot Ward had a population of 1311 as counted in the 2006 Census, with 894 people in rural areas and 417 people in urban areas. It has experienced a slight decline (around 30 people) over the last two census periods. Cheviot Ward's residents make up approximately 12% of Hurunui District's population as a whole.
- State Highway 1 runs through the centre of the Cheviot Township. This is a great strength for development and growth, as it makes the township highly accessible, as well as visible, while simultaneously increasing tourism through traffic and heavy transport.
- A proposal for re-zoning in the District Plan would allow houses to be built on the older titles on the outskirts of the Cheviot township, providing for current and future urban development.
- Coastal property demand has created emerging conflict between development interests and local feeling. A private plan change proposal has been received to re-zone the Buxton Valley catchment above Gore Bay to help meet coastal property demand.
- The importance of traditional farming is an ongoing strength in the Cheviot economy. The Cheviot Ward has a strong rural base with recent developments in irrigation and viticulture.
- With the recent closure of Parnassus School, the Cheviot Ward is home to only one school now – the Cheviot Area School in the Cheviot Township.
- The Cheviot Medical Centre operates from an old converted building that is less than ideal for the

provision of services and is unlikely to be adequate for future demand. A new purpose-designed building has been budgeted for completion in 2016/17.

- Based in the Cheviot township are volunteer fire and ambulance services and two full-time police officers. A council service centre is also located there, and the public library is based at the Cheviot Area School. A volunteer rural fire force operates at Conway Flat.

## Ward Governance

District Councillors are responsible for representing the interest of their ward, setting Council policies and monitoring the Council's performance. They are elected every 3 years by the voters of their ward.

The Cheviot Ward is currently represented by one councillor: *Vincent Daly*.

The Cheviot Council committees include the *Cheviot Ward Committee*, and *Reserve Committees* at *Spotswood*, *Cheviot*, *Domett* and *Port Robinson*.

## Priority Community Outcomes

People living in the Cheviot Ward identify the following community outcomes as the three most important:

1. *Clean water and air*
2. *Sustainable land use*
3. *Water systems (water, stormwater, sewerage)*

## Key Long Term Opportunities and Challenges

- A growth strategy for the Cheviot township and the coastal areas, predominantly Gore Bay and Port Robinson area, was developed in 2007/08 with extensive community input. This process has resulted in proposals to re-zone parts of the Cheviot township and to develop subdivision and design standards for Gore Bay.
- A new medical centre is included for the Cheviot township in 2016/17. Extensive consultation will be carried out prior to any final decisions being made.
- The drinking water quality in the Cheviot Ward is often poor, with residents advised to boil all water used for drinking or food preparation. The main source of water for the rural water scheme is a well close to the Waiiau River which shows signs of bacterial contamination whenever the river runs dirty, particularly after heavy rain in the upper catchment.
- The Health (Drinking Water) Amendment Act 2007 requires the Cheviot scheme to comply with Drinking Water Standards by 1st July, 2011. Funding to upgrade the scheme to meet that standard has been provided for in this plan, and could mean a significant increase in rates or water charges unless government assistance is received. A short term solution to water quality problems in the urban areas is being provided in the form of a chlorination plant (MIDX) to serve Cheviot

township and Gore Bay. This plant will operate before 1 July 2009 in accordance with instructions issued by the Medical Officer of Health.

- Council will continue to lobby Central Government to make more funding available to rural areas such as Cheviot to upgrade their water schemes, without total reliance on rates.
- The impact of tourism and tourist traffic on local services and amenities also present key long term challenges and opportunities.
- Changes in Cheviot Ward's land use, such as rising numbers of vineyards, lifestyle blocks (particularly at Gore Bay and Port Robinson), irrigation, and tourism, may result in considerable long term opportunities and challenges.

## Key Planning Assumptions

Population growth is projected to be restrained, mainly due to the worldwide economic situation and fluctuating fuel costs affecting workers commuting outside the local area, as well as the lack of popularity as a retirement area (as elderly residents tend towards areas with more support services).

Key Projects	Year Planned			
	2009/10	2010/11	2011/12	2012+
Medical Centre	\$113,000	\$579,000	\$141,000	\$1,000,000
WATER SUPPLY:				
Renew pipes				
New treatment plant				
Renew pipes, reservoirs				

For more information on these projects please refer to the Activity Section of this document

**Cheviot Ward - Sample Properties**

Property	Capital Value	Water		No of Fixed Charges	Actual Rates 2008/2009	Proposed Rates 2009/2010	Increase/(Decrease)	
		Supply	Units				\$	%
Cheviot Township	165,000	Cheviot	0.5	1	\$1,286.13	\$1,313.70	\$27.57	2.14%
Cheviot Rural	2,500,000	Cheviot	2.5	2	\$4,162.83	\$4,256.01	\$93.18	2.24%

For more information on the Sample Properties see Appendix 5 of this Document

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Photo Taken by Mel Paterson

# Glenmark Ward Profile

## Background and History

The area of Glenmark traditionally relied on a high proportion of cash cropping to complement fat-lamb production. The township of Waipara has its origins as a railway town, at the junction of the main trunk line and services heading west. Waipara led the way in rural irrigation schemes by opening its No. 1 Rural Reticulated Water Supply Scheme in 1986 - the first water harvesting scheme in New Zealand. By the turn of this century the area had become a significant wine production region, accommodating fourteen wineries.

The smaller settlement of Greta Valley was created in the late 1970s, complete with amenities, a primary school, a church and a library service. Scargill owes its existence to the Christchurch/Picton railway line, while Omihi already housed some services including a primary school, a Community Hall and a railway station in the 1950s. The beach settlement of Motunau Beach has expanded over the past 50 years, with a third subdivision recently being developed, complementing the many earlier "traditional Kiwi baches" that characterise this settlement.

## Recreation / Visitor Attractions

Waipara is one of New Zealand's most rapidly expanding wine areas, producing around 100,000 cases of award winning wines in an average year. Offering daily wine tours, as well as personal excursions, the Waipara area features wineries and various accommodation options. The Glenmark Ward also features the Glenmark railway, where one can recall the era of rural train travel with a ride in vintage former NZR passenger carriages through scenic Weka Pass on the 13-kilometre-long railway from Waipara to Waikari, using vintage former NZR steam and diesel locomotives.

The Motunau Beach settlement is a great place to retreat and enjoy the quiet seaside ambience. Sea fishing, marine wildlife watching and diving are just some of the great adventures on offer. In nearby Greta Valley and Scargill a peaceful, rural farming atmosphere still exists.

The Canterbury regional landfill at Kate Valley is located within the Glenmark Ward. The landfill has areas of regenerating native bush and wetlands which form the nucleus of the Transwaste Tiromoana Bush Restoration plan. Transwaste are planning for Tiromoana Bush to be a major national feature, with recreational, educational and scientific opportunities for present and future generations of New Zealanders and tourists.

## Present Profile

### Population

- The Glenmark Ward population was 1143 people at the time of the 2006 Census. 783 people lived in rural areas and 360 in urban areas. The Glenmark Ward is estimated to have experienced an increase of around 300 people in the past 5 years. Glenmark Ward's residents make up approximately 11% of Hurunui District's population as a whole.

- The Waipara Wine Valley offers ideal conditions for growing premium quality grapes, the combination of hot summer temperatures, well drained soil and protection from the cool easterly wind makes for award winning wines. It is the fastest growing wine region in New Zealand with around 80 vineyards in the Waipara Wine Valley covers more than 1,200 hectares of plantings, including the extended Glasnevin area of the Amberley Ward). The north facing moderately sloping terrain provides an ideal sun trap for fruiting vines, with Pinot Noirs and Rieslings being regional specialities.
- The township of Waipara is one apex of the Alpine Pacific Triangle and acts as an important focal point of the Glenmark Ward.
- A new, substantial multi-million dollar investment, the Waipara Wine Village, has commenced development on the SH1/SH7 intersection. The plans include a golf-course and pro-shop, restaurants, bars, corporate conference facilities, accommodation and other features showcasing local Waipara wines and products. This development is projected to increase the international and domestic profile of the area, and to attract further growth, development and tourism to the area.
- The Canterbury regional landfill at Kate Valley is located within the Glenmark Ward. Council has an ongoing commitment to ensuring that this landfill operates in line with its consent conditions, and that the interests and values of the Hurunui community are effectively represented and protected throughout the planned 35 year life. A Community Trust, established and funded by the landfill company, provides financial benefits to the neighbouring community, primarily focused on Waipara. Because Council has no involvement in this Trust or its disbursements, this Hurunui Long Term Community Plan does not take into account any community projects or developments funded by the Trust.
- There are three primary schools in the Glenmark Ward – Greta Valley, Omihi, and Waipara, and also the Glenmark Playcentre. A community library is run from the Greta Valley School.
- Waipara Township is home to the ward's New Zealand Fire Service volunteer fire brigade. Volunteer rural fire forces operate from Motunau Beach and Scargill.



## Ward Governance

District Councillors are responsible for representing the interest of their ward, setting Council policies and monitoring the Council's performance. They are elected every 3 years by the voters of their ward.

The Glenmark Ward is currently represented by one councillor: **Kerry Prenter**.

There is no ward committee representing the Glenmark Ward. The Glenmark Ward has, however, the *Glenmark Reserve Committee*, the *Waipara Residents Association*, the *Waipara Wine Growers* and the *Waipara Valley Promotions*. In addition, Omihi, Scargill and Motunau Beach have their own *residents groups*.

## Priority Community Outcomes

People living in the Glenmark Ward identify the following three community outcomes as the most important:

1. *Clean water and air*
2. *Community participation in decision making*
3. *Sustainable land use*

## Key Long Term Opportunities and Challenges

- The Waipara growth strategy and concept plan, when completed, will identify long term opportunities for the Glenmark ward.
- It is expected that the Waipara Wine Growers will continue to pursue expanded opportunities for marketing the region, following their initiatives with Enterprise North Canterbury to establish centralised funding and the appointment of a marketing director.
- The State Highway 1, State Highway 7, and Mt Cass Road intersection will represent a key challenge for NZ Transport Authority and Council going forward, given present concerns regarding safety and traffic volumes, ahead of the opening of the Waipara Wine Village and also possible increases in Kate Valley landfill truck movements.

- Local opportunities will be afforded by the funds available from the Kate Valley Community Trust.
- Key long term challenges include the lack of availability of labour and housing to support Glenmark Ward's wine industry and tourism development.
- Future challenges are also likely to involve pressure on local infrastructure due to an increase in Glenmark Ward's industry and population.
- The Council has adopted a Walking and Cycling Strategy on 30 April 2009, which aims to facilitate the desires made by some members of the community to improve the walking and cycling linkages within the Hurunui District. Of particular importance for Glenmark Ward is the commuter route from Amberley to Waipara (2011/12).
- The Greening Waipara project provides environmental opportunities by focusing on promoting non-regulatory indigenous and exotic biodiversity initiatives to achieve its goals relating to sustainable agricultural practices. The project is sponsored by Four Leaf Japan Co., Ltd and the Bio-Protection Research Centre at Lincoln University.
- There have been discussions regarding a reticulated sewerage system in Waipara. There is a budget provision of \$25k in 2009/10 for the investigation and planning work to commence. Public consultation will be sought in 2010/11.

## Key Planning Assumptions

The worldwide economic downturn will likely have a negative effect on growth and development in farming and associated rural activities in the Glenmark Ward. It is not expected to effect change to any large degree in the next ten years on the level of growth and development in the wine and tourism areas, resulting in the continued demands and pressures on infrastructure in the Waipara area.

Key Projects	Year Planned			
	2009/10	2010/11	2011/12	2012+
Renovate Motunau fire depot	\$15,000			
School active warning signs				\$15,000
Greta Valley treatment renewals	\$24,000			

*For more information on these projects please refer to the Activity Section of this document*

**Glenmark Ward - Sample Properties**

Property	Capital Value	Water		No of Fixed Charges	Actual Rates 2008/2009	Proposed Rates 2009/2010	Increase/(Decrease)	
		Supply	Units				\$	%
Motunau Beach Township	410,000	Hurunui Rural	0.5	1	\$1,401.28	\$1,413.12	\$11.85	0.85%
Waipara Township	225,000	Waipara	66	1	\$870.20	\$853.66	(\$16.54)	(1.90%)
Glenmark Rural	2,200,000	Hurunui Rural	7	2	\$6,772.24	\$6,785.87	\$13.63	0.20%

*For more information on the Sample Properties see Appendix 5 of this Document*

## Hanmer Springs Ward Profile

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Photo Taken by Ron Nelson

# Hanmer Springs Ward Profile

## Background and History

In its very early days, Hanmer Springs was primarily a farm servicing centre for the local area, but the presence of the hot springs soon made the township a popular visitor destination.

Hanmer Springs was the largest township in the district in the early 1950s and in many ways, the most progressive. Since that time there have been about as many holiday homes in the township as there are permanent residences. This popularity as a holiday destination continues today and many tourism and hospitality focussed businesses have flourished as a result.

Hanmer Springs was the only township in the District at the end of the 1940s to have a water supply, and the first to have a preschool (1942), however it would take until 1972 until the sewerage scheme was completed.

Timber logging and milling of the surrounding forests commenced in 1949. There have been subsequent changes of ownership and operation of these surrounding forests over the years, culminating in the recent closure of local milling, and Ngai Tahu taking over ownership as part of New Zealand's treaty settlements legislation.

The well known Queen Mary Hospital site dates back to the establishment of a Soldiers Hospital in 1916, for the recuperation and rehabilitation of injured and war weary soldiers returning from the WW1 front lines. Medical services and additional buildings were added in subsequent years. The surrounding park-like grounds and magnificent trees add to the special value of this nationally recognized heritage site.

In recent history, the Queen Mary Hospital was a specialised national facility for alcohol and drug rehabilitation, eventually closing in 2003. Since the late 1990's, the Hurunui District Council, recognising the imminent closure and the site's national heritage and natural values, began negotiating extensively with the CDHB and Ngāi Tahu to acquire part of the site for a historic and recreation reserve. In late 2008 discussions concluded, and the council and the New Zealand Government reached an agreement that has secured the future of a substantial six hectares of the old Queen Mary Hospital site in public ownership for present and future generations of New Zealanders. The Crown will vest the land and protected buildings in the council in 2009. See the Reserves section of this document for more information about the Queen Mary site.

Most recently the Hanmer Springs township has been undergoing a facelift through the Hanmer Springs Growth Strategy. The final phase is the upgrade of the town centre, due for completion in July 2009. Ongoing upgrades have been applied to the reserves and walkways in the area.

## Recreation / Visitor Attractions

Situated in a high country basin, the small, natural alpine spa village of Hanmer Springs has been a favourite retreat for generations of New Zealanders. The award winning Hanmer Springs Thermal Pools and Spa complex is a

major draw card, and the pristine alpine environment with its forests, rivers and mountains enhance its appeal as the ultimate year round destination.

There's a substantial variety of accommodation available, complimented by delightful restaurants, cafés, boutique shopping, galleries and craft shops.

Hanmer Springs offers activities for all tastes and fitness levels, with numerous walkways, golf, horse riding and mountain biking options available. There are opportunities for pure relaxation with massage & wellness treatments or blood pumping, thrill seeking adventures such as jet boating, white water rafting, bungee jumping, and four-wheel driving.

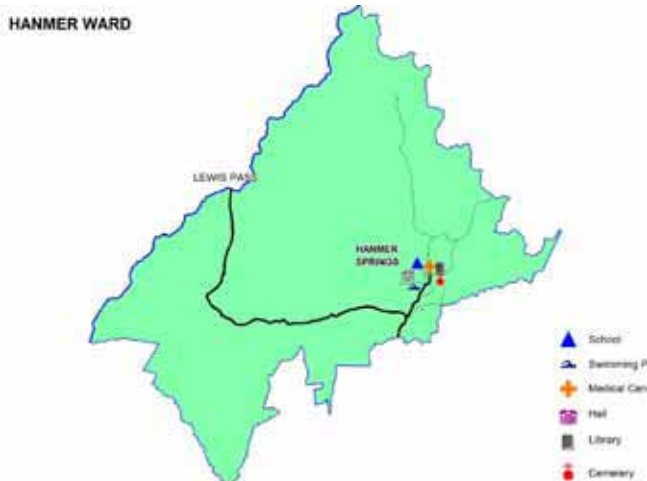
The newly vested St James Station Conservation Area and Queen Mary Hospital site will also provide both locals and visitors with exciting new opportunities for recreational activities.

## Present Profile

- The Hanmer Springs Ward has experienced significant growth in population in the last decade. The 2006 Census confirmed the population was 910 residents with 703 residents in an urban area; however, there are more than 600 holiday homes in the Hanmer Springs Township and this raises Hanmer Springs' population to around 2,700 during peak holiday times. In addition, Hanmer Springs' popularity as a tourist destination means that the number of people in the area during peak holiday times can be as high as 6,000.
- Corresponding with this population and visitor growth has been the extensive growth of Hanmer Spring's business sector, with many new businesses having emerged within the past few years.
- The hospitality industry is the single largest employer in the Hanmer Springs Ward, employing around 30% of the ward's full time workers .
- There are local town planning controls in place in the Hanmer Springs Township to ensure that the look and feel of this special alpine spa village are preserved for future generations.
- The town centre upgrade is scheduled to commence in 2009. This will complete the Hanmer Springs Growth Strategy Plan.
- Hanmer Springs has always promoted a general 'health and wellness' theme. Historically, this was related to the presence of the hot pools, with their relaxing and rejuvenating purpose, as well as the Queen Mary hospital which was prominent for recovering soldiers from WWI and WWII. Today, the township still maintains its theme of spiritual and physical wellness.
- The Hanmer Springs Thermal Pools and Spa is an award winning tourist attraction. Owned by the Hurunui District Council, the complex hosts more than 500,000 visitors per year. A total of \$410,000 was

transferred from the Thermal Pools surplus to fund district wide reserves.

- The Hanmer Springs township has one primary school, a child care centre and a playcentre. Council also runs a service centre/library in the township.
- In response to growth and demand, a purpose designed medical centre was built in Hanmer Springs in 2008.
- Hanmer Springs has a combined emergency response facility which houses Fire, Police, and Ambulance services.



## Ward Governance

District Councillors are responsible for representing the interest of their ward, setting Council policies and monitoring the Council’s performance. They are elected every three years by the voters of their ward.

The Hanmer Springs Ward is currently represented by one councillor: *Michael Malthus (also Deputy Mayor)*. In addition, the Hanmer Springs Ward has the publicly elected *Hanmer Springs Community Board*, chaired by *Rosemary Ensor*. Hanmer Springs also has its own Business Association.

## Priority Community Outcomes

People living in the Hanmer Springs Ward identify the following three community outcomes as the most important:

1. *Better quality of life for residents*
2. *Accessible health and social services*
3. *Clean water and air*

## Key Long Term Opportunities and Challenges

- A long term challenge for the Hanmer Springs Ward is to maintain annual visitor growth. While tourism marketing and promotion is continuing through both Council and local endeavours, the reality appears to be that tourism (internationally, nationally and regionally) is facing new and substantial challenges

in the face of the economic downturn and stiff competition for the decreasing number of tourists.

- The vesting of the 6 hectare reserve area on the Queen Mary site represents a substantial opportunity for the Hanmer Springs Ward and the district. Opportunities for growth will be extended by the stimulus of whatever private development takes place on the balance of the site.
- Council has not yet formed a long-term plan for the buildings on the site, and in the current challenging economic times, will proceed cautiously and prudently. Initial efforts will go into establishing a schedule for essential restoration and protection for the buildings, the care and housekeeping of the magnificent gardens, and the opening up of access to appreciate them. A plan will need to be prepared which focuses on the sustainable and viable protection and use of the historic site. There may be interest from parties keen to become involved in investment and redevelopment of the buildings.
- Long term security of access to the forests that surrounds Hanmer Springs will continue to be a challenge. There is public support to establish a Regional Forest Park in Hanmer Springs centred around an existing forest track network which is extensively used by the public for walking, running and mountain biking. The land areas affected by the proposal are the Dog Stream Reserve, Conical Hill Reserve, Larch Reserve, various DOC Estates, Ngai Tahu / Matariki Forestry, former Hanmer Recreation Reserve, and other areas. In 2008 a memorandum of understanding was signed with Matariki Forests, who manage the forest, to allow public access to the 205 hectare Heritage Forest area (former Hanmer Recreation Reserve). This forest is a notable feature of Hanmer Springs with its autumn colour and is enjoyed by visitors and locals. The Heritage Forest Trust will maintain the recreational tracks on behalf of the council.
- Increasing tourism provides many opportunities but also places pressures on core infrastructure resulting in challenges for the ratepayers and council.
- The opportunity exists for Hanmer Springs to develop its own unique brand position in the market place, as a focal centre of “health, wellness, recreation and relaxation”, a place to get away to and “chill out” from the pressures and demands of modern society. Such positioning would clearly differentiate Hanmer Springs from other tourism destinations such as the “adventure capital” of Queenstown.
- A decision on private Plan Change 14 has been recently released. If this becomes operative it will create a Residential (River Edge) Zone between Hanmer Springs urban area and the Chatterton River, which provides approximately 50 lots at 1,000 metres squared.

- Private Plan Change 16 seeks to rezone 7 hectares of land in Hanmer Springs north of Woodbank Road between the Hanmer urban area and the Chatterton River. This Plan Change is still being processed by Council.
- In late 2008, the 78,196 hectare St James Station was purchased by the Crown as part of the conservation estate. An increase in visitor numbers to St James is expected and this will support the ongoing economic diversification of the high country as well as providing an additional boost to the Hanmer Springs tourism destination area.

## Key Planning Assumptions

The Hanmer Springs area is predicted to continue to grow at above district and national average rates. Whilst there are some important challenges facing tourism, it is assumed that on balance the impact of the economic downturn on international travel will make this destination even more appealing to the Christchurch/Canterbury market, further strengthening the already strong demand for holiday homes.

Hanmer Springs is a popular location for retirees and those able to work from home. It is predicted that as telecommunications and technology advance over the coming years, this market will further increase.

Key Projects	Year Planned			
	2009/10	2010/11	2011/12	2012+
Hanmer Springs - footpaths, kerb & channelling, and streetlights	\$82,000	\$68,000	\$87,000	
Sealing Woodbank Road (1.15km)	\$170,000			
Reserves	\$13,000	\$5,000	\$3,000	
<b>WATER SUPPLY:</b>				
Renew pipes	\$17,000			
Renew pumps and hydrants		\$243,000	\$256,000	

*For more information on these projects please refer to the Activity Section of this document*

**Hanmer Springs Ward - Sample Properties**

Property	Capital Value	Water		No of Fixed Charges	Actual Rates 2008/2009	Proposed Rates 2009/2010	Increase/(Decrease)	
		Supply	Units				\$	%
Hanmer Springs Township (Tourism)	440,000	Hanmer Springs	216	1	\$1,929.79	\$1,936.18	\$6.38	0.33%
Hanmer Springs Township	510,000	Hanmer Springs	27	1	\$1,587.19	\$1,593.81	\$6.62	0.42%
Hanmer Springs Rural	3,900,000	No water	n/a	1	\$4,391.67	\$4,419.27	\$27.60	0.63%

*For more information on the Sample Properties see Appendix 5 of this Document*