

# Selwyn 2031

District  
Development  
Strategy



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## Selwyn 2031: District Development Strategy

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## Executive Summary

# EXECUTIVE SUMMARY

## PURPOSE

The purpose of Selwyn 2031 is to provide an overarching strategic framework for achieving sustainable growth across the district to 2031. The Strategy emphasises the importance of adopting and implementing a strategic approach to managing urban growth as a means of strengthening the district's self-sufficiency and to ensure that it continues to be a great place to live, work and play. In doing so, the Strategy seeks to provide higher quality living environments; innovative business opportunities; maintain the district's iconic rural character; explore opportunities to enhance our social and cultural wellbeing and better manage our natural resources.

## VISION

All of these factors are captured within the vision of Selwyn 2031, being:

“To grow and consolidate Selwyn District as one of the most liveable, attractive and prosperous places in New Zealand for residents, businesses and visitors.”

## STRATEGIC DIRECTIONS

To achieve this vision, Selwyn 2031 identifies the following five high-level Directions to guide Council's future decision-making:

- A More Sustainable Urban Growth Pattern;
- A Prosperous Community;
- A Great Place to Live;
- A Strong and Resilient Community;
- Sustainably Managing our Rural and Natural Resources.

This over-arching framework, including the supporting Policies of each Direction, will provide a vital context for managing significant and sustained population growth, equivalent to adding a town larger than the size of Ashburton to the district by 2031.

## STRATEGIC PLANNING

It is important to recognise that while Selwyn 2031 is a strategic plan for the growth and development

of the whole district, the metropolitan urban area of Greater Christchurch area has already been subject to a comprehensive spatial and infrastructure planning exercise through the Land Use Recovery Plan (LURP) prepared under the Christchurch Earthquake Recovery Act (CER Act). A key objective of Selwyn 2031 is to integrate the specific LURP actions into the broader outcomes sought for the whole district, so as to maximise the benefits of rebuilding and recovery.

The prioritisation of growth within the metropolitan greater Christchurch area will also have positive flow-on effects to the whole district. The principles of successful land use recovery therefore provide solid foundations for Selwyn 2031, particularly within those parts of the district yet to receive a strategic planning focus.

## KEY GROWTH CONCEPTS

Looking at population projections and from analysing new dwelling consent data (see Table 7, 9 and 10 in the Background Report) there is a trend leading to an 80/20 split of total population growth, where 80% of growth throughout the district will occur within identified urban boundaries, as opposed to the rural area.

Further to this there is also an 80/20 split of urban population growth, where 80% will occur within the metropolitan Greater Christchurch area, comprising Rolleston, Lincoln, Prebbleton and West Melton township.

- From this data analysis Selwyn 2031 puts forward three key growth concepts being:
- establishment of a township network, which provides a support framework for managing the scale, character and intensity of urban growth across the whole district;
  - establishment of an activity centre network, which provides a support framework for managing the scale and intensity of business areas throughout the district townships;
  - encouraging self-sufficiency at a district-wide level.

## KEY ACTIONS

Selwyn 2031 identifies an extensive list of actions to address a range of urban growth issues. The Strategy includes an implementation schedule for each set of actions. However the timing of each action will be prioritised and assessed through the Long Term Plan processes. Some of the key the outcomes anticipated by the actions are:

### District-wide strategic planning

- The preparation of Area Plans for Malvern and Ellesmere and their environs;
- Facilitate sustainable urban growth through the implementation of a series of LURP actions within the metropolitan greater Christchurch area.

### New strategic developments

- Cater for projected residential and business growth until at least 2031 through the development of over 900 hectares of land that has been rezoned and/or identified as a greenfield priority area within the Land Use Recovery Plan and District Plan.

### Building our economic strengths

- Strengthen key economic activities by protecting the function of Rolleston, Lincoln, Darfield and Leeston as Key Activity Centres;
- Ensuring an appropriate scale and distribution of rural, retail and industrial activities;
- Facilitating development within existing or identified priority business areas within Rolleston and Lincoln;
- Safeguarding the continued operation of strategic infrastructure.

### Integration of land use and infrastructure

- Achieve greater efficiencies in the provision of core infrastructure through a revision of the population projections in the Selwyn Growth Model and;
- Implementation of the township network approach;
- Continued preparation, monitoring and review of strategic urban growth plans.

### Protection of our existing character

- Retain the district's sense of rural identity by adopting a consolidated approach to urban growth;
- Reinforce and enhance the character of each township by requiring outline development plans and the use of good urban design principles within new development areas.

### Better transport links

- Improve transport safety, connectivity and funding efficiencies through the implementation of a 'one network' approach;
- Use of outline development plans for greenfield and intensification areas and other localised strategic initiatives.

### Improved supply of housing types

- Provision of a range of housing types to meet the diverse range of social, cultural and economic needs of the community.

### Enhancing our cultural connections

- Recognition of Te Taumutu Rūnanga as kaitiaki;
- Consideration of tāngata whenua values in the development of all strategic urban growth plans.

### Strengthening our community's wellbeing

- Encourage appropriate levels of health, community and social services; opportunities for employment, heritage conservation and arts; and the provision of quality public space and community facilities and services within townships.

### Higher quality living and business environments

- Achieve safe, functional and attractive living and business environments by requiring new development to occur in accordance with outline development plans, design guidelines and to give effect to higher level strategic planning documents.

### Better monitoring

- Establish and implement systems to monitor the outcomes sought by Selwyn 2031, including the rate of uptake of residential and business land.

## IMPLEMENTATION

Implementation of Selwyn 2031 will be crucial to achieving the vision and Strategic Directions. A formal governance structure will therefore be developed to ensure the Strategy is being implemented in accordance with the timeframes identified, taking into account the views of the community and the subsequent priority assigned to each set of actions.

A number of the actions contained within Selwyn 2031 (including how some of the actions will be implemented by Council e.g. Area Plans) will be incorporated into a District Plan Review. The process and scope of the District Plan Review will be confirmed by Council in 2015 with the Review likely to begin mid to late 2015.





## 1. Basis for the Strategy

# 1. BASIS FOR SELWYN 2031

## WHY DO WE NEED TO LOOK AHEAD?

Selwyn has consistently been the fastest growing district in New Zealand over recent years, with a population of 44,595 in March 2013. Between July 2012 and June 2013, the Selwyn District grew at a growth rate of 4.5%. Selwyn District Council projects further growth could increase Selwyn's population up to an additional 11,000 households (total population of approximately 75,000 people) by 2031.

Population and development pressures are changing the environment in which decisions have to be made and are challenging the Council's ability to cater for its expanding urban environment. The Council has therefore initiated Selwyn 2031 to provide an overarching comprehensive spatial framework for managing urban growth in the district until at least 2031. Selwyn 2031 is therefore a key strategic document in planning for Selwyn's future and will be a single point of reference for the community and the Council.

Selwyn 2031 builds on the Council's 'community-led' approach, which was first initiated through Council's involvement in the Greater Christchurch Urban Development Strategy (UDS). The UDS established a 35 year settlement pattern for residential, commercial, business and rural residential growth for the metropolitan Greater Christchurch area to 2041. The UDS was then followed by the preparation of Structure Plans for Lincoln, Rolleston and Prebbleton Townships, which were in turn implemented through a comprehensive suite of strategic planning provisions to the District Plan affecting the metropolitan greater Christchurch area, known as Plan Change 7 (PC7).

## WHY USE A STRATEGIC PLANNING APPROACH?

A strategic approach will allow Council to be proactive rather than merely reactive to change. This approach provides an opportunity for Selwyn communities and Council to work together to achieve the vision of Selwyn 2031.

For the Council as an organisation, a clear strategic planning approach is a means of ensuring that all of its resources and services it provides are working towards the same outcomes. This is of particular importance during the Long Term Plan and Annual Plan processes where projects and work programmes are prioritised and a fixed allocation of funding is allocated. Selwyn 2031 will therefore provide direction to assist Council's decision-making and help to coordinate effort towards that direction rather than dissipating resources over a wide range of endeavours.

## WHAT ARE THE UNDERLYING KEY ISSUES?

### PLANNING FOR POPULATION GROWTH

A major driver of change is the anticipated increase in population and households over the next 15-20 years. Current trends indicate that for Selwyn this could be up to an additional 30,405 people or 11,000 households by 2031. This expected increase in population is equivalent to adding a town larger than the size of Timaru to the district.

The projections indicate that up to 80% of the urban population growth will occur within the metropolitan greater Christchurch area, comprising Rolleston, Lincoln, Prebbleton and West Melton townships. It is also apparent that up to 80% of the total population growth throughout the district will occur within urban boundaries, as opposed to the rural area. These 80/20 splits signify a substantial shift in the make-up of Selwyn with the district becoming more urbanised and the separation between large and small townships becoming more apparent.

### SPATIAL PLANNING

How to best provide for a growing population, while ensuring that we live within available resources of water, land and energy requires an assessment of existing and future development patterns across the district. We therefore need to think about:

- where should development be focused and what pattern of land use, infrastructure and transport should be invested for a better future?



- are there existing infrastructure constraints that need to be overcome prior to further development occurring?
- in which areas should we discourage or prevent development in order to avoid significant natural hazards, retain the quality of natural environments, the district's sense of rural character or to recognise special cultural connections, including those of Te Taumutu Rūnanga and Te Rūnanga o Ngāi Tahu?
- what changes should we make to residential environments, business areas and access to employment in order to enhance the quality of lifestyle choices, promote economic prosperity and contribute to the district's self-sufficiency?
- what additional social infrastructure will be needed to support a growing population, and how will we ensure that it is of maximum benefit to each community?
- is there enough variety of housing to meet people's needs?
- how do we maintain the rural identity of the district while supporting larger urban-based communities?

While there are no simple or permanent answers to address these issues, Selwyn 2031 considers each of these questions in the context of the whole district and identifies a series of key actions to implement a coordinated and consistent spatial planning approach throughout. Such actions vary in scale and location, but importantly, they are intended to maximise the benefits derived from Council expenditure. As such, Selwyn 2031 will be a key document in shaping the Council's investment decisions.

*EARTHQUAKE RECOVERY*

Following the upheaval and damage caused by the Canterbury earthquakes, the Council is now even more focused on implementing a strategic planning framework across all parts of the Council and all parts of the district. Establishing clear strategic directions and methods to achieve these outcomes will ensure a proactive response to earthquake recovery, including the provision of a variety of

housing and business options to address a range of needs in a post-earthquake environment. It will also ensure that the projected household and business growth occurs in an integrated and sustainable manner within both a local and regional context.

**HOW HAS SELWYN 2031 DEVELOPED?**

Work began on Selwyn 2031 in 2010. It is the result of combined input from the community, including Te Taumutu Rūnanga, and the Council. A number of options and approaches have been investigated for managing Selwyn's urban growth, ranging from long-range forecasting, an area based analysis (i.e. dividing the district into separate parts), through to the preferred option of taking a holistic view across the whole district.

Views have been expressed through public forums, small group workshops, direct stakeholder consultation and the submission of comments from across the Selwyn community. Key themes that emerged have informed the development of the strategic directions and principles that underpin Selwyn 2031, including:

- encouraging self-sufficiency within townships and as a district as a whole;
- providing for a network of compact townships connected by an efficient transport network;
- protecting the productive potential of soil and the maintenance of rural character;
- improving the design and layout of subdivisions, including accessibility to local facilities;
- providing for a range of facilities to meet the needs of a range of ages and a culturally diverse population;
- protecting the natural environment, particularly in relation to water quality.

Selwyn 2031 recognises Te Taumutu Rūnanga and Te Rūnanga o Ngāi Tahu as mana whenua and Treaty Partners. It supports the ability of Te Taumutu Rūnanga to meet their social, health and community needs into the future, and supporting their continued active role in the community in appropriate ways.

**APPENDIX 1: BACKGROUND INFORMATION**

Another integral part of Selwyn 2031 is Appendix 1: Background Information. This report comprises a 'snap shot' of the district's natural, physical, social and cultural resources, as well as providing the relevant baseline information to support the assumptions of Selwyn 2031.

It is intended that the Background Information report remain as a 'living' document, so that it can be regularly updated and utilised as part of the strategic planning toolkit.



## 2. Context for the Strategy



## 2. CONTEXT FOR THE STRATEGY

### TE TAUMUTU RŪNANGA AND TE RŪNANGA O NGĀI TAHU PERSPECTIVES

Te Tiriti o Waitangi partnership obligations between the Crown and hapū will continue to guide the manner in which tāngata whenua, regional and district councils, and other government agencies exercise their roles and responsibilities. This is an underpinning relationship principle between tāngata whenua of the Selwyn District and the Selwyn District Council.

The role of tāngata whenua is an important one in successfully managing the district's growth in a sustainable manner. As such Te Taumutu Rūnanga and Te Rūnanga o Ngāi Tahu are recognised as partners to Selwyn 2031.

### TE RŪNANGA O NGĀI TAHU

The Treaty of Waitangi provides principles for the engagement of, and relationship building between tangata whenua and Councils. Tangata whenua and Local Authorities recognise the Treaty of Waitangi will continue to be a foundation for future mutual relationships together with other strategic partners within the area.

Ngāi Tahu holds manawhenua and kaitiakitanga over much of the South Island, the largest territory of any iwi in New Zealand. Ngāi Tahu's takiwa (tribal territory) runs from Te Parinui-o-whiti (White Bluffs) on the east coast to Kahurangi Point on the West Coast, and southwards to Rakiura (Stewart Island). As part of the settlement negotiated with the Crown, Ngāi Tahu received cultural redress in the form of confirmation of the ability for Ngāi Tahu to express its traditional kaitiaki relationship with the environment.

Recognising the particular interests of mana whenua within Selwyn 2031 means also recognising what has already been articulated by the local people of this area – Ngāi Te Ruahikihiki whanau who come together as Te Taumutu Rūnanga under the Te Rūnanga o Ngāi Tahu Act (1996).

### TE TAUMUTU RŪNANGA

Te Taumutu Rūnanga is acknowledged in the district as mana whenua with a cultural richness that has dimensions in the past, present and future. In the past, Taumutu Rūnanga had access to the plentiful mahinga kai or food resources including pūtakitaki (paradise duck) from Te Waihora. It was also a vital trading and flax industry centre. In the present, the Rūnanga hosts numerous visitors to the marae who come to learn about their cultural knowledge and because of the mana the Rūnanga holds.

Te Taumutu Rūnanga has a Natural Resource Management Plan that sets out the values, attitudes, policies and objectives of the mana whenua of this area. In addition, the Mahaanui Iwi Management Plan 2013 (Mahaanui IMP) has recently been prepared by the six Papatipu Rūnanga of the takiwā that extends from the Hurunui River in the north, to the Hakatere/Ashburton River in the south, inland to Kā Tiritiri o Te Moana (the Southern Alps), and including Te Pātaka o Rākaihautū (Banks Peninsula), and the coast, of which Te Taumutu Rūnanga is one. This IMP is a tool for mana whenua to express their identity as manawhenua and their objectives as kaitiaki, to protect their taonga and resources, and their relationships with these. The IMP seeks to ensure that these taonga and resources are recognised and protected in the decision-making of agencies with statutory responsibilities to mana whenua. Importantly it will also be a tool that will assist Papatipu Rūnanga representatives to articulate their values, issues and policy into statutory processes.

### KAITIAKITANGA

Selwyn 2031 recognises the value and opportunities for Te Taumutu Rūnanga and Te Rūnanga o Ngāi Tahu to express kaitiakitanga throughout the district by implementing a strategic planning approach to managing urban growth, including:

- recognising the ancestral and continuing contemporary relationships of Te Taumutu Rūnanga with the area, with their environment and resources and for their community

development is important;

- enabling kaitiakitanga toward the environment that is exercised by mana whenua for all of their takiwā - from the mountains to the sea;
- focusing on restoring, enhancing and protecting the natural resources rather than creating artificial ones;
- the opportunity to acknowledge, protect and enhance the biodiversity and cultural aspects of the district is a critical issue;
- access to sustainable transport and community infrastructure;
- the appropriate monitoring and evaluation of key actions that support kaitiakitanga.

Not only is the role of Te Taumutu Rūnanga and Te Rūnanga o Ngāi Tahu important in establishing a vision for Selwyn 2031, it is also important as a means of implementing, monitoring and reviewing that vision. Participation of, engagement and partnership with tāngata whenua that is sustainable, culturally empowering and proactive is paramount throughout the life of the strategy.

#### HOW DOES SELWYN 2031 RELATE TO THE PLANNING SYSTEM?

Selwyn 2031 is a broad scale, long-term, land-use strategy prepared under the Local Government Act 2002 (LGA). It will be used to guide the future development of the district and inform Council's investment decisions. The Strategy will be implemented through tools such as the Selwyn District Plan under the Resource Management Act 1991 (RMA); the Long Term Plan prepared under the LGA and associated Activity Management Plans; and other LGA strategic plans, such as Structure Plans, Master Plans and Area Plans. In addition, implementation will involve agreements between the Council, Central Government and other agencies.

#### RECOVERY STRATEGY AND RELATED URBAN GROWTH DOCUMENTS

Selwyn 2031 will also be used to give effect to higher level regional strategic planning documents, including the Recovery Strategy for Greater

Christchurch, the Land Use Recovery Plan (LURP) for the metropolitan Greater Christchurch area, the Canterbury Regional Policy Statement (RPS) and the Urban Development Strategy (UDS).

The Recovery Strategy prepared by the Canterbury Earthquake Recovery Authority (CERA) under the Canterbury Earthquake Recovery Act (CER Act) became operative on 1 June 2012 and applies to Selwyn District. It is a statutory document that must be "read together with, and forms part of" other relevant legislation. The District Plan (and other statutory documents) must not be interpreted or applied in a way that is inconsistent with the Recovery Strategy. The Recovery Strategy aims to provide an overall direction and coordination of recovery activities, while facilitating opportunities to restore, renew and revitalise and enhance Greater Christchurch.

One of the key documents emerging from the Recovery Strategy to date is the Land Use Recovery Plan (LURP). The LURP was approved by the Minister for Canterbury Earthquake Recovery and was gazetted on 6 December 2013. Both the LURP and (resultant changes made to) the RPS and the District Plan contain clear directions as to where residential and business growth is to occur within the metropolitan Greater Christchurch area for the next 15 years. While the overarching vision of the Recovery Strategy and the LURP is focussed on earthquake recovery, the documents provide a sound basis for Selwyn 2031 to build upon. Similarly, the principles of the UDS also remain relevant to the managing the effects of urban growth, particularly in terms of integrating land use planning and infrastructure provision.

Selwyn 2031 reinforces the need to ensure that sufficient and appropriately zoned land is available to facilitate residential and business recovery in accordance with the 'priority' areas identified in the LURP, and by focussing on the integration of land use and infrastructure across the district. It is anticipated that the efficiencies derived from the implementation of this approach will benefit

all communities by providing a clear vision and framework to guide future decision-making.

It is also recognised that the Council has already prepared a number of strategic planning documents that have informed Selwyn 2031, including the Rolleston, Lincoln and Prebbleton Structure Plans and the Rolleston Town Centre Master Plan. These documents will continue to serve as a useful blueprint and reference point for development within these townships, with Selwyn 2031 providing an updated overview of relevant growth issues.

#### WHAT IS THE ECONOMIC CONTEXT FOR SELWYN 2031?

According to a recent BERL Regional Rankings Report (January 2014), Selwyn District was the highest ranked local authority in New Zealand in terms of economic performance in 2013. While the report recognises that Selwyn has a strong farming community, most of the economic growth has stemmed from the increase in population and associated sectors, such as construction, retail trade and social services. At a population of 44,500, Selwyn employed 15,200 FTE across 5,500 businesses. Between 2012 - 2013 there has been ongoing employment growth in the construction industry and there was an increase in the number of jobs in the business services and manufacturing sector.

Selwyn District has been the fastest growing local authority over the last five years and based on the projected 2.9% growth rate, this trend is set to continue. It is therefore important that Selwyn 2031 identifies and seeks to resolve any issues or barriers to enabling economic growth to continue.





### 3. The Strategic Framework

### 3. STRATEGIC FRAMEWORK

**VISION**

The vision for managing urban growth within Selwyn District until 2031 is:

“To grow and consolidate Selwyn’s reputation as one of the most liveable, attractive and prosperous places in New Zealand for residents, businesses and visitors.”

**DIRECTIONS**

Selwyn 2031 provides an opportunity to shape a common vision for the district. To achieve the vision outlined above, five key ‘directions’ – or desired results – have been identified. Achieving these long-term objectives will require putting into effect specific, carefully framed policies. Each direction and its supporting policies are outlined below:



Strategic Directions for Selwyn District		
Kaitiakitanga of Mana Whenua within the Selwyn District	<b>1. A more sustainable urban growth pattern</b>	
	1.1 Strategic approach to managing urban growth	Continue to manage urban growth in a strategic manner to ensure that future development is integrated and sustainable within both a local and regional context
	1.2 Concentrate urban expansion within the greater Christchurch area	Provide sufficient zoned land to accommodate projected household and business growth and to assist earthquake recovery within the greater Christchurch area
	1.3 Integration of land use and infrastructure	Ensure that appropriate infrastructure, resources and development capacity is in place to meet the community's needs and which is consistent with the strategic direction of urban growth
	1.4 Compact urban form	Promote consolidation and intensification within existing townships to maintain a clear urban/rural interface, retain rural outlooks and minimise the loss of productive farmland
	<b>2. A prosperous community</b>	
	2.1 Self sufficiency	Encourage self-sufficiency at a district-wide level to support sustainable economic growth and wellbeing of both urban and rural communities
	2.2 Economic growth	Ensure that appropriate land, advice and assistance is available for business activities
	2.3 Transport systems	Continue to improve strategic freight networks, and accessibility between townships and adjoining districts
	<b>3. A great place to live</b>	
	3.1 Character and identity	Strive to maintain the character of each township by reinforcing and enhancing key attributes and features, safeguarding cultural and historic values, rural outlooks, access to the great outdoors and other community aspirations
	3.2 Variety and choice	Continue to welcome a diversity of people, their lifestyles and aspirations by allowing for a choice of living environments and housing types, including Papakāinga housing
	3.3 Development quality	Ensure that future development achieves high quality urban design outcomes to create attractive living environments.
	<b>4. A strong and resilient community</b>	
	4.1 Community facilities	Contribute to the needs and aspirations of each community by creating accessible and functional townships and by providing efficient and effective facility infrastructure
	4.2 Community support	Support the wellbeing of the community by providing advice, opportunities, education and information
	<b>5. Sustainably managing our rural and natural resources</b>	
	5.1 Natural connections	Explore opportunities for enhancing natural resources while managing the effects of urban growth
	5.2 Rural context	Strive to maintain Selwyn District's identity and character that stems from its productive rural economy, landscapes and iconic rural outlooks

#### TE TAUMUTU RŪNANGA VALUES

Selwyn 2031 presents a strategy for the on-going development of the Selwyn District. It also presents an opportunity to include the Rūnanga's values in an integrated way within the five strategic directions as defined in the table above. This will provide an opportunity to consider how best to achieve the protection of natural and physical resources according to the Rūnanga's values as outlined in Mahaanui Iwi Management Plan 2013.

#### STRATEGIC DIRECTIONS

The following sections outline each of the five strategic directions and provide:

- An overview to each strategic direction
- Key issues – these have been identified in the background report, public consultation and other strategic documents released by Council or Central Government
- Key actions – which will outline how Council will address the issues raised
- Implementation



# Strategic Direction 1

A MORE SUSTAINABLE URBAN GROWTH PATTERN



## OVERVIEW

### STRATEGIC APPROACH

The Council is committed to establishing and implementing a strategic planning framework for accommodating the projected rapid growth rate. In particular, there is a need to coordinate urban growth with the provision of affordable infrastructure and to integrate new growth areas with existing townships. There is also a need to address the tension between accommodating growth in a consolidated manner, providing a range of housing types to meet the varying household needs of the community, and maintaining the open rural spaciousness identity of the district.

To manage these issues and to ensure that the District Plan gives effect to the urban growth framework contained within the higher level Regional Policy Statement (RPS), the Council needs to take a directive role in determining where, and in what fashion, urban growth is to occur.

The change from a 'market-led' to a 'community-led' approach was first initiated through Council's involvement in the Greater Christchurch Urban Development Strategy (UDS), which was followed by the preparation of Structure Plans for Lincoln and Rolleston Townships, which were in turn implemented through Plan Change 7 (PC7) to the District Plan.

### PLAN CHANGE 7 TO THE DISTRICT PLAN

PC7 was a Council initiated plan change that introduced substantial changes to the objectives, policies and rules contained in the Selwyn District Plan by including new provisions to strategically manage residential growth and urban design within greenfield and existing zoned sites around townships within the metropolitan Greater Christchurch Area, with particular focus on Lincoln and Rolleston as a result of the adopted Lincoln / Rolleston Structure Plans at that time.

PC7 rezoned 810 hectares of land in Lincoln and Rolleston to a new mixed density zone to accommodate 8800 residential households over the

next 10 to 25 years. It introduced the requirement to include Outline Development Plan's (ODP) into the District Plan before development occurs and identifying specific ODP criteria that will need to be addressed within the ODP to support the implementation of the key aspects of Structure Plans. It also inserted new district-wide and township specific provisions to implement the Council's Subdivision and Medium Density Housing Design Guide to improve the layout and design of the overall subdivision layout and higher density living areas. PC7 was made operative in mid 2012.

These planning tools are proving invaluable for ensuring integration with existing urban areas and within the greenfield area itself, particularly where the land is held in multiple land ownership. With a clear direction of the location, quantum and timing of projected urban growth within the metropolitan Greater Christchurch area, the Council also has the ability (and a level of assurance) to make provision for new or upgraded infrastructure in a timely and efficient manner.

### LAND USE RECOVERY PLAN

The Land Use Recovery Plan (LURP) for the metropolitan greater Christchurch area came into effect on 6 December 2013. The purpose of the LURP is to assist rebuilding and recovery of communities (including housing and businesses) that have been disrupted by the earthquakes, helping to achieve the vision of the Recovery Strategy for Greater Christchurch. It covers the metropolitan urban area of Christchurch, including Lincoln, Prebbleton, West Melton and Rolleston.

The LURP sets a policy and planning framework necessary to:

- Rebuild existing communities;
- Develop new communities;
- Meet the land use needs of businesses;
- Rebuild and develop the infrastructure needed to support these activities; and
- Take account of natural hazards and environmental constraints that may affect rebuilding and recovery.

The LURP identifies what needs to be done in the short and medium term to co-ordinate land use decision-making, identifies who is responsible and sets timelines for carrying out actions. It directs amendments to be made to the RPS, the Christchurch City Plan, the Selwyn District Plan and the Waimakariri District Plan. Selwyn 2031 incorporates the actions required by the LURP as part of the strategic planning work programme for the whole of Selwyn District.

The CER Act requires that any decisions on resource consents or notices of requirement, or changes to planning documents must not be inconsistent with the LURP.

**CONSOLIDATION OF EXISTING TOWNSHIPS**  
Consolidating urban growth in and around existing townships, rather than creating new or isolated settlements, is an important strategic direction of the Selwyn 2031. The district already has 21 townships, the majority of which are not large enough to supply employment for residents and many do not have sufficient population to sustain basic business services and community facilities, or to fund basic utilities, such as reticulated sewage treatment and disposal.

There are also a number of isolated pockets of rural-residential development (identified as Existing Development Areas in the District Plan) and clusters of small titles throughout the rural area. Whilst the Council recognises the presence of this historical zoning and smaller rural titles of at least 4 hectares, it does not wish to see this dispersed settlement pattern being duplicated or expanded in the future. Rather, it is envisaged that all new urban development (including rural-residential) will occur in or adjacent to existing townships. A consolidated growth pattern will promote the efficient and effective provision of both service and social infrastructure and maintain an urban/rural contrast to protect the interests of both urban and rural communities.

Consideration also needs to be given to energy efficiency and the consumption of fossil fuels, particularly where there is already a dispersed

settlement pattern established. Access to public transport, or conversely, a greater ability to live, work and play within the same township (which reduces travel demand), will be enhanced through the consolidation of existing townships and the provision of internal cycle and walking linkages.

With 80% of urban growth over the next 20 years being directed to Rolleston, Lincoln, Prebbleton and West Melton Townships, the Council wishes to ensure that growth within the remaining parts of the district is directed to where it will achieve maximum benefit to existing communities. It is also recognised that as the variation in population size between townships continues to grow, Selwyn 2031 needs to consider how all townships can be supported in a sustainable way.

**TOWNSHIP NETWORK**  
Achieving an integrated and sustainable network of townships that support a connected community and encourage active participation in business and community activities will contribute to the economic prosperity and vitality of the whole district. Selwyn 2031 therefore seeks to achieve these outcomes through the establishment of a township network, which provides the framework for managing the scale, character and intensity of urban growth across the whole district.

This will enable investment decisions by the Council to be made within an appropriate context and ensure that the infrastructure provided supports the population base of the township, having regard to its scale and relationship to the wider area. It will also present residents and businesses with an opportunity to achieve better living environments and greater economic growth by focusing on those investment decisions that will be of most benefit to each individual community.

Each township has therefore been categorised to reflect its projected population at 2031 and its anticipated role in relation to surrounding townships and the district as a whole. The network can be briefly described as:

District Centre -  Rolleston	<ul style="list-style-type: none"><li>• Estimated population range: 12,000 +</li><li>• Functions as the primary population, commercial and industrial base of the district.</li></ul>
Sub-District Centre -  Lincoln	<ul style="list-style-type: none"><li>• Estimated population range: 6,000 - 12,000</li><li>• Functions independently with a range of residential, commercial and industrial activities while providing support to surrounding Service and Rural Townships.</li></ul>
Service Townships –  West Melton, Prebbleton, Darfield and Leeston	<ul style="list-style-type: none"><li>• Estimated population range: 1,500 - 6,000</li><li>• Function is based on providing a high amenity residential environment and primary services to Rural Townships and surrounding rural area.</li></ul>
Rural Townships -  Arthur’s Pass, Coalgate, Doyleston, Dunsandel, Glentunnel, Hororata, Kirwee, Lake Coleridge, Sheffield, Southbridge, Springfield, Springston, Tai Tapu, Waddington, Whitecliffs	<ul style="list-style-type: none"><li>• Estimated population range: up to 1,500</li><li>• Function is based on village characteristics with some services offered to the surrounding rural area.</li></ul>

Special Character Areas	<ul style="list-style-type: none"><li>• Function is based on an historic settlement pattern associated with the presence of special amenity, natural or cultural values. Special Character Areas do not contain a Living Zone within the District Plan.</li></ul>
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The township network provides the context for managing urban growth and a platform for strategic planning by:

- identifying the role of each township;
- ensuring that the Council, community and other stakeholders have a clear understanding of where each township sits within the network and the reasons why;
- ensuring that the community’s expectations of the level of service received from the Council is commensurate to the role that each township will play in accommodating urban growth within the district;
- enables the costs and benefits of providing infrastructure to be assessed at an appropriate context and scale.

Selwyn 2031 also assigns an Activity Centre category to each township, which is described in the overview of Direction 2: A Prosperous Community (page 46). The purpose of the Activity Centre network approach is to identify the scale and level of service of each commercial or ‘activity’ centre. Each activity centre is then categorised according to projected population growth and their anticipated role in relation to servicing surrounding townships and the wider district.

**INFRASTRUCTURE**  
As part of ensuring that Selwyn’s townships continue to be regarded as a great place to live, the Council needs to ensure that residents have access to good drinking water, appropriate sanitation services and an accessible transportation network.

Providing for population growth throughout the



district will have implications for all of the Council's 5 Waters functions, comprising water, wastewater, stormwater, drainage and water race networks.

The Council has experienced a number of problems with the quality of drinking water supplies over recent years. The Council will therefore need to continue reviewing 'at risk' water supplies to identify potential solutions and associated costs in order to source a reliable, safe drinking water supply for both existing and future residents of the district.

The provision of affordable and accessible sanitation services and facilities, including wastewater treatment plants, rubbish collection and disposal, and recycling, is also important in catering for the needs of urban residents. However, the provision of such services and facilities within each township will be commensurate to its position within the township network. This will ensure that both the Council and the community have a clear understanding of the type of services that could be expected to be provided within different sized towns. In saying this, it is also recognised that the treatment and disposal of wastewater may be a significant constraint for the future growth of a number of townships, including Leeston, Southbridge, Dunsandel and Darfield. Investigations will also need to be made into the provision of infrastructure to service any papakāinga housing needs of Te Taumutu Rūnanga.

Establishing and maintaining an efficient and effective transportation network is another key infrastructural requirement to supporting both residential and business growth throughout the district. It is therefore important that the Council continues to develop its strategic transport plans to ensure that the transport network supports new growth or papakāinga areas and establishes appropriate links between townships and adjoining districts.

#### SUMMARY

A more sustainable urban growth pattern can be achieved by:

- Implementing a strategic planning approach across the whole district;
- Establishing a township network to provide a clear framework for managing the scale, character and intensity of urban growth within each of the district's townships;
- Providing sufficient residential and business zoned land to cater for projected household and industrial growth and to assist earthquake recovery;
- Ensuring that appropriate infrastructure is available to support projected urban growth;
- Promote infrastructure efficiencies, improved accessibility, community wellbeing and a clear urban/rural contrast through the consolidation and intensification of existing townships.

Creating a more sustainable urban growth pattern will provide greater certainty to the community, developers and the Council as to where, how and what rate development is to occur. This approach will enable investment decisions to be made, facilitate the efficient and affordable provision of infrastructure, and ultimately ensure that residential and business growth needs are met. To achieve intent of this principle four key objectives have been identified:

- 1.1 Strategic approach to managing urban growth
- 1.2 Concentrate urban expansion within the metropolitan greater Christchurch Area
- 1.3 Integration of land use and infrastructure
- 1.4 Compact urban form

## 1.1 STRATEGIC APPROACH TO MANAGING URBAN GROWTH

Continue to manage urban growth in a strategic manner to ensure that future development is integrated and sustainable within both a local and regional context

	Issues	Actions	Implementation
1	<b>PROVISION OF ZONED LAND FOR URBAN GROWTH</b> <ul style="list-style-type: none"> <li>• Provide enough residential and business zoned land to accommodate projected growth in the District for at least the next 10 years</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare an Area Plan for: <ul style="list-style-type: none"> <li>• Malvern and the surrounding environs</li> <li>• Ellesmere and the surrounding environs</li> </ul> </li> <li>• Implement the Rural Residential Strategy 2014 for the metropolitan greater Christchurch area.</li> <li>• Participate in the review of the Land Use Recovery Plan process (to be undertaken by Environment Canterbury)</li> <li>• Review existing Structure Plans for: <ul style="list-style-type: none"> <li>• Lincoln</li> <li>• Rolleston and</li> <li>• Prebbleton</li> </ul> </li> <li>• Establish and implement a system to monitor the uptake of existing zoned land (both residential and business) across the district.</li> </ul>	<p>Initiated by SDC in 2015</p> <p>Initiated by SDC in 2013</p> <p>2015</p> <p>Initiated by SDC in 2015/2016</p> <p>Ongoing</p>
2	<b>INTEGRATED DEVELOPMENT WITHIN TOWNSHIPS</b> <ul style="list-style-type: none"> <li>• Potential for new development to occur in an ad hoc manner, which does not integrate with the existing township or with the staging of core infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• Review the 'Residential and Business Development' Objectives and Policies of the District Plan to apply a strategic framework to the whole district.</li> <li>• Require Outline Development Plans for all new residential and business greenfield and intensification areas prior to development occurring.</li> <li>• Monitor the effectiveness of Outline Development Plans by assessing the level of integration and urban design qualities achieved by the built development.</li> </ul>	<p>District Plan Review</p> <p>District Plan Review</p> <p>Ongoing</p>
3	<b>HAZARDS</b> <ul style="list-style-type: none"> <li>• There are parts of the district that are at risk from natural hazards, which could impact on the social and economic wellbeing of the community.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure that the District Plan gives effect to Chapter 11 of the RPS as part of a review of the District Plan.</li> </ul>	<p>District Plan Review</p>
4	<b>TOWNSHIP NETWORK</b> <ul style="list-style-type: none"> <li>• Potential for urban growth to occur outside existing townships or in a manner that does not support the role of each township.</li> <li>• Ensuring an appropriate distribution of commercial activities within and between townships.</li> </ul>	<ul style="list-style-type: none"> <li>• Integrating the township network into all Council strategic planning documents, including Activity Management Plans.</li> <li>• Implement an activity centre approach to ensure an appropriate distribution of industrial and commercial activities within the district.</li> </ul>	<p>2015/2016 Asset Management Plan Review</p> <p>Ongoing</p>

## 1.2 CONCENTRATE URBAN EXPANSION WITHIN THE GREATER CHRISTCHURCH AREA

Provide sufficient zoned land to accommodate projected household and business growth and to assist earthquake recovery within the Greater Christchurch area.

	Issues	Actions	Implementation
5	<b>RECOGNITION OF MANA WHENUA VALUES</b> <ul style="list-style-type: none"> <li>The customary relationships and practices of Te Taumutu Rūnanga and Te Rūnanga o Ngāi Tahu need to be recognised and provided for in managing the location and subsequent effects of urban development.</li> </ul>	<ul style="list-style-type: none"> <li>Explore opportunities for recognising and providing for mana whenua values in accordance with the Mahaanui Iwi Management Plan.</li> </ul>	Ongoing
6	<b>AVOID THE URBAN DEVELOPMENT OF HIGH QUALITY SOILS</b> <ul style="list-style-type: none"> <li>The ability to avoid new urban development on high quality soils where there are no other development constraints e.g. Lincoln and Prebbleton.</li> </ul>	<ul style="list-style-type: none"> <li>Take into account the presence of high quality soils, together with other development constraints, in considering the future growth of townships.</li> </ul>	Ongoing
7	<b>REVERSE SENSITIVITY</b> <ul style="list-style-type: none"> <li>New urban development has the potential to create reverse sensitivity effects on existing rural, recreational, education and research activities, where new residents complain about the effects of existing activities.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that the District Plan contains appropriate provisions to minimise the potential for reverse sensitivity effects on existing rural, recreational, education and research activities from new urban development as part of a review of the District Plan</li> </ul>	District Plan Review
8	<b>MONITORING STRATEGIC APPROACH TO URBAN DEVELOPMENT</b> <ul style="list-style-type: none"> <li>Improve the availability and accuracy of environmental, social and economic monitoring data through the implementation of the Council's Monitoring Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Develop and implement a Monitoring Strategy for Selwyn</li> </ul>	Ongoing

	Issues	Actions	Implementation
9	<b>REZONING OF LAND</b> <ul style="list-style-type: none"> <li>Ensuring that sufficient and appropriately zoned land is available to accommodate up to 80% of urban growth within Selwyn District over the next 20 years within Rolleston, Lincoln, Prebbleton and West Melton townships.</li> </ul>	<ul style="list-style-type: none"> <li>Rezone 810 hectares of land in Rolleston and Lincoln to a new mixed density zone to accommodate 8800 residential households</li> <li>Amend the District Plan, where considered necessary, to enable the building of new communities, including providing for proposed greenfield land ODP and zoning provisions for the following greenfield priority areas               <ul style="list-style-type: none"> <li>ODP Area 4 - Rolleston</li> <li>ODP Area 9 – Helpet Park</li> <li>ODP Area 10 – East Maddisons / Goulds Road</li> <li>ODP Area 11 – Branthwaite Drive</li> <li>ODP Area 12 – Dunns Crossing Road (existing Living zone)</li> <li>ODP Area 13 – Springston Rolleston / Dynes Road (existing Living zone).</li> </ul> </li> </ul>	Completed mid 2012  To be provided to the Minister by June 2014
10	<b>LAND USERECOVERYPLAN AND REGIONAL POLICY STATEMENT</b> <ul style="list-style-type: none"> <li>Ensuring that the location and quantum of development gives effect to overarching strategic planning documents, including the LURP and RPS.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that the District Plan 'gives effect to' the RPS and the actions of the Land Use Recovery Plan</li> </ul>	Ongoing
11	<b>LOCATION OF URBAN DEVELOPMENT</b> <ul style="list-style-type: none"> <li>Urban development that occurs outside of existing urban areas or new 'priority' greenfield areas identified in the RPS may impact on the recovery of greater Christchurch</li> </ul>	<ul style="list-style-type: none"> <li>Amend the District Plan to identify areas where rebuilding and development are supported within the metropolitan urban area of greater Christchurch and where they may not occur before 2028</li> </ul>	Completed 6 December 2013



## 1.3 INTEGRATION OF LAND USE AND INFRASTRUCTURE

Ensure that appropriate infrastructure, resources, protection of strategic infrastructure and development capacity is in place to meet future demands that is consistent with the strategic direction of urban growth and that existing strategic infrastructure is protected from reverse sensitivity effects.

	Issues	Actions	Implementation
12	<b>PROVISION OF COUNCIL INFRASTRUCTURE</b> <ul style="list-style-type: none"> <li>Providing for rapid population growth through the provision of zoned land will put pressure on the Council to ensure the availability of network infrastructure to service development in a timely, efficient and affordable manner.</li> </ul>	<ul style="list-style-type: none"> <li>Review Council's Growth Model to ensure that it provides a sound basis for the next Activity Management Plan process.</li> <li>Review Activity Management Plans to ensure that new or upgraded water supplies and wastewater treatment and disposal facilities align with the projected population growth for each township.</li> <li>Investigate options for a revised rating structure to fund the provision of infrastructure.</li> <li>Amend LGA instruments to the extent necessary to provide for prioritised infrastructure programmes that identify capacity requirements and optimise available resources and funding to support the development of greenfield priority residential and business areas, key activity centres, neighbourhood centres, and intensification and brownfield areas</li> </ul>	2013/2014 Updated on an ongoing basis  Activity Management Plan development for 2015/2025 Long Term Plan  By June 2014
13	<b>HAZARDS</b> <ul style="list-style-type: none"> <li>There is a need to ensure that Council's core infrastructure is located and designed to be resilient to natural hazard events.</li> </ul>	<ul style="list-style-type: none"> <li>Review Activity Management Plans to ensure that appropriate levels of hazard tolerance are factored into the location and design criteria for significant infrastructure.</li> </ul>	Activity Management Plan development for 2015/2025 Long Term Plan
14	<b>WASTEWATER</b> <ul style="list-style-type: none"> <li>The Pines Wastewater Treatment Plant, at Rolleston, will require upgrading to accommodate the anticipated population growth.</li> <li>Urban growth in Leeston and Southbridge is constrained by the capacity of the Leeston wastewater treatment plant.</li> <li>Urban growth in Darfield, Kirwee and Dunsandel is likely to be constrained by an absence of a reticulated wastewater network.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure Activity Management Plans recognise and provide for the timely and efficient upgrading of the Pines Wastewater Treatment Plant and associated discharge of treated wastewater.</li> <li>That the preparation of Area Plans for Malvern and Ellesmere incorporate an assessment of wastewater treatment and disposal requirements and costs in order to accommodate projected growth.</li> <li>Undertake a review of where, and in what circumstances (if any), community wastewater package treatment plants will be acceptable to cater for urban growth.</li> </ul>	Ongoing  2014/2015  2014/2015

	Issues	Actions	Implementation
15	<b>WATER</b> <ul style="list-style-type: none"> <li>A number of the district's townships experience problems with maintaining access to good drinking water.</li> <li>Making existing drinking water supplies more secure, providing an alternative source of supply or undertaking the necessary treatment will incur additional and potentially significant cost on the affected communities.</li> <li>The expansion of small settlements e.g. Doyleston is constrained by the inability to provide adequate potable water supply.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to review drinking water supplies that have experienced water quality problems and work with the affected communities to identify potential solutions and associated costs.</li> <li>That the preparation of Area Plans for Malvern and Ellesmere incorporate an assessment of drinking water supplies, including smaller settlements within the study area that are constrained by the absence of a secure potable water supply.</li> <li>Develop water demand strategies to reduce peak consumption for at risk water.</li> <li>Prepare and review Water Safety Plans in line with relevant legislation</li> </ul>	Ongoing  2014/2016  Ongoing  Ongoing
16	<b>REVERSE SENSITIVITY</b> <ul style="list-style-type: none"> <li>New urban development has the potential to create reverse sensitivity effects on existing strategic infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that the District Plan gives effect to RPS Policy 6.3.5 as part of a review of the District Plan.</li> </ul>	District Plan Review
17	<b>STORMWATER</b> <ul style="list-style-type: none"> <li>An increase in urban development and associated hard surfacing will increase the need for Integrated Stormwater Management Plans (ISMP), particularly within townships with a higher water table and in proximity to Te Waihora/ Lake Ellesmere.</li> <li>Whether the Council should be requiring low impact urban design "sustainability" principles to be incorporated into the design of new subdivisions and future dwellings, taking into account the enhancement of tāngata whenua values.</li> </ul>	<ul style="list-style-type: none"> <li>That the preparation of Area Plans for Malvern and Ellesmere incorporates a review of the existing Leeston ISMP and investigates the need for further ISMPs.</li> <li>Continue to investigate the practicality and cost of introducing low impact urban design principles as part of the next District Plan Review process.</li> </ul>	2014/2016  District Plan Review

	Issues	Actions	Implementation
18	<b>TRANSPORT</b> <ul style="list-style-type: none"> <li>The need to provide sufficient and appropriately located industrial land, particularly near strategic transport routes.</li> <li>Ensuring that the district's transport network supports new growth areas and establishes appropriate links between townships and adjoining districts.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to liaise with New Zealand Transport Agency with respect to state highway improvements and the implementation of CRETS and the Council's Walking and Cycling Strategy.</li> <li>Continue to monitor and investigate options for heavy vehicle bypasses around townships e.g. Lincoln.</li> <li>Continue to liaise with Environment Canterbury regarding the provision of public transport</li> </ul>	Ongoing  Ongoing  Ongoing
19	<b>AGGREGATE</b> <ul style="list-style-type: none"> <li>Significant aggregate resources will be required to enable the necessary physical infrastructure to be constructed.</li> </ul>	<ul style="list-style-type: none"> <li>Adopt and implement the Council's Gravel Management Strategy.</li> </ul>	2014/2015
20	<b>WATER RACES</b> <ul style="list-style-type: none"> <li>The role of water races and the land drainage network is changing due to the desire for these networks to be incorporated within subdivision layouts, including recognising their ecological, cultural and amenity values.</li> </ul>	<ul style="list-style-type: none"> <li>Undertake a review of the role of water races and the impacts of the land drainage network, including impacts on tāngata whenua values, as part of managing urban growth.</li> </ul>	Ongoing

## 1.4 COMPACT URBAN FORM

Promote consolidation and intensification within existing townships to maintain a clear urban/rural interface, retain rural outlooks and minimise the loss of productive land.

	Issues	Actions	Implementation
21	<b>URBAN FORM</b> <ul style="list-style-type: none"> <li>The ability for new urban growth to follow a logical, concentric pattern around existing townships to promote the efficient provision of infrastructure.</li> <li>A disjointed or elongated settlement pattern with poor accessibility to core business or community facilities will fail to facilitate social and cultural interaction within the community and discourages pedestrian and cycle activity.</li> </ul>	<ul style="list-style-type: none"> <li>That consideration is given as to whether new growth areas promote a compact urban form in preparing strategic urban growth plans, including Structure Plans, Area Plans, Master Plans and Rural Residential Development Plans.</li> <li>Identify appropriate sites within existing urban areas of metropolitan greater Christchurch for intensified residential and mixed-use development and amend the District Plan to enable comprehensive development of these sites.</li> <li>Require ODPs for all intensification areas to ensure their integration into the existing township.</li> </ul>	Ongoing  To be provided to the Minister by 6 June 2014  Ongoing
22	<b>URBAN / RURAL INTERFACE</b> <ul style="list-style-type: none"> <li>Ensuring that new urban growth, including rural-residential development, only occurs in and around existing townships and avoids the creation of new settlements.</li> <li>Extensive areas of rural residential development could blur the rural/urban contrast and result in an inefficient use of land.</li> <li>The ability to retain 'rural outlooks' and a sense of open space whilst expanding and intensifying townships</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that residential and business growth within the metropolitan greater Christchurch area only occurs within identified 'priority' areas.</li> <li>Manage the location and scale of rural residential activities in accordance with the Rural Residential Strategy 2014 within the greater Christchurch area and through the Malvern and Ellesmere Area Plan process.</li> <li>Investigate merging of the Township Volume and the Rural Volume of the District Plan into one document as part of the review of the District Plan</li> </ul>	Ongoing  2015/2017  District Plan Review





## Strategic Direction 2

A PROSPEROUS COMMUNITY

## OVERVIEW

Economic viability and self-sufficiency is important to any area striving to grow or experiencing growth. The Selwyn District is one of the strongest growing economies in the country. Employment growth in Selwyn for 2013 was at 6% where the national average was only 1%. As of 2013 the Selwyn District had:

- 15,200 full time equivalent employees employed in the district
- 5,500 businesses operating in Selwyn
- Around 2,000 new jobs were created in Selwyn by 2012 and 2013

Key to this economic growth has been the population growth the district has been experiencing as one of the fastest growing areas in the country. There has also been a shift in business location in the wider Christchurch area from east to west following the Canterbury earthquake events.

### RURAL

The districts economy does and will continue to have significant reliance on the agriculture sector in relation to its economic stability and growth. This is the primary industry in Selwyn as the largest contributor to the districts GDP as well as providing for a significant portion of the districts jobs. This sector is changing in land use but continues to grow, which is evident by the establishment of three large scale milk factories (Synlait, Fonterra and Westland Dairies) in the district to support the increase in dairy farming operations in Canterbury over the last decade. The Canterbury region overall produces approximately 10% of New Zealand's milk and is the fastest growing region in New Zealand with milk production in Canterbury growing at around 5% per annum.

Diversified agricultural production drives the wealth of Selwyn District. The Central Plains Water scheme (CPW) is a significant project that is anticipated to have economic and employment influences in the rural environment and the district in general once constructed and operational. This project in its approved form could encompass a headrace or pipe between the Waimakariri and Rakaia Rivers and a distribution network of small canals, pipes

and water races. This scheme will provide irrigation directly to 60,000 ha of the Selwyn District. At full production the scheme is anticipated to intensify land use, agriculture and processing sectors, and require specific skills and services to provide for the irrigation based production systems. Over 35 years this is anticipated to result in approximately 413 direct jobs and 717 indirect jobs (in total 1130 jobs). Over this same timeframe it is anticipated that this will result in an increase in regional GDP of \$261 million.

### INDUSTRIAL

Further supporting the population growth and helping create employment has been the development of the 180 hectare Izone Industrial Park at Rolleston. Izone has attracted a number of large businesses including The Warehouse (distribution facility), Designline (bus manufacture) and Westland Dairy (milk factory). As well as the Izone area there is approximately another 270 hectares of land earmarked for future industrial zoning in Rolleston. There are also industrial areas (Business 2 zones) located in other townships throughout the district. Outside of Rolleston Darfield has the next largest industrial area at 58 hectares. Lincoln and Leeston have 14 hectares and 10 hectares respectively. These three industrial areas provide, (or will provide in the case of Lincoln, which is yet to be developed), a wide range of services and support the Rolleston industrial area. Other smaller industrial areas are in place as spot zones and have limited services.

### ACTIVITY CENTRES

An activity centre is the existing commercial / business centre identified as focal points for employment, community activities retail, services or conveniences. Selwyn activity centres are currently identified with a Business 1 (B1) zoning but some of these activity centres will expand beyond this current zoning area. Across the district activity centres will vary dramatically in size, purpose and level of service. Not all towns will have an activity centre in terms of the above description but will have areas where convenience and small scale service stores may be located.

Each activity centre has therefore been categorised



to reflect the projected population it will service and its anticipated role in relation to surrounding townships and the district as a whole. Other factors considered in categorising activity centres are diversity, scale and the intensity of activities anticipated to occur by 2031.

The activity centre network can be briefly described as:

KEY ACTIVITY CENTRES

Key Activity Centres (KACs) are key existing commercial/business centres identified as focal points for employment, community activities, and the transport network: and which are suitable for more intensive mixed-use development. The Selwyn District has four KACs being Rolleston, Lincoln, Darfield and Leeston. These are described as follows:

Rolleston

Rolleston is the largest activity centre and is the primary focus of much of the districts future retail and commercial activity. The Rolleston KAC will have a diverse variety and range of retail and commercial activities and in conjunction with the smaller centres will be able to support the districts retail and commercial needs.

Lincoln

Lincoln will also have a range of retail and commercial services but not to the same extent as Rolleston. As such it will act as a secondary commercial centre to Rolleston.

Darfield and Leeston

These centres will also have a range of retail and commercial services but will play a secondary role to the Lincoln activity centre in the overall activity centre network. These centres will likely have a rural focus on the goods and services provided compared to Rolleston and Lincoln. They will serve a large rural area and in some cases smaller townships in the surrounding area of each town.

SERVICE ACTIVITY CENTRES

West Melton & Prebbleton

Service Activity Centres will provide goods and services to residents of the town as well as the wider rural area. However there will still be a reliance on the Key Activity Centres for larger scale businesses and more variety in retail and commercial activities.

RURAL ACTIVITY CENTRES

e.g. Southbridge, Hororata, Kirwee

Rural Activity Centres are the smallest activity centres and are primarily focused on convenience of local residents with some services offered to the surrounding rural area. For more variety in retail and commercial actives these centres will rely on the Service Activity Centres or the Key Activity Centres.

Overall each activity centre will play a specific role within the district's activity centre network. A centres composition will be more complex and varied at the KAC level, particularly at Rolleston, and becoming less so as activity centre size and the population it services reduces. Having this variation in different levels of activity centres will allow for a more efficient and stable retail / commercial market in Selwyn. This will also enable smaller activity centres to be more specific and efficient in what services and goods they provide for their local areas and residents.

The following table shows what each activity centre is classed as and its current approximate size (in hectares).

Activity Centres	Amount (Hectares)
Key Activity Centres	
Rolleston	18.06
Lincoln	5.98
Darfield	18.8
Leeston	12.58
Service Activity Centre	
Prebbleton	5.19
West Melton	0.83
Rural Activity Centres	
Coalgate	1.46
Dunsandel	1.24
Southbridge	13.2
Castle Hill	8.36

RESEARCH CENTRES

Selwyn District also contains a range of research centres and agricultural research farms located in close proximity to each other. The Business 3 zone in Lincoln is specifically for research and tertiary activities and their ancillary facilities, while the farms are generally located nearby in the Rural Inner Plains zone. These facilities are of strategic importance from a local and national perspective and their retention and continued operation is of importance to the regional economy. In addition to these facilities and areas there is the potential for a technology and innovation hub to be established near Lincoln University. This is presently only a concept and is a joint venture between Lincoln University, the Crown Research Institution and other commercial entities.

AgResearch has recently announced that approximately 215 crown research workers are likely to be relocated Lincoln, where it hopes to build a new campus as part of a revamp of its facilities and resources. This may include science labs, offices, greenhouses, and farm land to house its relocated staff.

TOURISM

As well as agriculture and general business activity the district also provides a wide variety of tourism and recreational activities for both residents and visitors. Recreation and tourism activities include ski fields (particularly Porters Ski Area); jet boating, Tranz Alpine, Arthurs Pass National Park, rivers and lakes for fishing and outdoor recreation. Tourism has not played as much of a significant role as anticipated in the 2005 Economic Development Strategy. However this could be built on with more proactive promotion of the district.

TRANSPORT

A safe and efficient transport network is an important component for any prosperous community to enable goods to be moved, access to activity centres, social services, employment and a range of other services. Strategic transport routes in Selwyn include State Highway 1, 73, 75 and 77, district arterial roads and the Main South and Main West rail trunk lines. These networks provide key connections for freight movement to Christchurch, Lyttelton Port (the Port) and the Christchurch International Airport (CIA). These corridors are also advantageous for the rural sector in moving stock, crops and other goods. The Port and the CIA are key import and export hubs and both road and rail provide key access routes to these facilities from the Selwyn District. The districts key transport routes are important in supporting and providing for economic development (freight movement) and population growth (commuter corridors) in the Selwyn District.

The roading network also provides the most direct route for commuting to Christchurch or vice versa. The districts roading network is classified on a hierarchal system being state highways, arterial, collector and local roads depending on their purpose in terms of moving traffic. The Council is a signatory to the Greater Christchurch Transport Statement (GCTS), which seeks to take a 'one network' approach to considering transport issues. The GCTS and its 'one network' approach is a collaborative partnership approach to operating, maintaining and improving the transport system and

its integration with land use development irrespective of boundaries and responsibilities. The aim of this is to deliver the optimum transport network as a whole.

Other key documents that relate to the transport network and transport planning include:

- Mahaanui Iwi Management Plan 2013
- Regional Land Transport Strategy (RLTS);
- Transport Regional Implementation Plan for the Canterbury Region (CTRIP);
- Canterbury Regional Land Transport Programme (RLTP) 2012-2022;
- Christchurch Rolleston and Environs Transportation Study (CRETS);
- Greater Christchurch Travel Demand Management Strategy and Action Plan (GC TDMS);
- Activity Management Plans (AMP) and;
- The District Plan.

The Council also has a number of Memorandum of Understandings (MoU) with the NZTA in relation to the Christchurch Southern Motorway development. These relate to detailed design of the motorway, the potential impacts to Rolleston and its intersections and the impacts on southwest Christchurch. The objectives of the MoU's are to assist the parties to work proactively and collectively towards a shared understanding, and agreement to pursue the desired outcomes of each party in relation to how the transport network will function as a whole.

### SUMMARY

To support the anticipated future growth and encourage continued economic development it is important to:

- Maintain a secure and productive resource base;
- Protect and enhance strategic transport corridors between townships and key strategic infrastructure.
- Ensuring adequate and appropriate land for commercial and industrial uses, and
- Ensuring transport connections within towns and between homes and jobs is provided for.

A prosperous community will be able to be more self-sufficient through increased business and employment opportunities for its residents and to ensure sustainable economic growth. To achieve this three key strategic objectives have been identified:

- 2.1 Self Sufficiency
- 2.2 Economic Growth
- 2.3 Transport Systems

## 2.1 SELF SUFFICIENCY

Encourage self-sufficiency at a district-wide level to support sustainable economic growth and wellbeing of both urban and rural communities.

	Issues	Actions	Implementation
23	<b>SELF SUFFICIENCY OF SELWYN</b> <ul style="list-style-type: none"> <li>• Selwyn residents rely significantly on services in Christchurch due to a lack of options and scale of services in the Selwyn District.</li> </ul>	<ul style="list-style-type: none"> <li>• Through the development of Structure / Area Plans and Master plans, encourage diversity in services, employment and provide good public space and facilities in town centres to ensure a greater degree of self-sufficiency.</li> <li>• Provide for new infrastructure as well as maintain and expand existing infrastructure to support and service population growth (e.g. The Pines, Eastern Selwyn Sewer Scheme and Leeston Waste Water Treatment Plants).</li> </ul>	2014/2016  Ongoing
24	<b>ACTIVITY CENTRES</b> <ul style="list-style-type: none"> <li>• Ensuring Key Activity Centres and other smaller activity centres function in support of each other to create efficient and stable townships.</li> <li>• There is limited local retail provision and variety to sufficiently support the district's current population and anticipated growth. At present \$3 out of \$4 generated in Selwyn is being spent outside the district with the majority of the total leakage being to Christchurch.</li> <li>• Smaller activity centres, particularly those outside the Greater Christchurch Area may not be able to provide the level of service required for their communities.</li> </ul>	<ul style="list-style-type: none"> <li>• Define and identify Activity Centres in the District Plan in accordance with the Activity Centre Network</li> <li>• Area Plans for Malvern, Ellesmere and their environs should consider local commercial and industrial needs.</li> <li>• Consideration should be given to how Service and Rural Centres may be revitalised or supported to continue to provide convenience and rural support services to the local communities and tourists.</li> <li>• Implement the recommended changes highlighted in the Selwyn District Commercial Centre Assessment (December 2012) through master plans, structure plans and area plans.</li> </ul>	2014/2015  2014/2016  2015/2016
25	<b>HOUSING CHOICE</b> <ul style="list-style-type: none"> <li>• To support economic growth and the district as a whole housing choice, social infrastructure and services need to be provided so residents have the opportunity to live, work and play in the district.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide for a variety and choice in housing and social services to ensure the districts townships are an appealing and functional place to live and meet different cultural needs and preferences.</li> </ul>	Ongoing



## 2.2 ECONOMIC GROWTH

Ensure that appropriate land, advice and assistance is available for business activities

	Issues	Actions	Implementation
26	<b>ADDITIONAL LAND REQUIRED FOR ACTIVITY CENTRES</b> <ul style="list-style-type: none"> <li>Need for increased retail and commercial floor space over the next 20 years to cater for the anticipated demand.</li> </ul>	<ul style="list-style-type: none"> <li>Area plans will identify business land needs and location with a focus on a clear activity centre network (based on the Selwyn District Commercial Centre Assessment).</li> <li>Develop the Rolleston and Lincoln Town centres by implementing the Rolleston Town Centre Master Plan and the Lincoln Town Centre Spatial Plan.</li> <li>Investigating solutions to barriers to implementing the Rolleston Town Centre Master plan, including the need to modify or cancel the existing resource consents relating to land within the Rolleston Town Centre study area.</li> <li>Identify and implement programmes through the relevant LGA instruments for public facilities, services and amenity improvements at KACs and neighbourhood centres.</li> <li>Identify trigger thresholds for office and retail activities in industrial areas where these activities are likely to give rise to traffic/transport effects, particularly on larger commercial centres, or result in reverse sensitivity effects.</li> </ul>	<p>2015/2016</p> <p>2014 onwards</p> <p>To be provided to the Minister by December 2014</p> <p>To be provided to the Minister by December 2014</p> <p>District Plan Review</p>

	Issues	Actions	Implementation
27	<b>SUPPORT FOR ACTIVITY CENTRES</b> <ul style="list-style-type: none"> <li>The need to ensure the districts lower growth centres function and perform efficiently to ensure a productivity level that provides for the required level of service.</li> <li>Leeston town centre has a number of earthquake damaged and earthquake prone buildings.</li> <li>Increased demand for services in Service and Rural townships from productivity and landuse changes anticipated as a result of the CPW scheme.</li> <li>With increased growth there will be more pressure on Council to allow businesses to establish outside activity centres and into living and rural zones.</li> </ul>	<ul style="list-style-type: none"> <li>Amend the District Plan objectives, policies or rules to identify and support development of Activity Centres, and manage the distribution of commercial activities that could adversely affect the function or viability, or investment in, those centres.</li> <li>Facilitate through advice and guidance local businesses to help their growth and development. Particular support should be given to businesses in the smaller activity centres to ensure these centres are viable.</li> <li>Use a case management approach through relevant instruments, to support rebuilding of commercial businesses, particularly in Key Activity Centres, including the Leeston town centre.</li> <li>An Area plan for Malvern and its environs will consider the potential landuse changes and economic benefits that may arise out of the development of CPW scheme and the demands this may have for business land and services.</li> <li>Monitoring of business land uptake and the type of activities being established</li> <li>Undertake a business activity review of the District Plan to ensure business areas offer: <ul style="list-style-type: none"> <li>Certainty for business function.</li> <li>Clear definitions of retail; commercial and industrial activities;</li> <li>Proximity to labour force;</li> <li>Appropriate access to public transport;</li> <li>Infrastructure capacity;</li> <li>Room for expansion.</li> <li>Appropriate locations and provisions for Key Activity Centres and;</li> <li>Take into account the Township network and activity centre network.</li> </ul> </li> <li>Review the provisions for activities in the rural area to ensure they adequately provide for appropriate activities and are consistent with the RPS and LURP</li> </ul>	<p>District Plan Review</p> <p>Ongoing</p> <p>Ongoing</p> <p>2015/2016</p> <p>Ongoing</p> <p>District Plan Review</p> <p>Ongoing</p>

## 2.3 TRANSPORT SYSTEMS

Continue to improve strategic freight networks, and accessibility between townships and adjoining districts.

	Issues	Actions	Implementation
28	<b>ADDITIONALLANDREQUIRED FOR INNOVATION HUB</b> <ul style="list-style-type: none"> <li>Lack of sufficient land area to cater for expansion of research institutes while avoiding reverse sensitivity issues.</li> <li>With increasing population there will be growth pressures (i.e. reverse sensitivity effects) around nationally important research facilities (e.g. Plant and Food, AgResearch, Landcare Research).</li> </ul>	<ul style="list-style-type: none"> <li>Give consideration to the appropriate amount and location of Business 3 zoning or similar to provide for appropriate expansion of tertiary and research facilities (e.g. Lincoln innovation and technology park)</li> <li>Review District Plan provisions to ensure tertiary education facilities, research centres and agricultural research farms are sufficiently provided for and protected from increased development.</li> </ul>	2015  District Plan Review
29	<b>ADDITIONALLANDREQUIRED FOR INDUSTRIAL ACTIVITY</b> <ul style="list-style-type: none"> <li>There is a potential shortfall in required industrial land in Leeston.</li> <li>Provide for industrial land as identified in the LURP</li> </ul>	<ul style="list-style-type: none"> <li>In the Area Plan for Ellesmere and its environs consider where additional industrial land should be located if required.</li> <li>Rezone greenfield priority areas for business shown on map A, appendix 1 of the LURP</li> </ul>	2015/2016  To be provided to the Minister by December 2014
30	<b>TOURISM PROMOTIONS</b> <ul style="list-style-type: none"> <li>There is a need to develop more destinations in Selwyn and create events that attract visitors to increase the contribution of tourism to the local economy.</li> </ul>	<ul style="list-style-type: none"> <li>Investigate how the district may best compete for the tourist dollar to provide for and facilitate the growth of tourism. This may include utilising opportunities that may arise out of the use and development of ski fields in the District, a central hub / information centre in Darfield and developing / facilitating iconic District events.</li> <li>Advocate for large scale tourism projects where they can be delivered by the private sector.</li> </ul>	Ongoing  Ongoing
31	<b>COUNCIL SUPPORT FOR SMALL BUSINESSES</b> <ul style="list-style-type: none"> <li>Council must ensure its processes are efficient and information on Council processes and requirements is easily accessible to help stimulate business growth</li> </ul>	<ul style="list-style-type: none"> <li>Continue to provide advice, information and access to training for smaller businesses.</li> <li>Council to continually improve or enhance its customer service through efficient processes and better engagement.</li> </ul>	Ongoing  Ongoing

	Issues	Actions	Implementation
32	<b>EFFICIENT AND SAFE TRANSPORT NETWORK</b> <ul style="list-style-type: none"> <li>To maintain and develop effective and efficient transport routes and corridors to reduce congestion and improve safety and health issues.</li> <li>Costs of providing and maintaining key transport infrastructure are high and will be challenging in relation to providing for growth and other demands (i.e. changes in landuse, increase in heavy vehicle movements).</li> <li>There are continuing constraints around national funding levels for supporting transport activities.</li> <li>Ensure transport routes maintain amenity and character values of townships and the rural environment.</li> <li>Pressure to develop land along key transport corridors as this may reduce desired level of service efficiency of these corridors.</li> </ul>	<ul style="list-style-type: none"> <li>Implement a 'one network' in line with the Greater Christchurch Transport Statement and other related initiatives.</li> <li>Collaborate with other Rooding Controlling Authorities (RCA) in line with the 'one network' approach.</li> <li>Area plans will consider:               <ul style="list-style-type: none"> <li>Effectiveness of transport network in allowing people to reach places of education, business/shopping, employment and recreation</li> <li>The appropriateness of business developments along key transport corridors.</li> <li>Segregation of developments over strategic corridors (e.g. developing on both sides of a state highway).</li> <li>The provision of suitable cycling and walking ways and the location of public transport infrastructure (e.g areas where population is most concentrated)</li> </ul> </li> <li>Source funding through cost sharing arrangements between private developers, local authorities and central government for transport infrastructure.</li> <li>Consider and develop if required, District Plan provisions to regulate development along strategic transport routes.</li> <li>Undertake a speed limit and signage review</li> <li>Review the legal status of paper roads in Coalgate</li> </ul>	Ongoing  Ongoing  2015/2016  Ongoing  2015/2016 2015/2016
33	<b>FREIGHT</b> <ul style="list-style-type: none"> <li>Rural roading networks will come under pressure from an increase in heavy vehicles using the network as a result of changing land uses associated with intensification of primary production.</li> <li>The need for effective maintenance and renewal programmes to support primary production and freight movements between the rural areas, Key Activity Centres and to the Ports and Airports located in the Greater Christchurch area.</li> </ul>	<ul style="list-style-type: none"> <li>Council and NZTA to ensure that rebuilding of the transport network protects future opportunities for supporting:               <ul style="list-style-type: none"> <li>A strategic freight network that provides for distribution and servicing needs of businesses to, from and within Greater Christchurch, while managing the effects on local communities.</li> </ul> </li> </ul>	Ongoing



	Issues	Actions	Implementation
34	<ul style="list-style-type: none"><li>Public Transport and other modes of transport</li><li>The districts transport system is predominantly road based and there is a heavy reliance on private vehicle use rather than other modes, such as cycling and walking and also public transport (i.e. bus, rail).</li><li>With increased growth and implementing a township and activity centre network there will be the need to provide good connections to and within townships (e.g. walk and cycle ways, Public transport)</li></ul>	<ul style="list-style-type: none"><li>Locate and provide Council facilities and business areas near places of higher residential density and public transport facilities to minimise overall travel.</li><li>Implement the Councils Road Safety Strategy.</li><li>Council and NZTA to ensure that rebuilding of the transport network protects future opportunities for supporting:<ul style="list-style-type: none"><li>Intensification of residential and commercial development within existing urban area.</li><li>A range of transport modes (including walking, cycling, public transport and rail) in and between centres and existing and new business and residential areas.</li></ul></li></ul>	<div>Ongoing</div> <div>Ongoing</div> <div>Ongoing</div>



## Strategic Direction 3

A GREAT PLACE TO LIVE



## OVERVIEW

### CHARACTER AND IDENTITY

As Selwyn continues to grow, its communities are becoming more urban based. It is expected that up to 80% of the district's population will reside within an urban environment by 2031. For some townships, particularly those located within the metropolitan Greater Christchurch area, this means that there will be a substantial increase in growth over a relatively short timeframe. It will therefore be important to ensure that the amenity values, character and identity of each township is maintained and where possible, enhanced through this growth phase.

Another important factor that contributes to the character and identity of Selwyn townships is their setting within the rural environment. While it is recognised that the connection to this setting is greatest among the smaller settlements and that it becomes increasingly difficult to retain a sense of rural character within the larger District and Sub-District townships, it is still possible to create an open and spacious character within highly urbanised areas through careful and innovative subdivision design. Maintaining a clear urban/rural contrast and a compact urban form will also assist in retaining a predominant rural character across the district.

### CULTURAL AND HERITAGE VALUES

Cultural values play an important role in community identity and also in providing developments with uniqueness and desirability. Cultural values in the context of this strategy includes Te Taumutu Rūnanga values, heritage values and the districts residential values generally even if quite varied.

### TE TAUMUTU RŪNANGA

The cultural history of the district is diverse and closely reflects the variation in the natural environment. Te Taumutu Rūnanga are recognised mana whenua of Selwyn District, with Te Taumutu Rūnanga being the administrative council of the hapu. Six Papatipu Rūnanga have developed the Mahaanui Iwi Management Plan 2013 ('Mahaanui IMP') as a manawhenua planning document. The Mahaanui IMP provides a values based policy framework for the protection and enhancement of

Ngāi Tahu values, and for achieving outcomes that provide for the relationship of Ngāi Tahu with natural resources across Nga Pakihi Whakatekateka o Waitaha and Te Pataka o Rakaihautu.

There are number of areas of significance to the mana whenua that are identified and protected in the Mahaanui IMP and the District Plan. These include sites of significance such as Waahi Tapu and Taonga, silent file areas and archaeological sites.

### HERITAGE

As well as Te Taumutu Rūnanga values there are also heritage values that are of importance to the district as a whole. Heritage values for a diverse and large area like Selwyn can relate to many matters. There is a historical aspect for which the District Plan recognises specific sites and buildings of historical importance.

### ARTS

The Arts contribute to the district's culture and identity. Council promotes and provides for arts development through the Selwyn Arts Trust, promoting& funding District events and encouraging use of Council libraries. There are two public art galleries in Selwyn (Selwyn Gallery in Darfield and Liffey Gallery in Lincoln) and two community arts councils (Selwyn Central "Arts Heart" and Malvern Community Arts Council).

### RECREATION

The district has numerous open space areas for recreation, which include sport and active recreation spaces, neighbourhood reserves, public gardens, nature reserves, cultural heritage reserves, outdoor adventure areas, civic space as well as recreation/ ecological linkages and corridors. On top of these open space areas the district has a number of community facilities (e.g. community halls swimming pool), and private facilities that provide for recreation (e.g. gyms ).

Recreation opportunities are important for any growing community and general community wellbeing. There is a need for Council to continually

ensure there is sufficient opportunities for people to participate in and watch sports, that there is space for physical activities and areas for people to enjoy and relax in natural surroundings.

### HOUSING CHOICE

There is a need to provide choice in living environments and housing type to support and cater for different lifestyles, age groups and cultures. As population grows there will be a potential increase in demand for affordable housing, higher density housing and rental accommodation and provide for a mix of residential developments in general. At the same time as providing more choice there also needs to be design perspective in doing so to retain or increase desirability to living environments. To ensure Selwyn is still a desirable place to live, to work and to visit there should be a commitment to good urban design.

A range of housing is also important to provide for and adapt to the changing demographics of the district, particularly as Selwyn's population ages. As of 2013 (March) 10.8% of Selwyn residents of were aged 65 years and older. However by 2031 it is anticipated that 21% of the Selwyn population will be over 65 years. Conversely 22% of the current District population are youths aged under 15 years, which is slightly higher than the national average of 21.5%. Although the youth population will continue to grow it will make up 21% of the districts population by 2031.

As well as a providing variety of choice in townships there should also be recognition of housing specific needs of Te Taumutu Rūnanga. Playing an important role in protecting the environment as Kaitiaki, Te Taumutu Rūnanga also seek to develop a vibrant community where their people have the opportunity to live and work together. Papakāinga housing, marae and associated ancillary activities located on ancestral land are important to in Te Taumutu Rūnanga achieving this community development and enabling them to occupy and use ancestral land in a manner that provides for their on-going

relationship with this land.

However there has been no lasting response to getting homes built on Maori land as multiple institutions (public services, whanau, financial etc) are needed for action to occur. One resolution to this issue is papakianga housing which sought in the Mahaanui Iwi Management Plan 2013 and which the Selwyn District Plan recognises and provides for. The main issues facing such developments, particularly at Taumutu, are the ability to appropriately service any development and that there are multiple land owners involved.

### DEVELOPMENT QUALITY

Good urban design is fundamental to the creation of successful towns. The Council anticipates that new development will be of a high standard, providing good amenity for new and existing residents alike.

The Council has produced a number of documents outlining how well designed development can make townships better and more pleasant places to live as well as provide a range of housing and lifestyle choices.

The Council signed the New Zealand Urban Design Protocol in September 2008. The Protocol has been produced by the Ministry for the Environment and aims to make New Zealand's towns and cities more attractive and successful through quality urban design.

The Council has prepared the following Urban Design Policies and Documents to ensure that future development achieves good urban design outcomes:

#### *URBAN DESIGN ACTION PLAN (2009)*

The Urban Design Action Plan has been produced as part of Council's commitments under the Urban Design Protocol. It outlines how to make townships vibrant and attractive places as they grow.

#### *SUBDIVISION DESIGN GUIDE (2009)*

The Design Guide for Residential Subdivision in

the Urban Living Zones was adopted by Council on 23 September 2009. It outlines ways to design attractive subdivisions which make the best use of their surroundings and context. It provides guidance for developers on how the Council will use its discretion in the assessment of applications. The Subdivision Design Guide compliments subdivision provisions of the district Plan.

#### *MEDIUM DENSITY HOUSING DESIGN GUIDE (2011)*

This guide and the District Plan rules have been designed together, to allow the development of medium density housing in the district, and to ensure that it is well designed and relates well to its surroundings. The purpose of this guide is to explain to residents, developers, designers and landowners the characteristics of medium density development that will be acceptable to the Council and the Selwyn community.

#### *COMMERCIAL DESIGN GUIDE (2012)*

The purpose of this guide is to illustrate how commercial development can contribute to an attractive, lively and viable town. It shows how shops and other commercial development should fit in with their surroundings and form part of the urban fabric. The guide complements the business zone provisions in the District Plan in order to achieve high quality and attractive commercial development.

There are also a number of other strategic Council documents and initiatives that seek to create quality urban environments, including:

#### *WALKING AND CYCLING STRATEGY (2009)*

The purpose of the Strategy is to encourage and facilitate walking and cycling as an integral part of the community's daily lives. While the Strategy focuses on Council initiated projects, it is also intended to help guide other organisations in their efforts to improve conditions for walking and cycling for transport and recreation.

#### *ROLLESTON TOWN CENTRE MASTER PLAN (2014)*

The overall intent of the Town Centre Master Plan is to:

- Consider the future of the Town Centre so it can support the needs of the Rolleston community and the wider Selwyn District over the next 20 – 30 years and beyond;
- Be a tool to coordinate development and other changes in the Centre;
- Provide an overview of the expected quality, nature and form of the expanded commercial area;
- Assist developers the Council's individual development decisions, so that collectively all new development and streetscape works combine to create an attractive and integrated centre.

The suite of policy documents and guidelines identified above reinforces Council's commitment to managing urban growth in a strategic manner so as to ensure that future development is integrated with existing townships, while also providing opportunities for enhancing the attractiveness and liveability of existing urban areas.

#### *FOSTER RECREATION PARK MASTER PLAN (2014)*

The provision of large tracts of public open space as venues for organised sports, active and passive recreation activities and community facilities is a key element for the Council in meeting the social, cultural and environmental well-being for its communities.

The Recreation Park Master Plan details the preferred location of a comprehensive range of educational, sport, recreation, community and commercial opportunities. The ideas that guide the Master Plan include:

- Celebrating integrated and inclusive decision making/space allocation models that maximise the use of sport and recreation spaces for community and education purposes;
- The opportunity to balance the park as a whole with high quality sport and recreation infrastructure and equally high quality natural settings.



SUMMARY

- A great place to live can be achieved by:
- Implementing a strategic planning approach across the whole district;
  - Establishing a township network to provide a clear framework for managing the scale, character and intensity of urban growth within each of the district's townships;
  - Providing for a variety of housing choice to cater for a range of lifestyles and demographics;
  - Enabling tāngata whenua to occupy and use their ancestral land;Implementing the Council's strategies and guidelines for achieving good quality urban design outcomes, including recognition, and where possible, enhancement of tāngata whenua values.

Creating high quality urban environments that builds on the special character of existing townships, allows for a range of housing typologies, and generates opportunities for achieving other community aspirations will ensure that Selwyn continues to be regarded as a great place to live.

To achieve the intent of this direction three key objectives have been identified:

- 3.1 Character and identity
- 3.2 Variety and choice
- 3.3 Development quality

3.1 CHARACTER AND IDENTITY

Strive to maintain the character of each township by reinforcing and enhancing key attributes and features, safeguarding cultural and historic values, rural outlooks, access to the great outdoors and other community aspirations.

	Issues	Actions	Implementation
35	<p>RETAIN CHARACTERISTICS WITHIN THE DISTRICT</p> <ul style="list-style-type: none"><li>• Difficulty in retaining:<ul style="list-style-type: none"><li>• the individual characteristics of each town in the face of the district's rapid growth.</li><li>• the village and /or rural outlook as townships increase in size and / or residential density intensifies.</li></ul></li><li>• Potential for new development to appear disjointed and isolated from existing residential areas.</li><li>• Implementing the township network approach in a way that recognises the needs and characteristics of each township.</li></ul>	<ul style="list-style-type: none"><li>• Requiring ODPs for all greenfield and intensification areas that demonstrate how key attributes and features, including the presence of any tāngata whenua values, of the existing and surrounding environment can be integrated into the subdivision layout and design.</li><li>• Review District Plan residential density provisions, including the transition between new and existing development areas.</li><li>• In preparing Area Plans for Malvern and Ellesmere environs, consider the availability of residential zoned land and appropriateness of existing minimum lot sizes.</li></ul>	<p>Ongoing</p> <p>District Plan Review</p> <p>2014/2016</p>
36	<p>CHARACTERISTICS OF SUBDIVISIONS</p> <ul style="list-style-type: none"><li>• The need for better accessibility and internal linkages throughout townships.</li><li>• The District Plan contains numerous Living zones, often with little variations between each, which can create confusion and uncertainty.</li></ul>	<ul style="list-style-type: none"><li>• Continue to ensure that ODPs for both greenfield and intensification areas provide appropriate linkages both within and through the development areas.</li><li>• Review District Plan residential density provisions, including the number of Living Zones and minimum allotment sizes, to create a cohesive Living Zone framework.</li></ul>	<p>Ongoing</p> <p>District Plan Review</p>

## 3.2 VARIETY AND CHOICE

Continue to welcome a diversity of people, their lifestyles and aspirations by allowing for a choice of living environments and housing types, including Papakāinga housing.

	Issues	Actions	Implementation
37	<b>MANA WHENUA</b> <ul style="list-style-type: none"> <li>The need for greater recognition of tāngata whenua values in the design and layout of subdivisions, including an improvement in the overall environmental sustainability of development.</li> <li>With increased development there is the potential threat to cultural and heritage sites, including archaeological sites of significance to mana whenua, from more intensive land uses in response to growth and development pressures.</li> </ul>	<ul style="list-style-type: none"> <li>Ensuring that subdivision design is based on good urban design principles, including opportunities for enhancing tāngata whenua values, and integrates into the existing township as much as possible.</li> <li>When reviewing Council documents, particularly the District Plan, take into account the issues and desired outcomes of the Mahaanui Iwi Management Plan 2013.</li> <li>Develop an engagement process with Te Taumutu Rūnanga to ensure a consistent and meaningful approach to the identification and consideration of Te Taumutu Rūnanga interests in developing or considering strategies, plan changes, development guides and ISMPs.</li> </ul>	Ongoing  Ongoing  Ongoing
38	<b>HERITAGE</b> <ul style="list-style-type: none"> <li>There is an on-going need to promote and provide for the district's heritage through arts, museums, historical collections, libraries and celebrations of District heritage.</li> <li>The Canterbury Earthquakes have damage, destroyed or resulted in demolition of a number of heritage buildings that are important to Selwyn's identity (e.g. Homebush Homestead, Hororata St Johns Anglican Church, Tara Ghur Homestead Racecourse Hill Homestead).</li> </ul>	<ul style="list-style-type: none"> <li>Promote, in partnership with other agencies (e.g. Historical Societies), district and township characteristics and heritage to encourage more understanding, connection and celebration of the districts history (e.g. Hororata Highland Games)</li> <li>Review the need, function and criteria of Councils heritage fund.</li> <li>Seek to develop a better working partnership with the Historic Places Trust to draw together concentrate resources and focus conservation efforts for heritage items and sites.</li> <li>Undertake a review of the District Plan list of heritage buildings to ensure it is still relevant following the Canterbury Earthquakes</li> </ul>	Ongoing  2015/2016  Ongoing  District Plan Review
39	<b>PROVIDING PUBLIC ART WITHIN THE DISTRICT</b> <ul style="list-style-type: none"> <li>The district has very little public art and limited opportunities for the public to see and participate in the arts are inequitable across the district.</li> </ul>	<ul style="list-style-type: none"> <li>Give consideration in future developments and existing public spaces to more opportunities for the public to experience the arts as observers and participants and provide more public art.</li> <li>Council in partnership with other agencies will promote and encourage greater participation in the arts.</li> </ul>	Ongoing  Ongoing

	Issues	Actions	Implementation
40	<b>HOUSING CHOICE</b> <ul style="list-style-type: none"> <li>With a growing population there is a need to provide variety and choice in living environments and housing types</li> <li>There is a need to provide adequate range of services and activities for changing demographics</li> </ul>	<ul style="list-style-type: none"> <li>Require all Area Plans, Structure Plans and ODP's should promote and provide for a mix of housing options that reflect a range of size, density and location.</li> <li>Review Council provisions for medium and comprehensive housing and investigate including similar housing developments in Service and Rural Townships.</li> <li>Change or vary objectives, policies and methods of the district plan to the extent necessary to identify appropriate sites, including brownfield sites, within the existing urban area for intensified residential and mixed-use development and enable comprehensive development of these sites.</li> <li>Investigate how Council may facilitate and better promote provision of older persons housing</li> </ul>	Ongoing  Ongoing  To be provided to the Minister by June 2014  Ongoing
41	<b>AFFORDABLE HOUSING</b> <ul style="list-style-type: none"> <li>There is a need to provide affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>Central government and Council to investigate mechanisms to encourage the provision and retention of affordable housing within proposed new residential developments.</li> </ul>	Ongoing
42	<b>PAPAKAIANGA HOUSING</b> <ul style="list-style-type: none"> <li>The ability to appropriately service papakaianga housing.</li> </ul>	<ul style="list-style-type: none"> <li>Assist Te Taumutu Rūnanga facilitate Papakaianga housing by undertaking a feasibility study to consider the issues and costs faced with such a development.</li> </ul>	Ongoing



3.3 DEVELOPMENT QUALITY

Ensure that future development achieves high quality urban design outcomes to create attractive living environments.

	Issues	Actions	Implementation
43	<div>SUBDIVISION QUALITY</div> <ul style="list-style-type: none"><li>Ensuring that new greenfield or intensification areas are developed in a co-ordinated manner, particularly when made up of multiple landowners.</li><li>Providing sufficient information and guidance to developers to achieve high quality living environments that meet the expectations of Council and the community.</li><li>Creating appropriate transport linkages for pedestrians, cycles and vehicles both within and through greenfield and intensification areas will be difficult to obtain without a wider strategic assessment of township networks.</li></ul>	<ul style="list-style-type: none"><li>Monitor and review the effectiveness of ODPs through an assessment of the urban design merit of subsequent subdivision consents and the quality of built development.</li><li>Monitor and review the effectiveness of the Council's Subdivision Design Guide, Medium Density Housing Design Guide and Commercial Design Guide in achieving high quality living and business environments.</li><li>Review and update the Walking and Cycling strategy.</li><li>Continue to liaise with Canterbury Regional Council regarding the provision of public transport.</li><li>Refer to the Canterbury District Health Board's 'Integrated Recovery Planning Guide' when preparing or reviewing Council Design Guides.</li></ul>	<div>Ongoing</div> <div>Ongoing</div> <div>Ongoing</div> <div>Ongoing</div> <div>Ongoing</div>
44	<div>MEDIUM DENSITY HOUSING</div> <ul style="list-style-type: none"><li>Creating attractive and functional medium density housing is a relatively new challenge for the district, which has traditionally comprised single unit developments.</li><li>Medium density housing has the potential to be poorly designed in order to provide affordable housing options.</li></ul>	<ul style="list-style-type: none"><li>Establish a Medium Density Housing 'working party' with key stakeholders to assess the workability of the existing District Plan provisions and the resultant quality of such housing development.</li></ul>	<div>2014</div>



## Strategic Direction 4

A STRONG AND RESILIENT COMMUNITY



# OVERVIEW

Selwyn residents desire a safe, enjoyable and healthy place to live work and play. The Council contributes to this by providing and facilitating community facilities and activities that add to the wellbeing of the community. There is an association between strong safe communities and desirable outcomes, for example economic growth, social cohesion, improved health, and safety. It is important to consider community needs, choice and cultural heritage in providing for population growth and changes in demographics.

The role of the Council in the community is to champion individual, group and community wellbeing by building and strengthening social and community services and activities and by encouraging economic growth and prosperity in the district, so that people and communities thrive and prosper.

Sustainable community development is about enabling communities to develop their own visions and solutions and to mobilise their own strengths and resources to achieve them. This is predicated on the assumption that people inherently wish to create and sustain a satisfying life for themselves, their families and future generations; and that communities know their own issues, should be able to determine their own future and, through using community development processes, will be best placed to resolve their own problems.

The Council has a key role to play, by supporting community organisations to be self-reliant and resilient by providing facilities, funding, and advisory services to their communities. Where community organisations are unable to provide services and activities for their communities, the Council will provide these services. The Council must also recognise that the pathway towards a solution will not be a straight one, the learning for a community along the journey often being more important than the outcome. Through these actions and approaches, the Council is contributing to the development of strong, resilient communities which can meet their own needs, both in the present and in the future.

## SOCIAL INFRASTRUCTURE

An important aspect to creating and reaching the desired lifestyles for Selwyn communities is the development of a strong and efficient social infrastructure network that enhances the quality of life, equity, law and order, stability and social well-being through:

- community wellbeing;
- safety and security;
- sports and recreation;
- arts and culture;
- justice;
- housing;
- health;
- education.

This helps build strong, safe communities, supports local economic prosperity and enables residents to live healthy and active lives.

By creating strong and efficient social infrastructure and developing community well-being the district will be in a better position to provide for rapid population growth and changing demographics

Two key aspects in providing this growth and change will be the efficient development and on-going maintenance of community facilities and the development of a strong community support network.

## COMMUNITY FACILITIES

The social infrastructure network includes the community facilities, services and networks that help individuals, families, groups and communities to meet their social needs, maximise their potential for development and enhance community wellbeing.

### COMMUNITY CENTRES AND HALLS

The Council has recently adopted the Community Centres and Halls Strategic Plan (CCHSP) to plan for the future provision and management of community centres and hall facilities for the next 30 years. The CCHSP aims to maximise the usage of community halls and centres by using a network type approach to understand the function and need

of each hall or centre to the wider community.

#### SWIMMING POOLS

The district contains seven outdoor community swimming pools located at:

- Southbridge
- Sheffield
- Prebbleton
- Leeston
- Darfield
- Courtenay
- Halkett

The Selwyn Aquatic Centre (opened June 2013) is the district's first indoor facility and has been constructed due to community demand for a year round facility for all ages and in particular access to learn to swim for children. The building has been designed to allow future expansion, both for additional pools or sports and fitness facilities; an important aspect when considering a community facility in a growing area.

#### LIBRARIES

Library services in Selwyn District were provided by volunteers for decades prior to local government amalgamation in 1989. There are five libraries located within Selwyn District:

- Darfield
- Leeston
- Lincoln
- Rolleston
- Mobile library bus

New libraries have been constructed and completed in Darfield, Leeston and Lincoln. A new library is planned for Rolleston and is included for consideration as part of the Rolleston Town Centre Master Plan. There are also two part-time volunteer libraries which are not owned or run by the Council.

#### RESERVE OR OPEN SPACE AREAS

The Council owns and operates 29 reserves covering over 390 hectares of land. The majority of the recreational reserves are managed by volunteer Management Committees, supported by Council staff.

These include sports grounds, children's playgrounds, picnic and barbecue areas, camping spots, gardens, scenic areas and nature and heritage reserves.

#### COMMUNITY SUPPORT

It needs to be recognised that while a strong physical foundation (community facilities and other infrastructure) is critical, provision of facilities alone is not enough to promote positive community wellbeing.

A community development approach to social infrastructure planning involves Council ensuring the community are empowered and involved in shaping future social infrastructure needs as Selwyn grows.

The Selwyn District Council provides advice and support to communities, including:

- Providing support and advice to local community organisations (eg about funding, legal issues, etc).
- Providing or promoting events and social/recreational programmes for the community (eg holiday programmes, day clubs for older adults).
- Information on health and social services available in the district.
- General community information on living in, working in and visiting Selwyn District.
- Promoting safe communities in partnership with Neighbourhood Support NZ, Police, health authorities and providers
- Youth activities and services.
- Making new residents feel welcome.
- Promotion and support of volunteering.

By creating strong and efficient social infrastructure and developing community well-being the district will be in a better position to provide for rapid population growth and changing demographics.

To achieve the intent of this direction, two key objectives have been identified:

- 4.1 Community Facilities
- 4.2 Community Support

## 4.1 COMMUNITY FACILITIES

Contribute to the needs and aspirations of each community by creating accessible and functional townships and by providing efficient and effective facility infrastructure.

	Issues	Actions	Implementation
45	<b>EXISTING COUNCIL FACILITIES</b> <ul style="list-style-type: none"> <li>• Some community facilities, particularly community centres and halls, are struggling to provide an appropriate level of service for the current and anticipated population growth.</li> <li>• Many of the township hall buildings were built as memorial halls after the world wars and are over 50 years old and some over 100 years old. As such many of these buildings need refurbishment to bring them up to modern standards to meet community expectations.</li> <li>• The Canterbury earthquakes have led to a need to consider community facilities structural standards and whether they are suitable and safe for continued public use.</li> <li>• Some community facilities are underutilised by the community in terms of their capacity for use.</li> <li>• The volunteer framework for the governance of community facilities requires a degree of expertise in facility management, recreation programming and marketing. These expertise are not always retained under the current governance framework and there is a reliance on Council support and advice.</li> <li>• Funding and investment in community facilities is limited to rates and user charges (for SDC managed and owned facilities)</li> </ul>	<ul style="list-style-type: none"> <li>• Area plans should identify community facilities needs and location with a focus on a clear township network to help determine what facilities and services are needed where. This will ensure efficient allocation of facilities and resources.</li> <li>• Develop standards for community facilities that outlines a ratio of facilities and/or services to a given population.</li> <li>• The implementation of CCHSP with on-going monitoring and review to increase the value of these centres for the communities they serve.</li> <li>• To ensure community facilities remain viable, other opportunities for investment must be considered and explored (e.g grants, pay-to-play options and business activity)</li> </ul>	<p>2014/2016</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>



## 4.2 COMMUNITY SUPPORT

Support the wellbeing of the community by providing advice, opportunities, education and information

	Issues	Actions	Implementation
46	<b>CONSIDERATION OF NEW COUNCIL FACILITIES</b> <ul style="list-style-type: none"> <li>Leeston has no dedicated community hall facility with the rugby club and community meeting room at the Leeston Library acting as a substitute at present.</li> <li>Rolleston's library is undersize and the Rolleston Community Centre is at capacity to effectively serve the community</li> </ul>	<ul style="list-style-type: none"> <li>As Leeston is a Key Activity Centre and supports a wide local area consideration should be given to the development of a Leeston Community Hall or similar facility.</li> <li>Implement the Rolleston Town Centre Master Plan</li> </ul>	Consideration as part of the Area Plan  Ongoing
47	<b>OPEN SPACE / RECREATION</b> <ul style="list-style-type: none"> <li>Social and demographic changes are altering the needs for and demands on open space and recreation facilities at district, township and neighbourhood levels.</li> </ul>	<ul style="list-style-type: none"> <li>Review the need and demand for open space and recreation facilities and how these may be changed or improved to best meet the changing needs of the district residents.</li> <li>The Area Plan for Malvern will identify and consider the McHugh's Plantation as significant recreational opportunities for the district.</li> </ul>	Ongoing  2015/2016

	Issues	Actions	Implementation
48	<b>SUPPORT OF COMMUNITIES</b> <ul style="list-style-type: none"> <li>Communities will become larger and more diverse and it will be important for Council to provide assistance to help communities identify and address their needs, which in turn will strengthen and bring together communities.</li> <li>Smaller community groups may not have the skills or experience to fully capitalise on the increased population growth. This will likely be more of an issue to service and rural activity centres with there being a lot of focus on developing the Key Activity Centres</li> </ul>	<ul style="list-style-type: none"> <li>Engage with communities early in Council developments and projects either directly or through community boards, township committees and Te Taumutu Rūnanga to ensure communities are involved, informed or understand the process being undertaken.</li> <li>Provide advice, education and information to communities and groups to identify and address their needs to continue their development and ensure they are strong.</li> <li>Area plans and structure plans to consider to social infrastructure planning and provisions.</li> <li>Monitor and review of Service and Rural townships health, social and community service needs</li> </ul>	Ongoing  Ongoing  2014/2016  Ongoing
49	<b>DEMOGRAPHIC CHANGE</b> <ul style="list-style-type: none"> <li>Selwyn District is experiencing a demographic change to an older population with a large youth and family demographic and social services need to react and provide for these age groups</li> </ul>	<ul style="list-style-type: none"> <li>Increase promotion and facilitation of recreation and community programmes, to meet the needs and interests of residents of all ages and cultures needed to enable support their local areas.</li> <li>Advocate for appropriate educational, health and social services for the district.</li> </ul>	Ongoing  Ongoing
50	<b>NON-COUNCIL COMMUNITY SERVICES</b> <ul style="list-style-type: none"> <li>There is a lack of adequate non-council services (e.g. education, health, emergency services, social development, and justice) in the district to robustly support an increase in population</li> <li>There is increasing pressure for schools in the eastern areas of the district, particularly in Rolleston and Lincoln.</li> </ul>	<ul style="list-style-type: none"> <li>Increased and proactive collaboration (e.g. through working parties) with lead authorities on non-council services, particularly health and education issues.</li> <li>Council to continue to work with the Ministry of Education to ensure progress on identifying education needs and school sites. Priority should be given to Rolleston and / or Lincoln as key growth areas.</li> </ul>	Ongoing  Ongoing





## Strategic Direction 5

SUSTAINABLY MANAGING OUR RURAL AND NATURAL  
RESOURCES



# OVERVIEW

The Selwyn District is one of the largest districts in New Zealand and is predominantly of a rural nature with 99% of the area zoned for rural purposes. There are six different areas with the rural zone being:

- Inner Plains;
- Outer Plains;
- Port Hills;
- Malvern Hill and;
- High Country

The Inner and Outer Plains have the highest development rate of the rural zones and make up 29% of the overall district area (Inner Plains – 3% and Outer Plains – 26%). Approximately 25% of all new dwelling consents are issued to the rural zone with 91% of these to the Inner and Outer Plains. Rural growth (new dwellings) outside these two areas is very small and inconsequential in terms of rural growth issues.

Throughout the district there are also areas of significant natural values waterways and bodies and outstanding natural landscapes and features that are of importance to the Selwyn community especially Te Taumutu Rūnanga.. These sites and features, along with the rural nature of the district, help shape and form the character of the district and provide the people with a connection to the environment, which is particularly important to Te Taumutu Rūnanga

## NATURAL VALUES - OUTSTANDING NATURAL LANDSCAPES

The district has a number of outstanding natural areas and features that are of national importance. These include the Outstanding Natural Landscapes (ONL) of the Port Hills, and large parts of the High Country, including the Arthurs Pass National Park. Outstanding Natural Features include the Waimakariri and Rakaia Rivers, Te Waihora / Lake Ellesmere, numerous high country lakes and the Southern Alps.

## BIO-DIVERSITY

Indigenous bio-diversity in the Selwyn District has been significantly reduced over time, with there being less than 0.5% remaining on the Canterbury

Plains. The Selwyn District Council has 115 significant indigenous natural areas identified and a framework in place for protecting these and identifying new areas. However other than in the national parks and reserves of the High Country, very few of the remaining remnants of indigenous habitat are managed or formally protected for their ecological values.

## WATER MANAGEMENT

Selwyn’s water resources are vitally important to the district as lakes, rivers, streams and aquifers are used for power generation (Lake Coleridge), agricultural production and drinking water, as well as for a range of customary and recreational uses. Water is an essential and integral part of the connection between the Taumutu Rūnanga and their takiwā

In recent years the District’s water resources have been coming under pressure. Aquatic health of lowland streams, high country lakes and groundwater has continued to decline, there has been a loss of cultural and recreational opportunities, and the availability of water for use by agriculture is becoming less reliable. There is now a widely held view that continuing along the present path for managing water will lead to unacceptable environmental, social, cultural and economic outcomes.

The Canterbury Water Management Strategy (CWMS) addresses critical water management issues facing the region, including the Selwyn District. The CWMS provides a strategic approach to water management that aims to restore community expectations as well as the trust and confidence between the various interests in water resources.

The CWMS divides the Canterbury region into ten management zones, of which the Selwyn Waihora Zone takes in the majority of the Selwyn District. Each management zone is headed by committees used as the mechanism for consultation, assessment and decision making across Canterbury. The role of the Selwyn Waihora Zone Committee

is to work with the community to prepare a Zone Implementation Programme (ZIP). This outlines a series of actions for integrated water management for the Selwyn Waihora Zone.

#### RURAL DEVELOPMENT

Table 7 of the Background Report highlights the building consent numbers and their location from 2007 – 2013. From a strategic point of view increased development and population to urban environments and the eastern areas of the district is desired to focus infrastructure such as services, community facilities, transport and recreation developments.

Documents like the LURP and RPS seek to provide and consolidate growth around townships. This ensures township viability and protects rural character and productivity, which benefits the rural economy and so the district economy. The future growth direction will be more urban focused with the urban rural growth split being more 80/ 20 rather than the historical 75 / 25 split.

A potential major influence on the rural environment will be the resulting landuse changes from secure and reliable water source for irrigation resulting from the CPW Scheme. This is anticipated to result in landuse intensification from beef and sheep farming to dairying as well as process cropping and horticulture.

The Rural zone of the District is broken up into five rural areas being the Inner Plains, Outer Plains, Port Hills, Malvern Hills and the High Country. The two main development areas of the rural zone are the Inner Plains and the Outer Plains.

#### INNER PLAINS

The Inner Plains is a belt of rural land to the eastern part of the district and provides for subdivision down to 4ha. It is the most developed rural environment in the district. Although the zone may appear relatively developed 37% of the land area is held in land holdings over 20ha in size and so there is a considerable area of undeveloped land still

being traditionally farmed. This retains a sense of rural farming character in conjunction with the rural lifestyle blocks catered for and anticipated under the District Plan.

#### OUTER PLAINS

The Outer Plains zone encompasses the majority of the flat land in the district and provides for subdivision down to 4ha. Behind the Inner Plains is the second most developed rural area in the district. The outerplains Although the development rights to 20ha have been in place for some time 82% of the land area in the Outer Plains is in land holdings over 60ha in size with 60% of all landholdings being over 100ha in size.

#### SUMMARY

It is important to recognise, protect and enhance a sense of place by maintaining and protecting the districts natural values and rural character. To ensure these values are maintained two key strategic objectives have been identified:

- 5.1 Natural Connections
- 5.2 Rural Context

## 5.1 NATURAL CONNECTIONS

Explore opportunities for enhancing natural resources while managing the effects of urban growth.

	Issues	Actions	Implementation
51	<b>TE WAIHORA / LAKE ELLESMERE</b> <ul style="list-style-type: none"> <li>Land uses have affected water quality in Te Waihora/ Lake Ellesmere and its tributaries, which has affected natural and cultural values and beliefs associated with the lake.</li> <li>Drainage management and maintenance practices effect water quality desired environmental and cultural outcomes for Te Waihora/ Lake Ellesmere.</li> <li>Increased pressures on high cultural value and mahinga kai areas, for example Coopers Lagoon and Te Waihora/Lake Ellesmere from increasing development</li> </ul>	<ul style="list-style-type: none"> <li>Recognise relationships and practices of Mana whenua as kaitiaki over land, waahi tapu and other taonga. In recognising this Council should will proactively engage Te Taumutu Rūnanga and develop working partnerships in relation to the development of Council projects and documents.</li> <li>Continue to develop Integrated Stormwater Management Plans in partnership/co-operation with Te Taumutu Rūnanga.</li> <li>Seek to improve water quality of the districts lakes and rivers, particularly Te Waihora / Lake Ellesmere, through education and awareness, encouraging appropriate planting along water races and drains and engaging Te Taumutu Rūnanga in the water race / drain networks development and maintenance.</li> </ul>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>
52	<b>RIVERS WITHIN THE DISTRICT</b> <ul style="list-style-type: none"> <li>Environmental flows in Selwyn's rivers need to be maintained if river character, ecosystems and recreational uses are to be protected.</li> </ul>	<ul style="list-style-type: none"> <li>Give consideration to the Canterbury Water Management Strategy and the implementation of the Zone Implementation Programme (ZIP) and ZIP Addendum in Council policy development to help facilitate the maintenance of habitats and ecosystems to protect indigenous biodiversity.</li> </ul>	Ongoing
53	<b>OUTSTANDING NATURAL AND CULTURAL LANDSCAPES</b> <ul style="list-style-type: none"> <li>An increase in growth can lead to an increase in landuses and developments, which may have adverse effects on outstanding natural and cultural landscapes.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to monitor development in the High Country, Outstanding Natural Landscapes/ Features to ensure existing provisions are protecting their character, amenity, cultural and heritage values are being retained.</li> <li>Investigate, as part of a review of the District Plan, identifying historical and cultural landscapes e.g Te Waihora Cultural Landscape/Values Lake Management Area.</li> </ul>	<p>Ongoing</p> <p>District Plan Review</p>

## 5.2 RURAL CONTEXT

Strive to maintain Selwyn District's identity and character that stems from its productive rural economy, landscapes and iconic rural outlooks.

	Issues	Actions	Implementation
54	<b>LOSS OF BIODIVERSITY IN THE DISTRICT</b> <ul style="list-style-type: none"> <li>There is a continued loss of and/or damage to indigenous flora and fauna and habitats, including their associated cultural and amenity values throughout the whole district and there is a lack of robust and certain protection for much of the remaining indigenous biodiversity remnants outside of the public estate.</li> </ul>	<ul style="list-style-type: none"> <li>Review the present management framework for bio-diversity protection to determine how best to deliver on Council's responsibilities. Consideration could be given to: <ul style="list-style-type: none"> <li>Council developing an Indigenous Biodiversity Strategy that factors in all the various policy documents and non-statutory implementation programmes/ action plans;</li> <li>The efficiency and effectiveness of the non-regulatory programme and where the focus of that programme should be;</li> <li>Resourcing community based protection and restoration/management projects;</li> <li>Managing indigenous vegetation on private and public land;</li> <li>Prioritising the regulatory work stream over the non-regulatory areas and;</li> <li>Review vegetation clearance objectives, policies and rules in the District Plan.</li> </ul> </li> </ul>	2015/2016
55	<b>WATER RACES</b> <ul style="list-style-type: none"> <li>Water races are increasingly being underutilised as other forms of irrigation become available and raises issues with how they will continue to be maintained and funded.</li> </ul>	<ul style="list-style-type: none"> <li>Give consideration to how water races and drains are rated to ensure they are fairly and evenly funded.</li> <li>Give consideration to the benefits of closing water races</li> </ul>	Ongoing  Ongoing
56	<b>MONITORING</b> <ul style="list-style-type: none"> <li>There is a lack of state of the environment monitoring by Council.</li> </ul>	<ul style="list-style-type: none"> <li>Undertake State of the Environment monitoring</li> </ul>	Ongoing

	Issues	Actions	Implementation
57	<b>SUBDIVISION IN THE RURAL AREAS OF SELWYN</b> <ul style="list-style-type: none"> <li>Development and subdivision may threaten the rural character and productivity.</li> <li>The use of legal mechanisms to create undersized lots in the rural area potentially undermines the District Plan density provisions and adversely affects the rural character, amenity and production.</li> </ul>	<ul style="list-style-type: none"> <li>Undertake historical and on-going monitoring on subdivision and development in the rural area to provide a clear picture of the rate of growth and the degree of impact this is having on the rural environment.</li> <li>An issues and options paper on the use of open space covenants be undertaken.</li> <li>An issues and options paper on whether the rural density of the Outer Plains should be changed should be undertaken</li> </ul>	Ongoing  2014/2015  2014/2015
58	<b>IMPACT OF CENTRAL PLAINS WATER SCHEME</b> <ul style="list-style-type: none"> <li>The CPW scheme will result in more intensive landuses and an increase in employment from the anticipated landuse changes and intensification. This may alter the character of the rural environment by with pressure to increase residential density levels to provide for on-site workers accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>An Area Plan for Malvern should consider how to appropriately control a potential intensification and increase in landuse and employment from the CPW scheme to consolidate urban growth and protect the rural character and amenity.</li> </ul>	2014/2016
59	<b>IMPACT OF URBAN GROWTH TO THE RURAL SECTOR</b> <ul style="list-style-type: none"> <li>Urban land uses and developments spreading into the rural environment which may have adverse effects on rural character and productivity.</li> </ul>	<ul style="list-style-type: none"> <li>To protect the rural environment further focus should be to consolidation of urban / rural residential growth in and around townships through: <ul style="list-style-type: none"> <li>Area plans;</li> <li>A density review and;</li> <li>A rural growth assessment.</li> </ul> </li> </ul>	Ongoing





## Governance and Monitoring

# OVERVIEW

This section outlines who is responsible for the governance and monitoring of the initiatives outlined in Selwyn 2031. Responsibilities for delivering Selwyn 2031 will lie with the Planning, Assets, Community and Financial departments of the Council or a mix of these. It is likely that although one department will take a lead role in implementing any one initiative there will likely be a need for input from all departments of Council and other key stakeholders. Implementation of the initiatives will be through a mix of regulation, direct policy change, intervention, collaboration and advice.

## MONITORING AND REVIEW

Implementation of Selwyn 2031 will include robust and on-going monitoring to inform Council about the effects and actions of implementing initiatives and how successful or otherwise these may be. This will enable assessment of each initiative and how it contributes to the overarching directions of Selwyn 2031.

## DATA

To ensure effective monitoring there needs to be robust, high quality data to help identify trends and the effects an implemented initiative is having. Effective and efficient monitoring will help in understanding changes in the environment and society to determine the effectiveness of any given initiative. This will enable decision-makers to see what has changed, how this relates to the action taken, whether the initiative is actually being achieved and where further action may be required.

In implementing an initiative will be required to outline its own monitoring regime regardless of scale. It will be important that Key Performance Indicators (KPIs) be established to focus any monitoring efforts. Any KPI's developed will have to be clear and measurable to ensure the desired outcomes of an implemented initiative can be assessed.

## ANNUAL REPORTING

An annual / 6 monthly Selwyn 2031 Monitoring Report will be a key assessment tool and will

summarise progress on implementing initiatives and assessing the extent to which implemented initiatives have achieved desired outcomes. Key monitoring programs will include:

- Housing land availability and uptake
  - Dwelling consents
  - Greenfield land development and uptake
  - Vacant residential land
- Business land availability and uptake
  - Annual business monitoring report (e.g. Retail Review, Retail Leakage Monitoring)
  - Vacant industrial land
  - Infrastructure supply and capacity
- Water and sewer connections register for each township
- State of the Environment Report

## GOVERNANCE

A clear work programme and a robust monitoring system is key to the successful implementation the Selwyn 2031 initiatives and ensuring the desired outcomes are being achieved. Sound working relationships between the departments and other agencies responsible for implementation is also an important factor in the success of Selwyn 2031

To ensure the Strategy is being implemented in accordance with the implementation plan and time frames, a formal governance structure will be developed to ensure the initiatives are implemented, reviewed and to provide an avenue for community participation. To ensure strong commitment to the Strategy this governance structure will continue implementation of the Strategy beyond the triennial election cycle.

The implementation arrangements or governance structure for Selwyn 2031 will consist of:

1. Advisory Committee
2. Strategy and Management Group
3. People's Panel

## ADVISORY COMMITTEE

This committee will be made up of Councillors, township and community board members and

Te Taumutu Rūnanga representatives. It will be representative of the community, encourage community engagement and provide a clear avenue for community voices to be heard on the progress and outcomes of Selwyn 2031. The committee will provide the overarching direction on the implementation of Selwyn 2031, taking into consideration the rural, township, local and regional context.

STRATEGY AND MANAGEMENT GROUP

This group will consist of Councils Executive Management Team and second tier managers. Where the Advisory Committee provide an overarching direction on implementation process through contact with the community, the Strategy and Management Group will ensure that Selwyn 2031 is being implemented in a timely fashion in line with the overall vision. This group will specifically direct the implementation based on results of the monitoring programme and advice from the Advisory Committee. This group will ensure the implementation program is on track and where necessary, further action or change.

PEOPLE’S PANEL

To further strengthen this part of Selwyn 2031 and to further promote dialogue and community engagement it is recommended that a people’s panel also be established as part of the governance and monitoring section of Selwyn 2031. The people’s panel would provide an opportunity for Selwyn residents to have their say and input into the implementation of Selwyn 2031 and be a sounding-board for future policies and decisions, in conjunction with the advisory committee and strategy management group. An example of a people’s panel initiative is that set up by the Dunedin City Council. This example is email-based, and uses online surveys that are sent to panel members about every 6-8 weeks. Panel members are emailed a high-level summary of what other panel members said, and what will be done as a result of the feedback from the Panel.

IMPLEMENTATION SUMMARY TABLE

	A more sustainable urban growth pattern	A more prosperous community	A great place to live	A Strong and Resilient Community	Protecting our rural and natural resources
Outcomes	Actions	Actions	Actions	Actions	Actions
District-wide strategic planning	1, 3, 4, 6, 10, 13, 16 , 21, 22	23, 24, 26, 27, 28, 29, 32	35, 40	45	58, 59
New Strategic Developments	1, 2, 7, 9, 11	26, 29			
Building on our economic strengths	4	24, 26, 27, 28, 30, 31			
Integration of land use and infrastructure	2, 7, 12, 14, 15, 16, 17, 19, 20, 21,	20, 23, 33, 34	35, 43	46	51, 65
Protection of our existing character	1, 2, 4, 11, 21, 22	27	35, 38		51, 52, 53, 54, 55, 57, 59
Better transport links	18, 21	33, 34	36, 43		
Improved supply of housing types		25	40, 41		
Enhancing our cultural connections	5		35, 37, 38, 39, 42	48, 49	51, 55
Strengthening our community’s wellbeing			39, 40, 41	45, 46, 48, 49, 50	
Higher quality living and business environments	2, 4, 21	25, 26	35, 36, 42, 44	47	59
Better Monitoring	2, 8	27	43	48	56



# DEFINITIONS

**Area Plan:**  
A non-statutory long-term strategic urban growth plan covering a wide geographic area and incorporating a number of townships.

**Master Plan:**  
A non-statutory long-term detailed strategic plan for a localised discrete area, primarily focusing on the scale, location and type of residential, business and community activities.

**Outline Development Plan:**  
A statutory plan, or a series of plans and associated text, that set out how a particular area of land is to be developed for residential and/or business purposes, including provision for roading, infrastructure, open space, housing densities, business activities and community facilities.

**Rural Residential Development Plan:**  
A non-statutory long-term strategic plan for managing the location and quantum of low-density rural-residential development.

**Structure Plan:**  
A non-statutory long term strategic urban growth plan covering a specific township.