In The Matter of the Resource Management Act 1991 ("the Act") And

In The Matter Plan Change 69 – Lincoln

OFFICER COMMENTS OF MURRAY ENGLAND

Introduction

1. My name is **MURRAY RUSSELL ENGLAND.** My qualifications are BE (Environmental) and NZCE (Civil).
2. I am the Asset Manager – Water Services for the Selwyn District Council ("the Council") and I am authorised to present this statement on its behalf. I have been employed by the Council since March 2009 initially holding the position of Stormwater Engineer and since May 2012 the position of Asset Manager Water Services.
3. I have the responsibility of managing Council's 5 waters which include Potable Water, Wastewater, Stormwater, Land Drainage and Water Races.
4. I have been involved in providing advice on behalf of Council to the applicant. This has included assessment of the application and the Request for Further Information (RFI) processes.
5. I have read in particular the:
   - *Infrastructure Report* prepared by Inovo Projects October 2020
   - *Stormwater Concept Design Report* prepared by E2Environmental October 2020
   - *Wastewater Capacity Assessment* prepared by WSP October 2020
   - *Water Capacity Assessment* prepared by WSP October 2020

- *Odour Assessment* prepared by Golder February 2020

6. This evidence considers the plan change request in relation to the water supply, wastewater system, and stormwater network operated by Council which will be impacted by this plan change. I have not specifically addressed relevant submission points that have been made by submitters, as I understand that my comments cover matters raised by the submitters.

Water Supply

7. The Lincoln Water Supply provides secure untreated groundwater to the Lincoln community from bores M36/1862, M36/1965, M36/5377 BX23/0510, BX23/0300, and BX23/0862. These bores supply water to the network either direct online or via reservoir and booster pump stations (**Refer Appendix 1**) . Several other wells are planned or drilled, but not yet operational.

8. Water take consents (CRC183459, and CRC200826) limit the maximum rate of water take based on a range of controls (Table 1). The maximum total water take from the water supply network is limited to 1,345,544 m^3/year.

Table 1 – Consented water take for the Lincoln water supply scheme

Consent number	**Bores**	**Water take limits**
CRC183459	M36/5377 BX23/0510	35l/s 70l/s Max annual volume 453,600 m3
CRC200826	M36/1862 M36/1965 BX23/0300 BX23/0862	50l/s 18.9l/s 100l/s 140l/s Max annual volume 892,944 m3

9. Over the last 3 years, the maximum supply demand was 5,883.7[1] cubic metres per day and 973,254 cubic metres per year. This means consented capacity for some growth is available.

10. The water supply provides 'on-demand' connections via water meters.

Future Growth Demand

11. In response to the accelerated growth within the Selwyn District, hydraulic models have been used to plan future water infrastructure for a number of water supplies including Lincoln.

12. The master planning provides an assessment of the sizing and timing of new infrastructure for new reservoirs, water sources (bores) and pipelines to service growth. Part of the master planning requires a water balance to be developed to forecast growth, using historical peak demand per household. The water balance forecasts the peak instantaneous flow per year versus the water resources available to determine the staging of new bores.

13. Lincoln is expected to see significant growth over the next 30-years. Capacity upgrades are proposed to meet this growth including additional water sources (bores), storage and pipeline infrastructure. Recently Council adopted the 2021 – 31 Long Term Plan which included budget for further development funded, capacity upgrades on the Lincoln water supply.

14. As the township grows the consented allocation will be put under pressure. To ensure that growth is appropriately integrated with the provision of infrastructure, and planned growth is able to be serviced, priority of water allocation needs to be given to those areas already zoned for development within the Lincoln growth boundary.

15. I confirm that this plan change area is outside Lincoln growth boundary and therefore, should the plan change be approved in whole or in part, consented water should be vested in Council.

16. The applicant has in their RFI response confirmed that *'Existing consents for water*

[1] Jan 2021

abstraction within the plan change areas as follows;

- *CRC042703 - to take and use water from Springs Creek for the spray irrigation of 70 hectares (maximum rate 70 L/s, 42 L/s when flow in LII drops). Being a water take from surface water this consent is unable to be transferred and will be surrendered if the plan change is successful.*
- *CRC001158 - to take and use water from bore M36/1419 at max rate of 42 L/s, volume not exceeding 73,030 m³ in any period of 21 consecutive days. Bore M36/1419 is a 27m deep bore of diameter Ø200mm, located close to Springs Road.*
- *CRC152245 - to take and use water from bore M36/3531 at a max rate of 26.3 L/s, volume not exceeding 978 m³ /day, and 119,044 m³/year. M36/3531 is a 19m deep bore of diameter Ø150mm, located near the intersection of Collins Road & Springs Road.*

The consents to take groundwater for irrigation purposes could possibly be transferred to Council, the applicant is willing to discuss the options at a further state in the future, likely during subdivision design stage.'

17. *I note that resource consents CRC001158 and CRC152245 are estimated to have a total annual volume of 701,444 cubic meters which would help satisfy the demand from the proposed development* if they were to be transferred to Council.

18. Provision of land within the plan change area will likely be required for water treatment, storage and pumping to ensure adequate provision of water. Land can be vested at time of resource consent for subdivision (**Refer Appendix 2**).

Fire Fighting Capacity

19. The Lincoln scheme was designed as a domestic supply and complies with the NZ Fire Fighting Code of Practice.

20. The Infrastructure Report accompanying the plan change states that *"The internal pipework within the development will be designed to accommodate peak demand including provision for fire-fighting demand in accordance with SDC's Engineering Code of Practice and SNZ/PAS 4509:2008 Fire Service Code of Practice."*

21. The Council requires that all new subdivisions are to be designed and constructed in accordance with the Selwyn District Council's 'Engineering Code of Practice'. Section 7.5.4 – Fire service requirements, which includes the following requirement:

"The water supply reticulation should comply with the Fire Service Code of Practice. In particular, the reticulation must meet the requirements for firefighting flows, residual fire pressure and the spacing of hydrants.

Location of hydrants shall comply with SNZ PAS 4509: 2008 with minimum hydrants spacing of 135 metres. Blue RRPM's (cat eyes) shall be installed to offset from the road centreline adjacent to all hydrants. Hydrant Marker posts are to be installed to comply with Section G3.4 of the NZ Fire Service Code of Practice. Hydrant posts are not required in urban areas. The type of hydrant marker required is shown on drawing WS10.0 (see Appendix V).'

22. In addition the Selwyn District Council's 'Engineering Code of Practice'. Section 7.5.4 – Fire service states that:

"Many industrial and commercial sites require the installation of fire services. The site owner is responsible for providing these fire services, which must be designed to meet the requirements of the New Zealand Building Code.
All fire service connections to the Council reticulation will have a meter fitted by Council to detect any unlawful water use.
Do not assume that current pressure and flow will be available in the future when designing private fire services. Pressure and flow available is likely to reduce in the future, due to demand growth and pressure management."

23. In summary, the reticulated water supply for this proposed plan change would need to be designed to meet firefighting standards when either subdivision and/or building (if commercial) consents are sought from Council.

Conclusion

24. In my opinion, there is potential for this plan change request which is outside of the Lincoln growth boundary to be recommended for decline due to water availability limitations.

25. In this instance however, if existing consents CRC042703 (subject to Ecan process), CRC001158 and CRC152245 are vested in Council, I am satisfied that sufficient water can be made available to service this plan change area.

26. I consider that capacity within the reticulated network to service this plan change is available and/or further capacity upgrades are proposed and therefore future water conveyance capacity can be provided. Vesting of land to facilitate capacity upgrades will be required.

27. It is noted that development contributions are payable for any additional lots developed.

Wastewater

General

28. Wastewater from Lincoln is piped to the the Pines wastewater treatment plant (the Pines WWTP) in Rolleston for treated and disposed. Council consulted on the expansion of the Pines WWTP, to cater for growth, as part of the 2021/22 LTP. The Pines WWTP is currently at or near capacity, with upgrades currently underway and additional upgrades planned and budgeted for.

29. The Pines WWTP is designed to be progressively upgraded to accommodate up to 60,000 person equivalents (PE) of incoming flow, with plans to increase the treatment capacity up to 120,000 PE being prepared. The current connected catchment (2021) has a population equivalent of approximately 42,000 - 45,000.

30. Connections from Darfield and from Leeston are planned within the next 3-4 years. These connections along with projected growth are estimated to require additional treatment processes (beyond 60,000 PE) to be developed on site to meet incoming flows. These upgrades are planned and budgeted for within the Selwyn District Council 2021-2031 Long Term Plan, as discussed further below.

Wastewater Conveyance

31. The Lincoln Wastewater system is designed to convey flows to a terminal wastewater pump station in Allendale Lane (the Allendale Lane PS). From this location, wastewater is pumped to the Selwyn Road Pump Station in Rolleston and

on to the Pines Wastewater Treatment plant.

32. The Allendale Lane PS has been designed to pump up to 165 l/s via the existing pressure main. The sequential batch reactor (SBR) tanks constructed prior to the establishment of the pump station have been modified to act as peak wet weather flow buffering in the ultimate design configuration.

33. The existing Lincoln Wastewater ponds also act as an integral part of the wider Selwyn Sewerage scheme allowing emergency storage in the event of outages and temporary diversion of flows.

34. There is limited capacity within the existing Lincoln wastewater pipe network to accommodate the proposed flows from the PC 69 catchment. As such, direct connection to the Allendale Land PS would be required for the ultimate development.

Discussion

35. The applicant has proposed that the PC 69 area is to be serviced by gravity with catchment pump stations. There will be emergency storage required at each pump station to allow for outages within the local network and provide a backup for infrastructure servicing that may be required.

36. The WSP model report provided by the applicant predicts 700m^3 of buffer storage will be required at the Allendale Lane PS to service the proposed plan change. The scenario used to model the impact of the plan change on the receiving infrastructure is for a wet weather day (1 in 5-year ARI 12-hour design event) with high ground water (as observed in June 2014) which is a conservative scenario. However the population in the model is the existing township population (as at 2019) plus the addition of the plan change 69 population.

37. I agree with WSP that buffer storage at the Allendale Lane will be required, however as the modelled scenario does not include the additional growth that will occur in the ESSS catchment into the future (the ultimate scenario) I believe the flows which need to be buffered by the pond are under estimate. Pond storage is further discussed below.

38. Proposed upgrades to the servicing of the southern Rolleston wastewater

catchments will be required to provide sufficient capacity in the Selwyn Road PS to accommodate the future growth within Lincoln, including that for PC 69. This is in consideration of other plan change areas that have been submitted by other applicants in Rolleston, Prebbleton and West Melton. **Refer Appendix 5.**

39. Storage will also be required at the Allendale Lane PS to buffer peak wet weather flows. The construction of the new Rolleston South East Pump Station will also be required before the full flow from PC69 could be received at the Selwyn Rd PS. This work is planned for and budgeted in the 2021 LTP.

Lincoln Wastewater Management Pond

40. The Lincoln oxidation pond was installed in 1986 to provide wastewater treatment for the Lincoln township. At that time the pond discharged to the LII River. When the time came to renew the discharge consent, the Council negotiated an agreement with Christchurch City Council (signed November 1997) allowing pumping of treated wastewater from Lincoln Sewage Treatment Plant to Christchurch City's sewerage scheme. This agreement remains in place today.

41. In 1998 construction of the pump station and rising main from Lincoln through to Christchurch city sewer reticulation was completed. The permitted period of pumping is from 6pm to 4am at a maximum flow rate of 50L/sec. The maximum volume of discharge is 1,200,000m^3 in each financial year.

42. However, the growth of Lincoln was limited by the discharge restrictions as defined in the CCC agreement. Without an alternative solution being adopted, no further growth could occur. Similarly for Rolleston, there would be limited growth without greater capacity of treatment and conveyance being constructed in accordance with the master plan, even on a standalone basis.

43. Council therefore decided to investigate the options available for servicing the wider community to meet current and future needs, and this subsequently formed the basis for the establishment of the Eastern Selwyn Sewerage Scheme.

44. From December 2012 Lincoln township wastewater treatment and disposal has been undertaken at the Pines WWTP (Rolleston) as part of the Eastern Selwyn Sewerage Scheme. The Lincoln oxidation pond is now only used as a contingency

measure in emergency situations for buffer storage.

45. The oxidation pond operates at a normal operating volume of 55,000m^3 (7.0m). It can be raised to 7.6m or an additional 20,400m3. This currently allows for 5-7 wet weather day's storage from Lincoln before bringing the system back on line or having to discharge to either the L2 River (only in extreme circumstances) or Christchurch City.

46. Two consents have been lodged to cover the management of the pond CRC193741 (to discharge wastewater via seepage), CRC193742 (to use land for a community wastewater management pond). These consents are currently on hold. A third consent for the discharge of odour is currently being prepared.

47. The emergency storage is used for, but are not limited to::

- Buffering peak wet weather flows
- Pump failure at the terminal Lincoln pump station
- Pump failure at the Selwyn Rd pump station (Rolleston)
- Maintenance or failure at the Pines Wastewater Treatment Plant
- Any pipe breakages / maintenance on the pressure mains between Lincoln and the Pines wastewater treatment plant

Reverse sensitivity

48. In my view, it is critical that this plan change application does not cause any reverse sensitivity issues which would obstruct the future consenting and operation or lead to an increase in odour or other complaints relating to the Lincoln Pond. If reverse sensitivity issues (including complaints) result in obstructing the future Lincoln Pond consenting and operation, then there will be insufficient wastewater storage capacity to provide for the growth sought to be enabled by the proposed plan change and emergency storage in the event of infrastructure failure within the ESSS network.

49. Should the plan change be approved, I consider there should be measures put in place to avoid reverse sensitivity issues arising from sensitive activities (including residential activities) establishing. I consider that one way this could be achieved is

though the imposition of a setback area, consistent with the existing rule in the Operative District Plan, within the plan change area preventing sensitive activities from establishing. This should include planted areas on the boundary of the site.

50. It is important that the sensitive activities are kept away from the Lincoln pond and therefore 150m off set must be maintained as provided for in the current District Plan for residential areas adjoining the Lincoln pond.

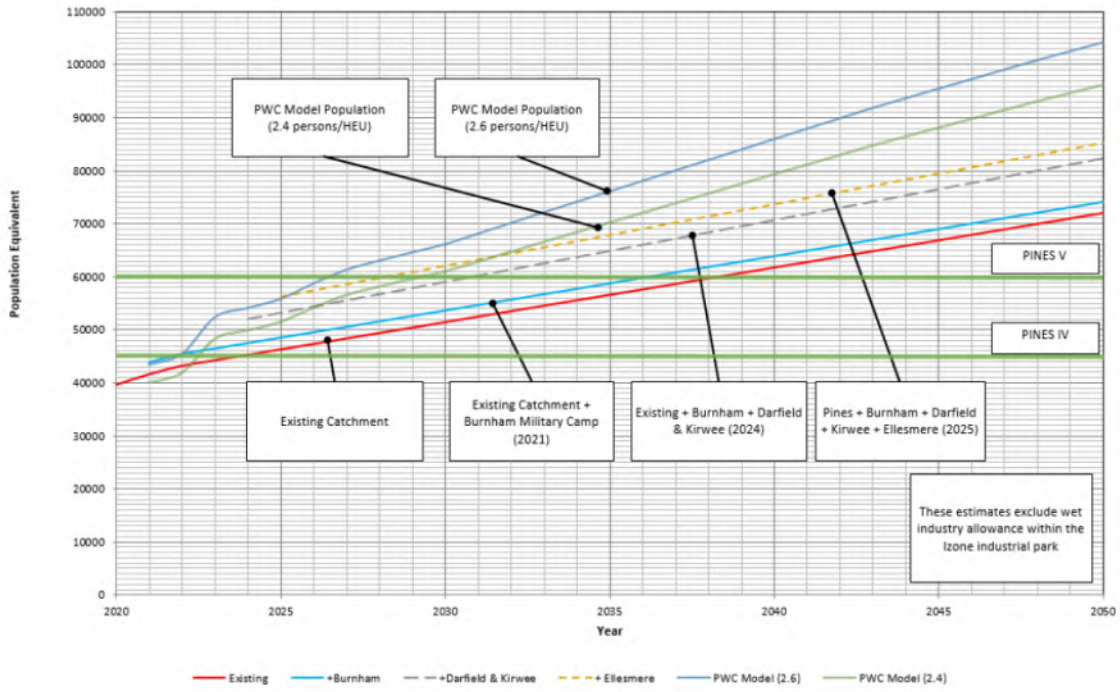
<u>Pines Wastewater Treatment Plant</u>

51. The land surrounding the Pines WWTP has 7 centre pivot irrigators currently irrigating an area of 189 ha, with another 50 ha centre pivot irrigator to be installed this year (2021/22) bringing the total to 239 ha. This equates to servicing for more than 95,000 PE, or more than 75,000 PE if the largest irrigator is not in operation.

52. There are long term plans to expand the irrigation area to cover 302 ha. This equates to servicing for more than 120,000 PE, or more than 100,000 PE if the largest irrigator is not in operation. Ultimately, additional areas within the 486 ha of land consented could be developed for land based disposal, while remaining in compliance with the existing Resource Consent conditions.

Strategic planning

53. Future flows into the Pines WWTP can be estimated by assuming a per capita rate and a modelled future population. Population models have been developed to account for the inclusion of the outlying townships/catchments of Burnham Military Camp, Darfield, Kirwee and Ellesmere. The most recent model was developed in December 2020 by Price Waterhouse Cooper (PWC) and accounts for population densities of either 2.4 or 2.6 people per household equivalent unit (HEU).



54. Council confirmed in the 2021 LTP that Ellesmere, Darfield and Kirwee would connect to Pines WWTP and the NZDF has previously entered into an agreement to connect to Pines WWTP. On this basis, it is projected that the original design for Pines 60,000 PE will be exceeded within the next 10 years.

55. A masterplan has been developed for the treatment plant to confirm what it would take to expand the ultimate treatment capacity to 120,000 PE. Indicative plant layouts are shown in **Appendix 8**. Two options were considered for "Pines 120" (i.e. upgrading Pines WWTP to serve 120,000 PE), as summarised below:

- Option 1 Fully aerobic system (similar to current plant)
- Option 2 Primary treatment + anaerobic digestion

56. Council has budgeted for option 2 (**Refer Appendix 7**) within the long term plan.

Conclusion

57. In my view, this plan change application must not cause any reverse sensitivity issues which would obstruct the future use, consenting and upgrade of the Lincoln pond.

58. Conveyance of wastewater to the Pines WWTP is feasible, but is subject to the timing of critical infrastructure and consenting works, namely the Pines WWTP,

Lincoln Pond and Selwyn Road PS.

59. There needs to be a mechanism to mitigate servicing concerns until network capacity becomes available.

60. Detailing of wastewater servicing within the plan change area will be subject to the engineering approval process.

61. The currently designed wastewater treatment system which is being built in modular stages has an ultimate capacity of up to 60,000 PE. The extension of the Pines WWTP to 120,000 PE capacity has been identified and funded in the LTP, with design and consenting works programmed for the forthcoming years, to allow for development within the district, including that proposed in this plan change request.

62. Should this plan change area be approved, it is noted that development contributions are payable for any additional lots.

Stormwater

63. It is anticipated by the applicant that stormwater will be managed within Stormwater Management Areas (SMA) with the design of these areas following the process laid out in the Waterways Wetlands and Drainage Guide WWDG (CCC, 2012). The SMA, as confirmed by the applicant, will consist of:

    - *"A first flush basin to capture and remove total suspended solids in the runoff generated by the first 20 mm of rainfall on the catchment (primary treatment);*
    - *A wetland to provide water quality polishing in rainfall events up to the first flush depth of 20 mm (secondary treatment), and provide live storage in large rainfall events exceeding the 20% AEP event; and*
    - *A detention basin to provide water quantity attenuation in large rainfall events greater than the first flush event, but up to the 2% AEP."*

    I am comfortable that the stormwater management process proposed by the applicant is appropriate for the site.

Flooding

64. The Outline Development Plan proposed for PC 69 shows a large area to the South

East of the site being identified for the SMA and Living X zone. Although locating the SMA at the lower end of the site near the ultimate discharge point is appropriate. I note that this area is low lying and historically shown to be susceptible to flooding. This is shown by the flood photos taken post the June 2013 flood event in **Appendix 9** and further by the Flood photos taken March / April 2020 which were not the result of rainfall but the backing up of the L2 River due to high weed growth restricting flows in the river **Appendix 10**.

65. The Selwyn District Council, 2019, Selwyn's flooding and Coastal Hazards map included as Figure 4 within the Applicants Stormwater Concept Design Report by e2Environmental Ltd shows a large area of the site is subject to inundation in a 0.2% AEP flood even. This, along with high groundwater in the area will make maintaining live flood storage difficult and therefore this SMA area will either need to be oversized to cater for periodic consumption of this volume and/or by providing increased off-set storage volume further up in the plan change catchment.

66. Any filling of land within the 500yr ARI flood management zone should be offset by equivalent volume of usable storage within the catchment.

67. I consider that prior to any resource consent being lodged, detailed monitoring and modelling of the L2 river is required along with the SMA to ensure flooding within the L2 River and catchment is not worsened by the development and that the SMA functions in a wide range of river flow and depth scenarios.

68. Resource consent for stormwater discharge from Environment Canterbury will be required before any subdivision consent can be approved.

Springs and waterways

69. The applicant shows on the 'Blue Network' layer of the Outline Development Plan the diversion of the Lincoln Main Drain along the northern boundary. The Servicing report states that '*The Lincoln Main Drain is to be diverted to the northern boundary of the site. This presents the opportunity to naturalise and enhance the amenity values of this drain. This will not affect its primary function as main drain outlet to the Te Whāriki subdivision*'.

70. The proposed diversion is supported and the opportunity to widen and naturalise

this channel is encouraged. This feature should be shown on the ODP.

71. Keeping the spring and stormwater channels separate as identified by the applicant is approprate. The applicant acknowledges within the application that the avoidance of mixing of clean spring waters and untreated stormwater runoff should be avoided. .

Conclusion

72. There is a viable means to dispose of stormwater for this plan change area.

73. Clean spring water and untreated stormwater should be segregated.

74. The diversion of the Lincoln Main Drain to the northern boundary of the site to form a naturalised and enhance the amenity is encouraged. This feature should be shown on the ODP.

75. I would recommend that a stormwater consent is obtained from Environment Canterbury prior to resource consent being applied for from Selwyn District Council.

Murray England

15 October 2021

Appendix 1

Scheme layout – Water

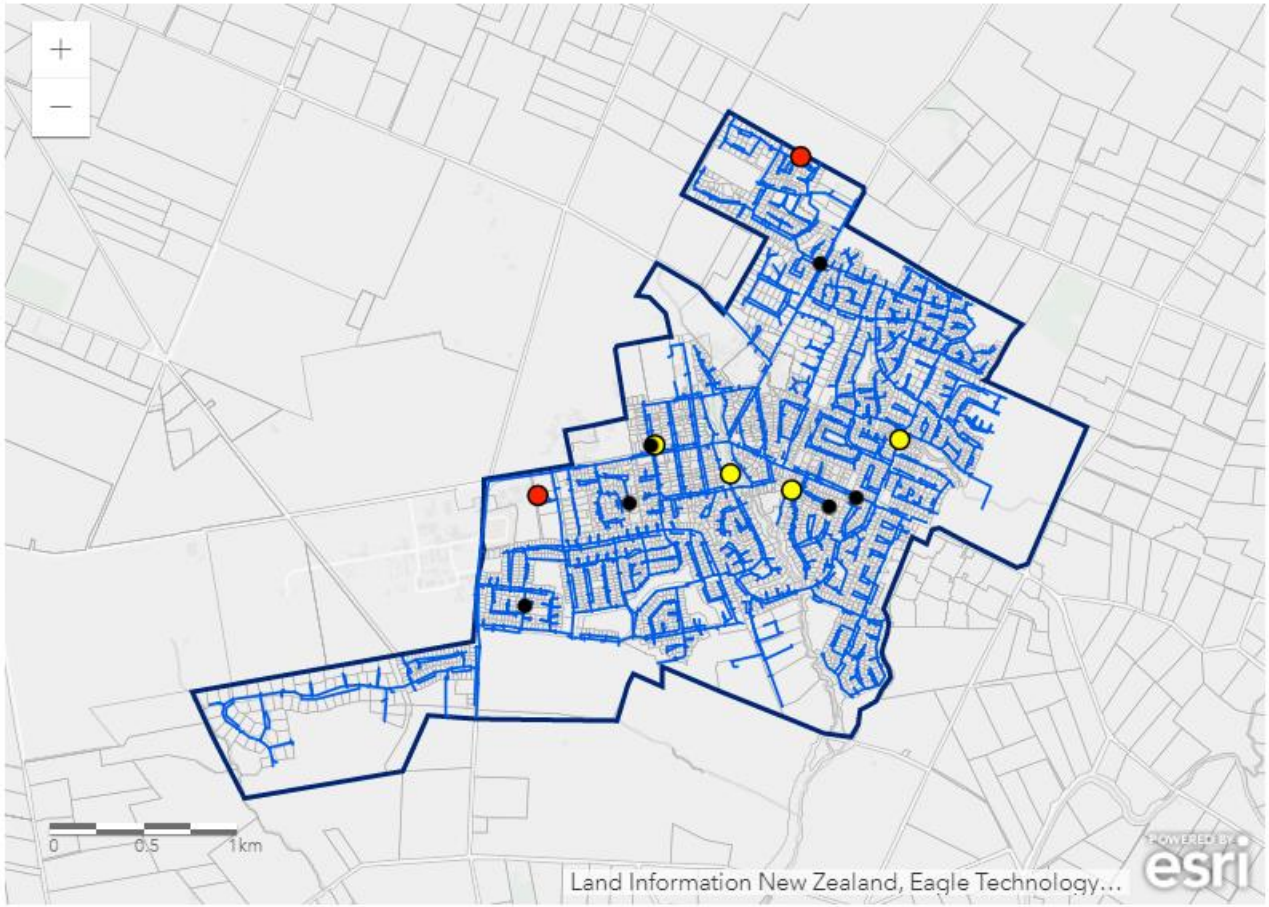
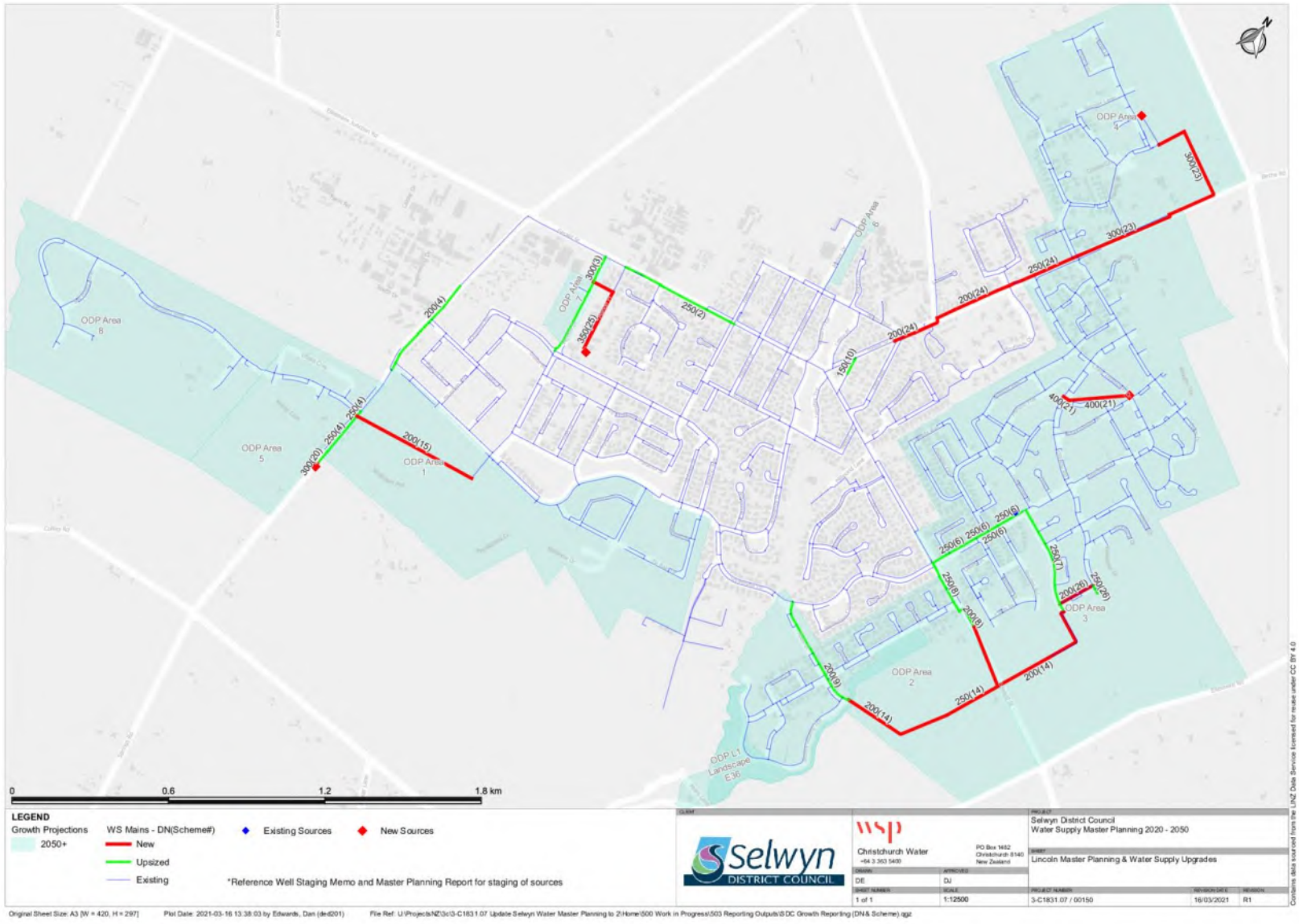


Figure 15-1
LINCOLN Water - Scheme map
Open larger map: 'Water Scheme'

Appendix 2

Lincoln Water Supply Master Plan



Appendix 3 –

Rolleston Wastewater Network

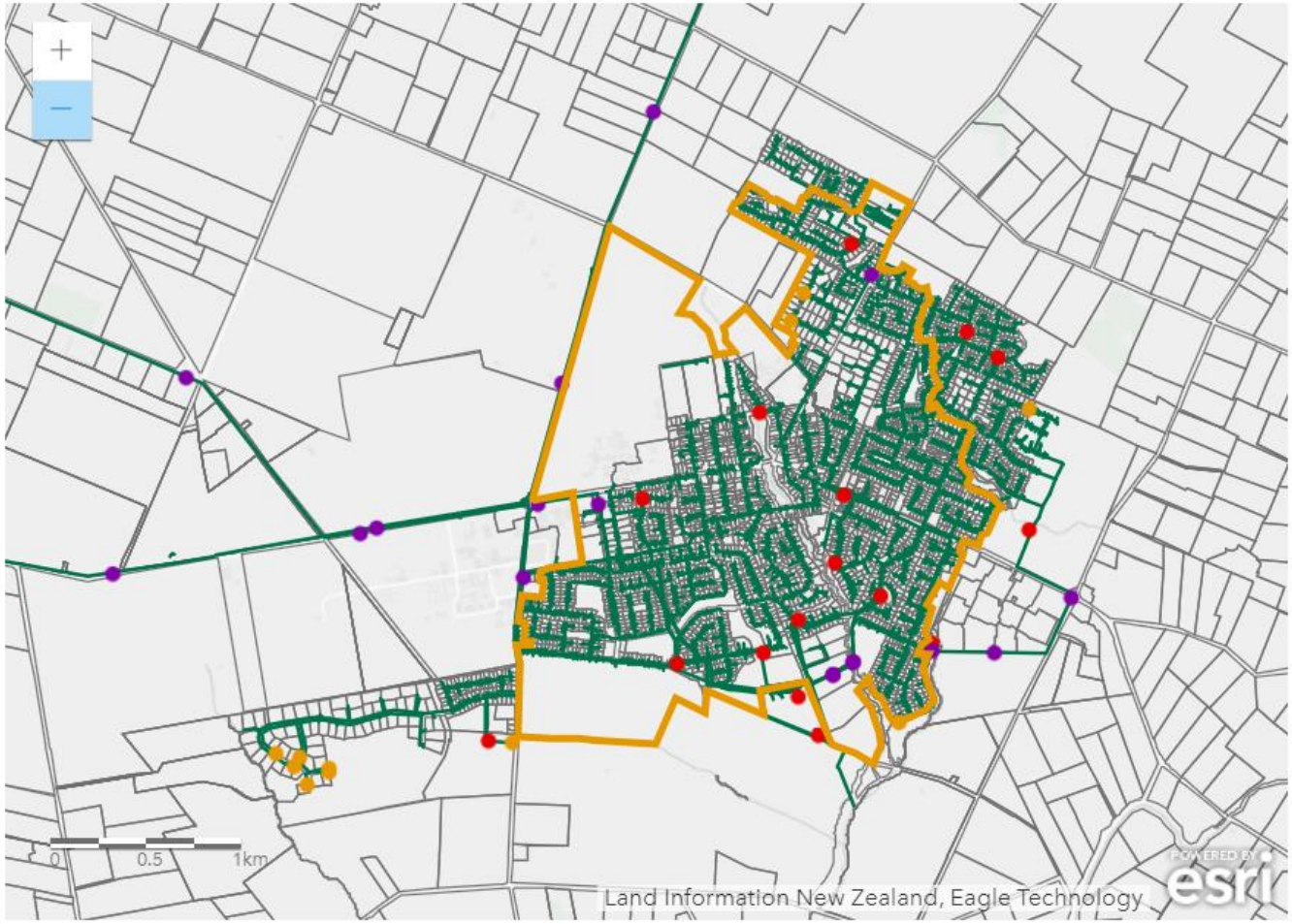
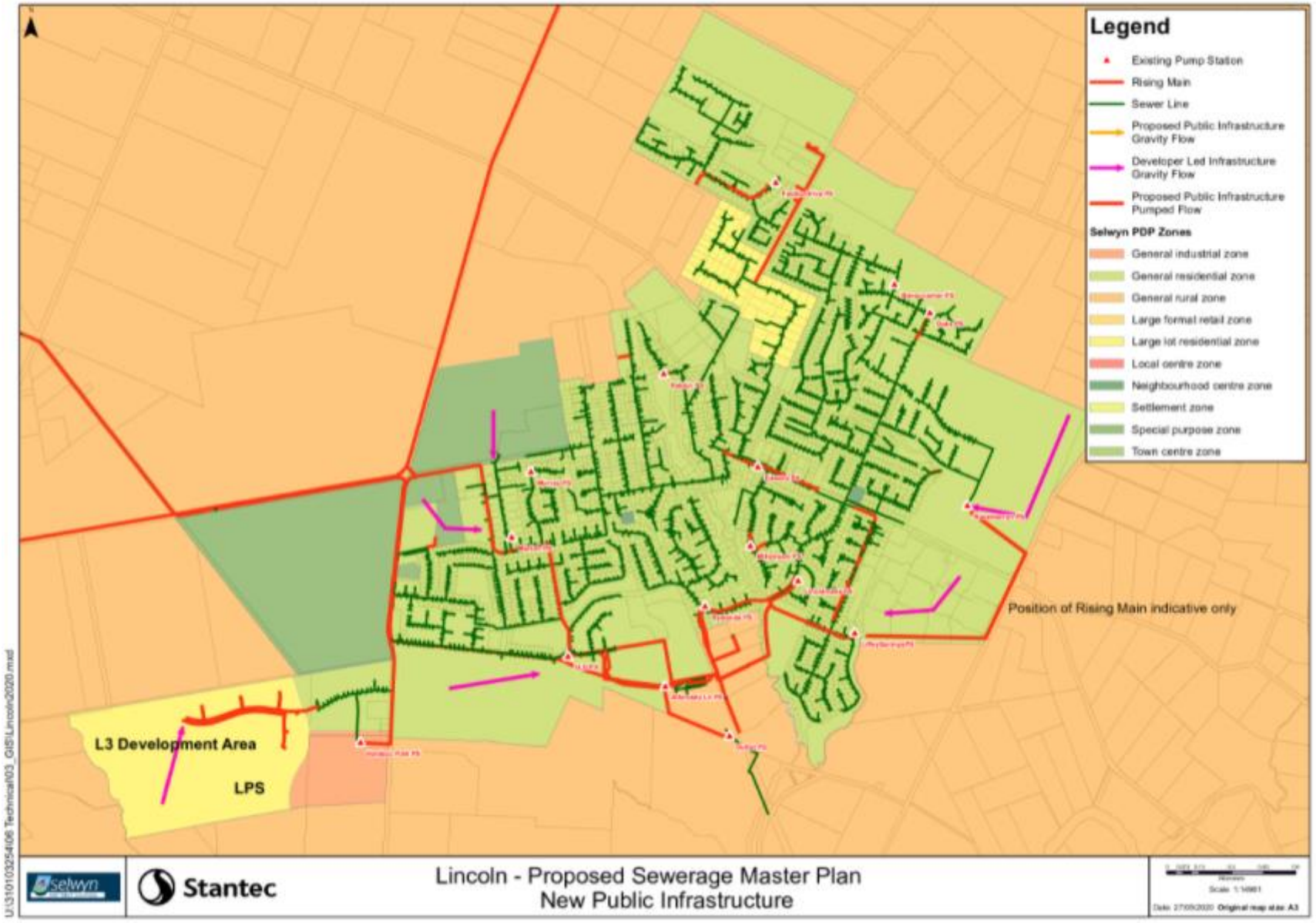


Figure 10-1
LINCOLN Sewer - Scheme map
Open larger map: 'Sewer Scheme'

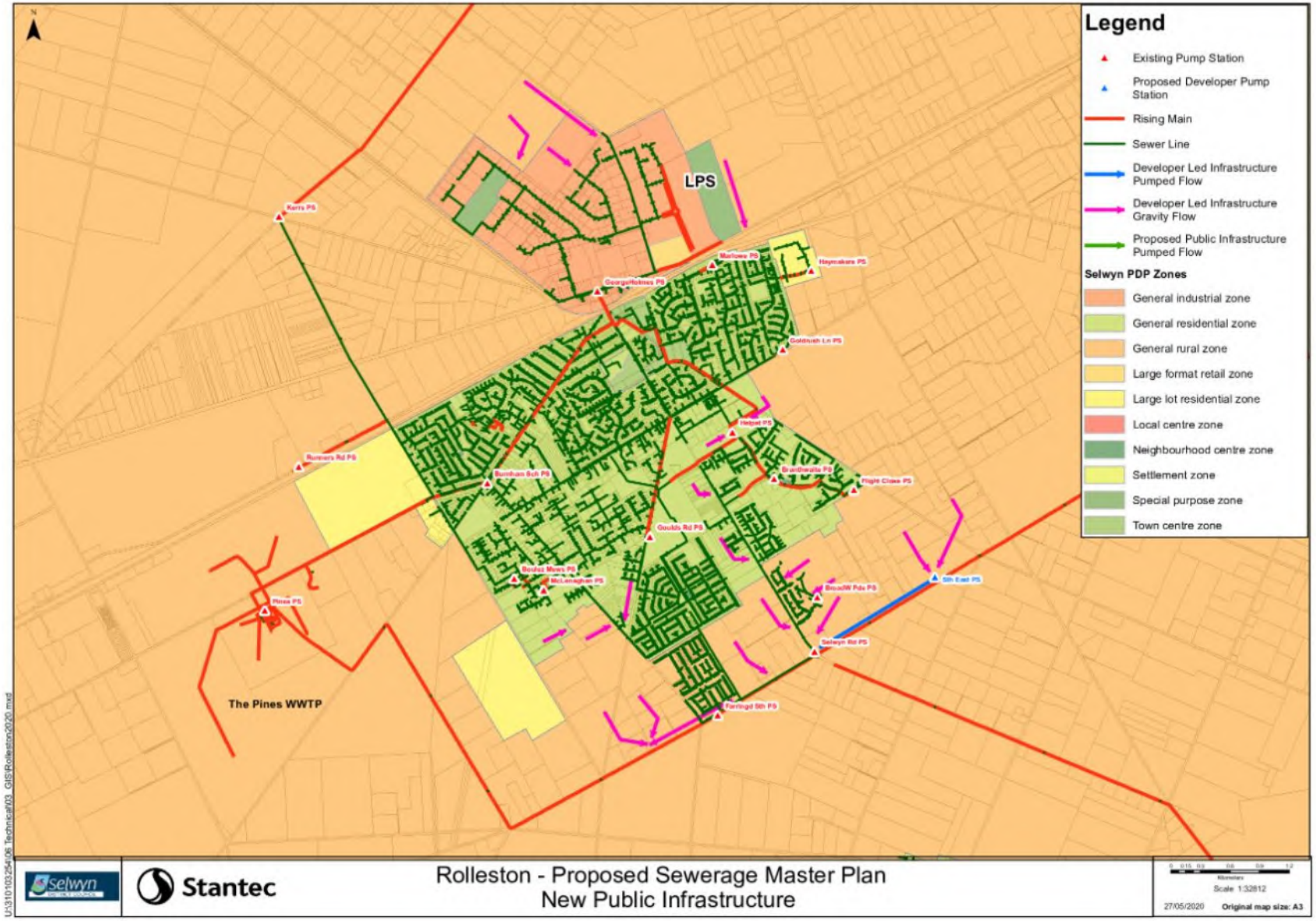
Appendix 4 –

Lincoln Wastewater Master Plan (2021 LTP)

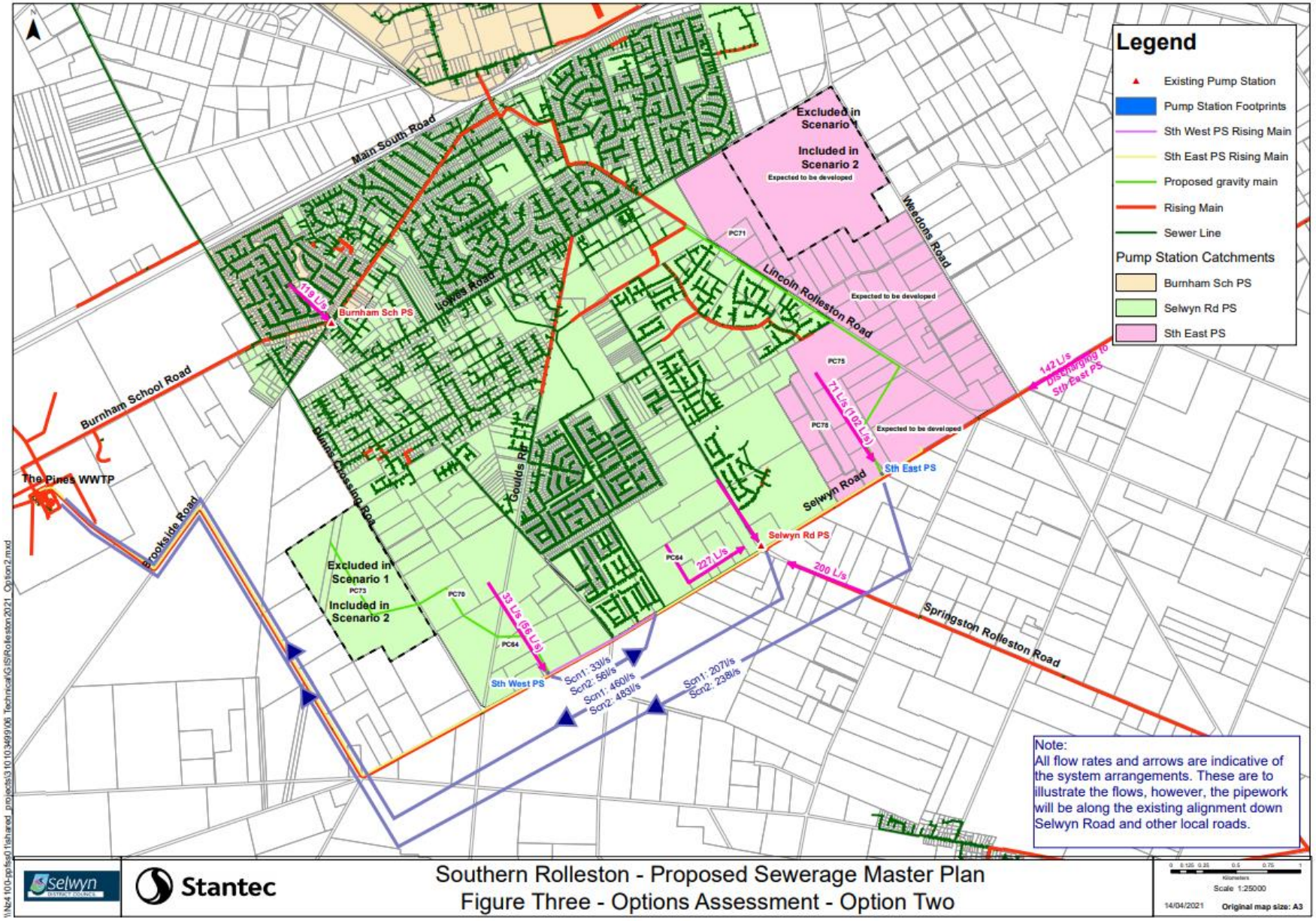


Appendix 5 –

Rolleston Wastewater Master Plan (2021 LTP)

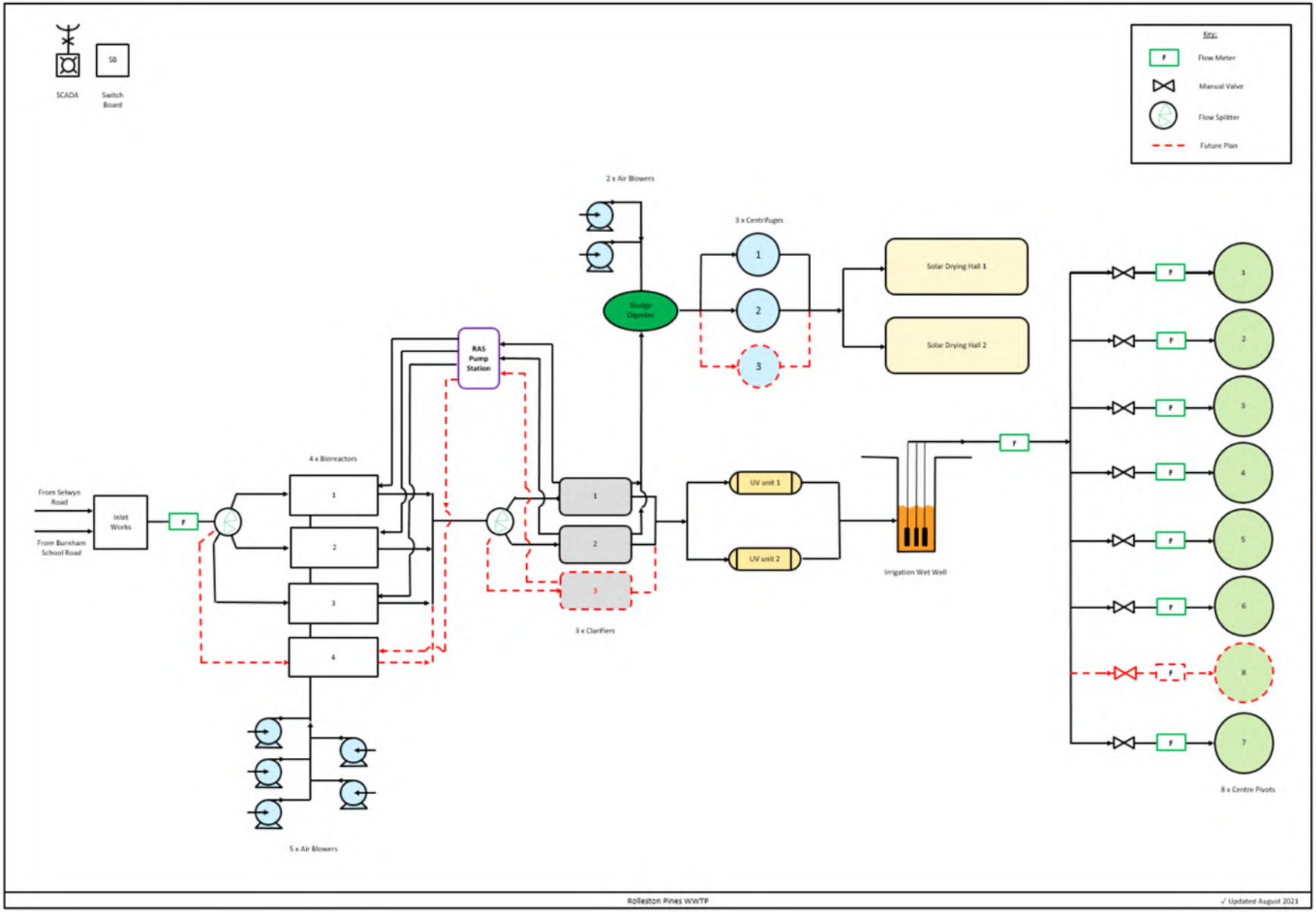


Rolleston South Wastewater Master Plan



Appendix 6 –

Pines Layout



Appendix 7 –
Pines 120 Consultation (2021 LTP)

FOR INFORMATION – OTHER IMPORTANT PROJECTS

In this section you can find information on other proposed projects which are likely to be of interest to the Selwyn community.

Have your say

We welcome your comments on any of these proposals. Please use the comments section on the submission form or share your views at www.selwyn.govt.nz/thisway2031.

Future of Malvern aquatic facility

We are proposing to repair the current swimming pool in Darfield. In the first year of the new Long-Term Plan (2021/22) a repair budget of $1.5 million would be set aside. Although current usage and projected future population growth do not warrant a new aquatic facility in Darfield at this time, we propose to carry out a further feasibility study in 2027/28 to determine the needs for a facility in the Malvern area, based on the latest population growth projections. We will make a provisional allowance of $5 million to build a new or upgraded facility in 2030/31. Any decision on a future facility in Malvern, following the completion of the study, will be subject to consultation at the time.

Commercial property investment

The Council has a property portfolio which includes a variety of buildings, farms and bare land that can be developed. To date the Council has successfully managed its investment portfolio, and the new Selwyn Health Hub in Rolleston is a good example. We propose to continue investing in commercial opportunities where they will create income streams and contribute to positive community outcomes. We are now proposing to include a total of $30 million over the first six years of this Long-Term Plan, for commercial investment. Any investment proposals will be subject to a comprehensive business case and approval by the Council. Money will be borrowed and repaid from lease rentals. Investment will be carried out in line with the Council's Commercial Property Strategy, which was approved in 2016. A key purpose of our property investment activity is to generate returns which are used to offset rates increases.

Ellesmere wastewater

To continue to meet environmental standards and provide for growth in Ellesmere, the Council has considered two upgrade options for wastewater treatment. The first was to upgrade the existing Ellesmere wastewater treatment plant, including enhanced treatment processes, additional land for increased irrigation capacity and providing increased buffer storage. The second and preferred option is to pipe wastewater to the Pines Wastewater Treatment Plant in Rolleston. For environmental and operational efficiency reasons, piping to Rolleston provides a high level of treatment and the economy of scale ensures a cost effective wastewater treatment for generations to come. We are planning to start construction of this upgrade in 2023/24. The work will be funded by a combination of the sewerage district-wide targeted rate and development contributions.

Pines 120K

The Rolleston Pines Wastewater Treatment Plant has been designed so that it can be upgraded in stages to match population growth. The current plant has the capacity to treat wastewater for up to 60,000 people[3]. A masterplan has been developed for the treatment plant to expand the maximum treatment capacity to 120,000 people[4]. The cost will be around $100 million and will be funded largely by development contributions.

[3] Commercial and industrial discharges take some of this capacity as well.
[4] As above.

Upper Selwyn Huts wastewater

The installation of a pipeline from Ellesmere Wastewater Treatment Plant to Pines Wastewater Treatment Plant (as proposed above) presents an opportunity to connect the Upper Selwyn Huts settlement to the scheme. This would have the additional benefit of allowing the Coes and Chamberlains Ford camping areas to connect, and would remove wastewater treatment facilities from near the Selwyn River. Another potential option is to provide a wastewater treatment plant and disposal field at the settlement, but this faces environmental, cultural, consenting and construction challenges. The Council will consult directly with the Selwyn Huts community on this proposal.

Land drainage network

There is a growing focus on the environmental performance of Selwyn's land drainage network, which is likely to require increased monitoring and reporting, as well as upgrades. It will be more challenging to gain and renew resource consents, and complying with these consents will be more demanding. Health and safety will continue to be a major focus. Local rūnanga are likely to continue taking a significant interest in the operation of the land drainage network, and will be increasingly involved in decision-making.

To help us prepare for these changes, we are proposing to transition to a district-wide land drainage committee, within the first year of the Long-Term Plan 2021–2031. This new governance structure will be accompanied in the future by a district-wide rating scheme, similar to the approach used for water races. One of the first responsibilities of the district-wide land drainage committee will be to develop the new rating structure, for consultation during or prior to the 2022/23 Annual Plan.

Proposed changes to fees and charges

Environmental and regulatory services fees and charges

The Council charges for a range of regulatory services including resource consents, building consents, and dog registration. We are proposing increases to the schedule of chargeable costs for these services. Details of the proposed fees and charges from 1 July 2021 are shown in the full draft Long-Term Plan, which is available at www.selwyn.govt.nz/thisway2031.

Solid waste fees and charges

Refuse bags: We propose to increase the charge for bags from $2.50 to $2.75 (incl GST) from 1 July 2021. This increase is to help offset the actual cost to Council to supply, collect and dispose of bags.

Pines Resource Recovery Park disposal charges: The waste disposal charge is currently $257 per tonne (incl GST) and we propose to increase it to $270 per tonne from 1 July 2021. Details of the proposed fees and charges from 1 July 2021 are shown in the full draft Long-Term Plan, which is available at www.selwyn.govt.nz/thisway2031.

Burial fees and charges

The Council's cemeteries are funded from a mix of fees and support from the general rate, which reflects the broad public benefit associated with this service. Burial fees and charges were last increased five years ago and we now propose to increase most charges by 15% from 1 July 2021 (including proposed Government waste levy increases). Details of the proposed fees and charges from 1 July 2021 are shown in the draft Long-Term Plan, which is available at www.selwyn.govt.nz/thisway2031.

Reserve fees and charges

The Council has carried out a review of the current fees and charges for the use of reserves, and we are proposing a new schedule of charges. This reflects the change made in recent years to district-wide rating for reserves. The proposed changes are to achieve a standardised set of charges that are consistent, fair and tailored to the usage of the reserve. Details of the proposed fees and charges from 1 July 2021 are shown in the full draft Long-Term Plan, which is available at www.selwyn.govt.nz/thisway2031.

Rural water charge – additional units

In response to a survey of rural water users last year, we plan to undertake a number of upgrades to the Darfield, Malvern and Hororata rural water supplies, to provide customers additional water units. The up-front charge to cover these upgrade costs will be $4,702 (incl GST) per additional unit required. Annual rates, as outlined in the Long-Term Plan, will then apply for any units of water received.

OTHER IMPORTANT PROJECTS

In this section you can find information on other confirmed projects which are likely to be of interest to the Selwyn community.

Future of Malvern aquatic facility

The Council confirmed it will repair the current swimming pool in Darfield, with $1.5 million set aside for 2021/22.

While current usage and projected future population growth do not warrant a new aquatic facility in Darfield at this time, we will carry out a further feasibility study in 2027/28 to determine the needs for a facility in the Malvern area, based on the latest population growth projections. The Council will also start work with groups in Darfield including local schools to identify opportunities for future combined sports and aquatic facilities.

In the meantime, we will make a provisional allowance of $5 million to build a new or upgraded facility in 2030/31.

Any decision on a future facility in Malvern, following the completion of the feasibility study, will be subject to consultation at the time.

Commercial property investment

The Council has a property portfolio which includes a variety of buildings, farms and bare land that can be developed. To date the Council has successfully managed its investment portfolio, and the new Selwyn Health Hub in Rolleston is a good example. The Council confirmed it will continue investing in commercial opportunities where they will create income streams and contribute to positive community outcomes. We will include a total of $30 million over the first six years of this Long-Term Plan, for commercial investment. Any investment proposals will be subject to a comprehensive business case and approval by the Council. Money will be borrowed and repaid from lease rentals. Investment will be carried out in line with the Council's Commercial Property Strategy, which was approved in 2016. A key purpose of our property investment activity is to generate returns which are used to offset rates increases.

Ellesmere wastewater

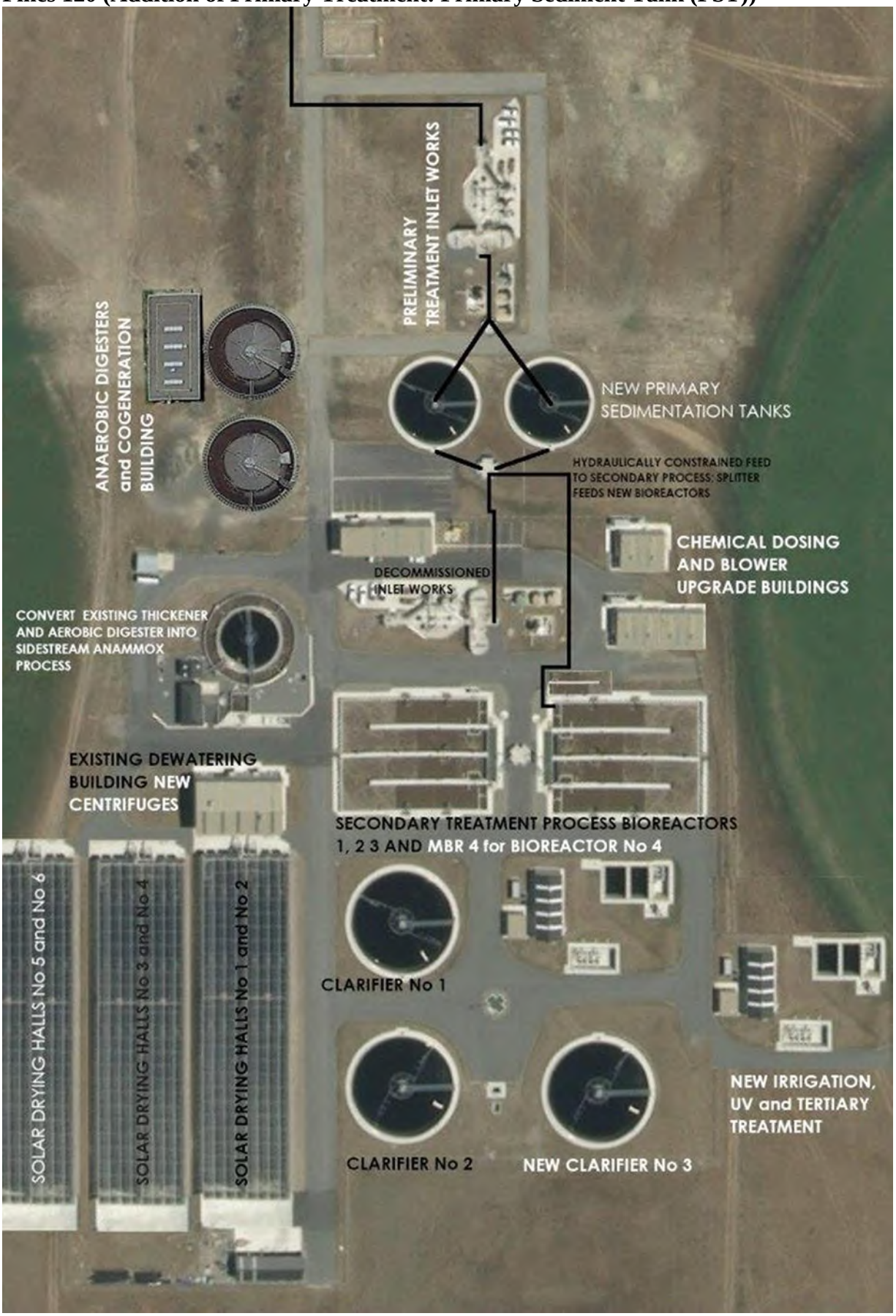
To continue to meet environmental standards and provide for growth in Ellesmere, the Council has agreed to go ahead with connecting Ellesmere wastewater to the Pines Wastewater Treatment Plant in Rolleston. For environmental and operational efficiency reasons, piping to Rolleston provides a high level of treatment and the economy of scale ensures a cost effective wastewater treatment for generations to come. We are planning to start construction of this upgrade in 2023/24. The work will be funded by a combination of the sewerage district-wide targeted rate and development contributions.

Pines 120K

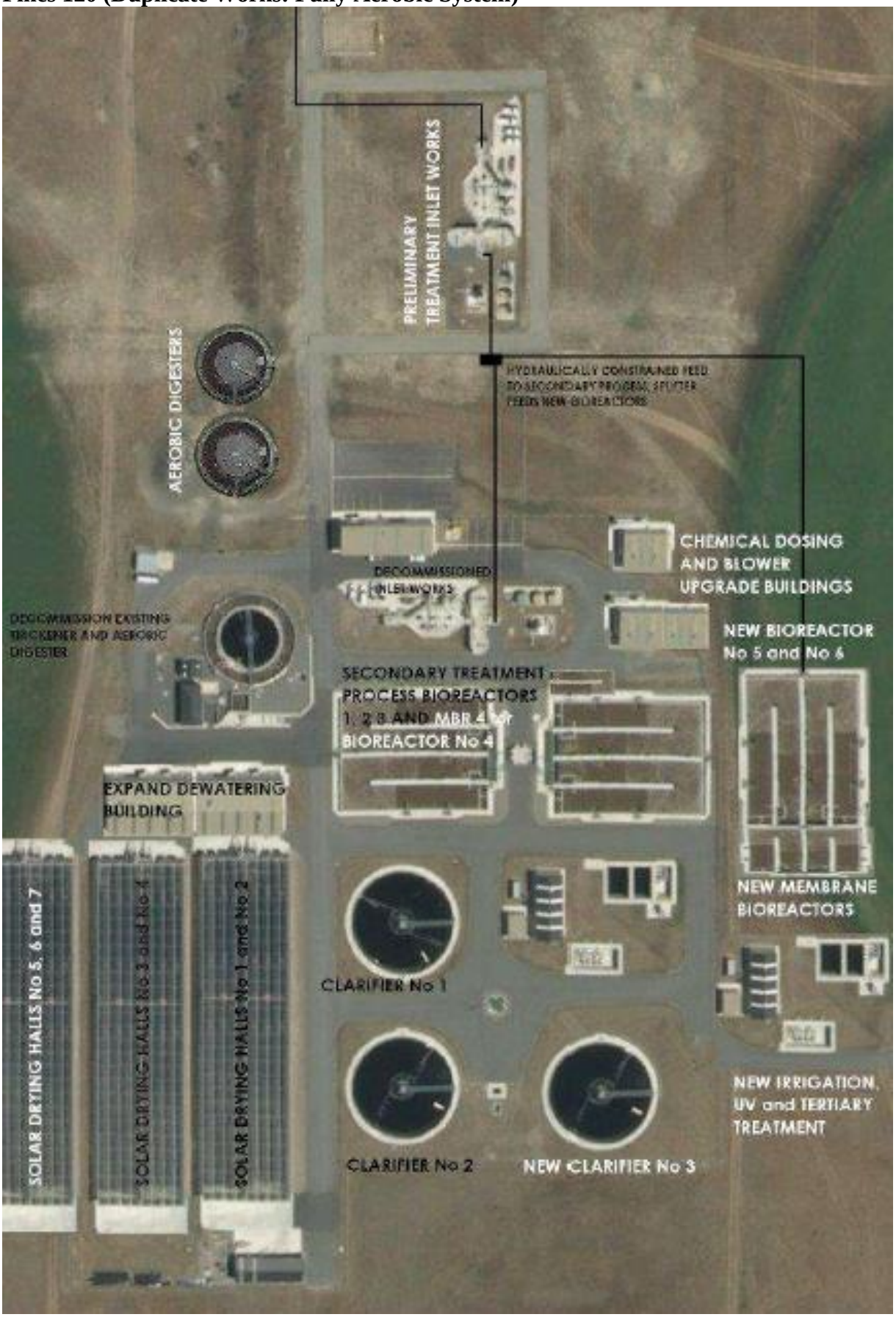
The Rolleston Pines Wastewater Treatment Plant has been designed so that it can be upgraded in stages to match population growth. The current plant has the capacity to treat wastewater for up to 60,000 people. A masterplan has been developed for the treatment plant to expand the maximum treatment capacity to 120,000 people. The cost will be around $100 million and will be funded largely by development contributions.

Appendix 8 –
Pines 120 (Existing Layout)

Pines 120 (Addition of Primary Treatment: Primary Sediment Tank (PST))



Pines 120 (Duplicate Works: Fully Aerobic System)



Appendix 9
Flood photos taken June 2013

Appendix 10

Flood photos taken March / April 2020