



AGENDA FOR THE

ORDINARY MEETING OF

SELWYN DISTRICT COUNCIL

TO BE HELD IN THE

COUNCIL CHAMBERS

SELWYN DISTRICT COUNCIL

ROLLESTON

WEDNESDAY 13 APRIL 2022

COMMENCING AT 1 PM

Council 13 April 2022

Attendees: Mayor (S T Broughton), Councillors, M A Alexander, J B Bland, S N O H Epiha, J A Gallagher, D Hasson, M P Lemon, M B Lyall, S G McInnes, G S F Miller, R H Mugford & N C Reid

13 April 2022 01:00 PM - 05:00 PM

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Public portions of this meeting are audio-recorded and livestreamed via the Council's website and YouTube channel.

Whakataka te hau ki
te uru

Cease the winds from
the west

Whakataka te hau ki
te tonga

Cease the winds from
the south

Kia mākinakina ki uta

Let the breeze blow
over the land

Kia mātaratara ki tai

Let the breeze blow
over the sea

E hī ake ana te
atakura

Let the red-tipped
dawn come with a
sharpened air

He tio, he huka, he
hau hū

A touch of frost, a
promise of a glorious
day

Tīhei mauri ora!

COUNCIL AFFIRMATION

Let us affirm today that we as Councillors will work together to serve the citizens of Selwyn District.

To always use our gifts of understanding, courage, common sense, wisdom and integrity in all our discussions, dealings and decisions so that we may solve problems effectively.

May we always recognise each other's values and opinions, be fair minded and ready to listen to each other's point of view.

In our dealings with each other let us always be open to the truth of others and ready to seek agreement, slow to take offence and always prepared to forgive.

May we always work to enhance the wellbeing of the Selwyn District and its communities.

**MINUTES OF AN ORDINARY MEETING OF THE
SELWYN DISTRICT COUNCIL
HELD VIA ZOOM
ON WEDNESDAY 23 MARCH 2022 COMMENCING AT 1PM**

PRESENT

Mayor S T Broughton, Councillors, M A Alexander, J B Bland, S N O H Epiha, J A Gallagher, D Hasson, M P Lemon, M B Lyall, S McInnes, G S F Miller, R H Mugford and N C Reid

IN ATTENDANCE

Messrs. D Ward (Chief Executive), T Harris (Group Manager Environmental and Regulatory Services), D Marshall (Group Manager Property), K Mason (Group Manager Organisational Performance), M Washington (Group Manager Infrastructure), S Hill (Group Manager Communication and Customer Services), G Morgan (Service Delivery Manager Infrastructure), M England (Asset Manager Water Services), G Sariak (Policy Analyst), R Allen (Acquisitions, Disposals and Leasing Manager), G Huggins (Roading Maintenance Engineer), B Rhodes (Planning Manager), A Mazey (Asset Manager Transportation), A Boyd (Solid Waste Manager), R Raymond (Communications Advisor), and S Tully (Mayoral Advisor); Mesdames D Kidd (Group Manager Community Services and Facilities), K Johnston (Senior Communications Advisor), J Tuilaepa (Senior Strategy and Policy Planner), J Lewes (Strategy and Policy Planner), E McLaren (Water Services Delivery Manager), B Ryan (Personal Assistant to the Mayor) and N Smith (Executive Assistant to the Chief Executive), and Ms T Davel (Committee Advisor)

The meeting was livestreamed.

The Mayor opened the meeting with the karakia and Councillor Affirmation and welcomed everyone to the meeting. He also welcomed everyone online listening to the meeting.

APOLOGIES

None

IDENTIFICATION OF ANY EXTRAORDINARY BUSINESS

None.

CONFLICTS OF INTEREST

None new.

PUBLIC FORUM

Martin Weaver, Director of Dunweaven, Alex Dunlop and Ross Mitchell (real estate agent with Harcourts in Lincoln) presented to Council.

Mr Weaver provided a brief background to the company, it being a family business developing residential sections for the last 12 years in the Selwyn area. He said they had extensive experience, and prided itself on their pricing to allow first home buyers to achieve obtaining a home. The company also supports local builders who then return to buy a couple of sections from them. Mr Weaver said that their presentation today further supports their letter sent to Council on 21 March. The letter informed Council of troubling and unintended consequences on housing in the District as a result of the notification of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. It also set out reasons why the company believes that SDC should treat their private plan change request under the current process, thereby excluding it from the variation.

Mr Weaver said a large number of sections in the proposed development on East Maddison Road had already been pre-sold. He said they would ideally see as part of Council's process on the private plan change, a pause in the process. He said the Resource Management (Enabling housing Supply and Other Matters) Amendment Act has a troubling consequence for developers in that it will cause significant delays in the building of houses, in cases up to 2 years. It would mean to Mr Weaver's company for example that construction planned to start end of 2022, will now not be able to commence before 2024. People will potentially not get into their new homes before 2025.

Mr Weaver said one of the main goals of the new proposed legislation was to supply affordable housing. He said plan change 76 was based on having 12 houses per hectare, an increase from 10 houses as previously.

In conclusion Mr Weaver said that the directors of the company applied to Council in good faith to enter into a private plan change process and it was well signposted. Now those goal posts have shifted, and significantly so to potentially 2 years down the line. Local business, section purchasers and first home buyers will all be impacted by this.

Mr Ross Mitchell spoke next noting he had been a real estate agent for 22 years. He spoke of thousands of sections across Selwyn being affected by the RMA Amendment Act. Many first home buyers, or mum and dad buyers wishing to move up, as well as small builders wanting to build and sell homes, now find themselves with their planning and finance completely out the door. Builders do not have the cash flow to delay for up to 3 years. What would they do with the materials already ordered, where do they store it? Mr Mitchell said from where he stood the Act will have the exact opposite effect that what it set out to do.

The Mayor said Council had been caught unawares by the Government with the Act and Council needed to deal with it promptly. In response to a question Mr Weaver said they did not take any legal advice as the consequence was not one which could reasonably have been predicted. The intent of the legislation was to speed things up, not hold it up. He added that they are linked into a process and he did not think there is any opportunity for them to make a change. He said they wouldn't be the only ones with a private plan change in process.

The Mayor thanked the presenters for their time.

CONFIRMATION OF MINUTES

1. Minutes of an ordinary meeting of the Selwyn District Council held via zoom on Wednesday 9 March 2022

Councillor Alexander requested that the last two clauses of Item 5 on Water Race closures be added to the Matters Under Investigation table.

Moved (as amended) – Councillor Alexander / **Seconded** – Councillor Lyall

'That the Council confirms the minutes of the extraordinary meeting of the Selwyn District Council held on Wednesday 9 March 2022, as circulated.'

CARRIED

MATTERS REQUIRING ATTENTION

See table at the end of the minutes.

REPORTS

1. Chief Executive

Chief Executive's Report

The Chief Executive referred to the roading improvement around Rolleston and said that good progress was being made.

RAT dispensing had been very successful with more than 90 000 test kits dispensed through the IZone facility.

Moved – Councillor Mugford / **Seconded** – Councillor Reid

'That Council:

(a) receives the Chief Executive's Report for information; and

(b) Approves the additions / alterations to the Delegations Manual as presented.'

CARRIED

2. Solid Waste Manager

Solid Waste Quarterly Update

Councillor Reid asked about the climate change paragraph and said any solid waste matters could have significant climate change impacts. Staff said where there was an impact envisaged they would report on that.

Staff also reported there were two battery related truck fires as well as one at the facility itself. It is trusted the battery drop-off will eliminate these incidents in future.

Moved – Councillor Alexander / **Seconded** – Councillor Epiha

That the Council receives the report 'Solid Waste quarterly Update' for information.'

CARRIED

3. Asset Manager Transportation and Team Leader Transportation

Transportation Monthly Update

Staff reported they received a good update from the Waka Kotahi. They thanked Councillors for their advice on the proposed submission on public transport options.

There was a discussion on traffic management plans in relation to Anzac Day, which had previously been undertaken by Council but now undertaken by contractors. Councillors hoped for some guidance as to what was needed so communities could understand the expectations of them. Councillor Miller noted there were not many veterans left and they were also quite elderly. He said this had always been a Council event and to get the community to organise it was not right. Staff said they would look into the matter.

Staff would bring a report back to Council for its decision, regarding road naming of a new road through Rolleston Reserve.

Moved – Councillor Mugford / **Seconded** – Councillor Bland

That the Council receives the report Transportation Monthly Update for information.'

CARRIED

4. Group Manager Property

Property Transaction Update – 28 February 2022

Staff report they did not see any major material shortage with any of the large projects.

Moved – Councillor Alexander / **Seconded** – Councillor Lyall

'That Council receives the update report on property projects as at 28 February 2022 for information.'

CARRIED

5. Asset Manager Water Services

5 Water Strategy Review – One Water

Staff noted this presented a district-wide catchment based approach. The strategy will give people a say regardless of what the water reform outcomes will be and will allow for co-design and partnership.

Explaining the hydrological cycle from township use to wastewater treatment plant and so on, staff said that ultimately all water, used, extracted or disposed of, ends up in Lake Te Waihora. The cycle then repeats itself. This is a whole of catchment approach where all water is integrated regardless of the user.

Staff said the one water strategy would be applicable regardless of reform and represents a blueprint of our future and offers a way that the community can speak into it.

The Mayor said the concepts of three or five waters are foreign to many people and what Council was working towards was to treat water as simply water. Everything we do is connected to water. Councillor Miller noted this was a far superior model of using and looking after, water. He said it was a whole of catchment approach and the only way forward. This was not merely an iwi or ECan issue.

Councillors raised the issue of communication and consultation with the community. Staff said they were looking into the various ways of doing this and that zone committees would be critical to talk to as well.

Councillor Epiha thanked staff noting it was a fantastic document which is definitely a blueprint, encapsulating Selwyn's unique voice.

Moved – Councillor Miller / **Seconded** – Councillor Lemon

- a. *That the Council commence the review of the 2009 5 Waters Strategy;*
- b. *That the review be a co-review process with mana whenua;*
- c. *That Council acknowledges the importance of setting the strategic direction for water management within the Selwyn District, providing its community with a voice, regardless of the 3 Water Reform outcome.*

CARRIED

6. Chief Executive & Group Manager Infrastructure

Three Waters Update Report

The Chief Executive acknowledged everyone involved in the process. He said Council had been on this journey for a considerable period of time. Despite receiving answers to questions asked of Central Government there is still further clarity needed.

The Mayor thanked the Chief Executive for the report, noting that he thought a number of issues around Government's 3 Waters campaign were offensive. He added that the Future for Local Government reform should have been undertaken first. Council's position was made clear to the Minister and that letter was also shared with the community. The response from the Minister will also be made public. The Mayor said status quo was not an option and that being part of a major entity going forward or standing alone, would mean

an increase in cost. It was important to note this was a government led and government driven reform, and not Council led. The Mayor said he was proud of the way Council engaged with the Minister and the DIA and continue to engage, also with Ngai Tahu. He said Ngai Tahu was no stranger to things being taken away from them and that they had always been two or three steps ahead of Government, also in this 3 waters space. The Mayor said that both iwi in the District would not encourage Council to make a decision to join the splinter group.

Council agreed to discuss and vote on, each recommendation separately. In respect to Recommendation (2), it should be stated that the Terrace Downs working group should be considering the 47 recommendations and report back to full Council.

Councillor Miller said he would move an amendment to recommendation (5) in that he wanted Council to join the working group. He said LGNZ had been disappointing in their ability to advocate on Councils' behalf to central government.

Councillor Miller said reflecting on the District's growth, and always wanting what's in the best interest of Selwyn's citizens, clearly what is being articulated in his view was not in their best interest. It also doesn't speak to Council's desire to continue having a real and enduring relationship with Ngai Tahu. Councillor Miller said the proposal put forward was half hearted and said Council will look back on this and thought it missed an opportunity to make a difference. He said the reality was that Council's voice was not being heard under the current system.

Councillor Miller also spoke of the analysis and said there was a total disconnect between that of Central Government and Council's own analysis. Equity of assets transfer was also a major point for Selwyn's residents yet it is not addressed. He said admittedly the working group goals did not necessarily align with Council's but a significant portion does.

Councillor Miller agreed that the Government had the reforms the wrong way around and should have reviewed the Future for Local Government in the first instance.

Moved – Mayor Broughton / **Seconded** – Councillor Alexander

'That Council:

1. *receives this report;*

Moved (*as amended*) – Mayor Broughton / **Seconded** – Councillor Alexander

2. *asks the Council's Three Waters Sub-group to review the forty-seven (47) recommendations of the Working Group on Representation, Governance and Accountability of New Water Services Entities to assess their potential impact on the delivery of three waters services across the Selwyn District and report back to full Council;*

Moved – Councillor Miller / **Seconded** – Councillor McInnes

3. *reaffirms its views that the government has not yet communicated the need for, and benefit of, this reform to the Selwyn community;*

Moved – Councillor Miller / **Seconded** – Councillor McInnes

4. *requests staff continue to pursue outstanding information on rural / private schemes, charging regime, and development contribution commitment; and*

Councillor Lemon spoke as seconder of the amendment and said he didn't think Council was getting all of the facts. He said it was disrespectful the way Council was being treated as Local Government. He added it was fundamental going forward to continue iwi involvement, and that is was an absolute non-negotiable truth. He thought iwi were in a remarkable position and also a powerful position to negotiate.

Councillor Epiha spoke and said that there was only one Councillor referring to this as the single largest decision they will make as governors – that's 1 out of 12. He said the logic of the Three Waters governance seems to arise from the rewriting of Te Tiriti, rather than the original agreement itself. In Te Tiriti, there is no mention of 'races,' or 'partnership,' or 'fiduciary principles.' It speaks of taonga, not 'assets.'

Councillor Epiha said everyone in Aotearoa has the right to safe clean drinking water but it should not come at the cost of those that have spent their hard-earned money providing for it. It should rather be by an agreeable fair method.

Councillor Epiha concluded by saying he would like Council to join the C4LD as the only means provided this far for ratepayers to have their views heard.

Moved – Mayor Broughton / **Seconded** – Councillor Mugford

'That Council continue with the meeting beyond 2 hours in terms of Standing Orders.'

CARRIED

Councillor Alexander said Council should remain independent and work with our runanga and not harm the existing relationship. He did not see any benefit in Selwyn joining C4LD.

Councillor Hasson said she thought Council was in a compromised mess dealing with an autocratic view of centralisation. She said there was a lack of leadership from central government. Council was not getting anywhere with a nice approach. Councillor Hasson said she would ask the C4LD group whether they would permit Council to talk directly with DIA. The Mayor reminded Council that the group had its own Terms of Reference and would not be prescribed to.

Councillor McInnes spoke against joining. She said LGNZ was also in a difficult position as there are Councils who wanted significant reform. Joining this group was not the way to get any answers. She did not see how this group could get any more answers than any other Council.

Councillor Reid mentioned there was a rather significant cost to joining the group. She thought Council would be better off staying as it were.

Councillor Bland said one of the problems that cropped up was because of LGNZ being pathetically poorly led and acting naïve. He said joining this group was not going to help Selwyn nor clear the way forward.

Councillor Lyall said there was a community owned water system which is not performing. Council has been steamrolled and he rejected this as being the single biggest decision we can make. He said Council was not making the decision, the only decision it was now making was whether or not it wanted to join a lobby group. Councillor Lyall said joining the group would alienate the local mana whenua and he was not prepared to do that. He said they had spent years working on a good relationship and he will not do anything to jeopardize that.

Group Manager Infrastructure, Mr Murray Washington, thanked Councillors for the discussion and noted that staff were operating under a regime of incredible pressure. Offers are being made to staff and it was very hard to recruit people. Doing this within this space was even worse. He said at the end of the day Council was here for the long-term benefit. Change was inevitable and Council needed to make the best of it.

Group Manager Organisational Performance, Mr Kelvin Mason, added that Council agreed two things – to make sure of quality drinking water and to have infrastructure in place to take away wastewater. These two were top notch issues to protect people's health.

He added that although he did not agree with the financial modelling and assumptions, there would be rising cost.

The Mayor said Council supported the one water strategy and if it wants that to be successful Council would need to have mana whenu on board. Runanga had already stated what they thought about Council joining C4LD. Joining C4LD will be driving a wedge between Council and iwi. This decision can't be isolated and all the gains made with CWMS, Zone committees, drainage system and the co-governors can be risked and have consequences. The Mayor said the decision as to whether or not to have a reform is not Council's to make.

Councillor Miller, in his right of reply, thanked Councillors for taking time to present a range of replies. He said the question was whether Council truly believe the entities put forward by Government was the best possible outcome for water in New Zealand. The answer he heard today was 'no, but what can I do about it'. He said it was the worst argument to fundamentally believe something is not the best outcome but not doing anything about it. He said by joining this group the result could be a significant organisation representing a large geographical area and that the Government will be forced to look at it.

He said the challenge was that LGNZ had aggregated their duties to sign up to an agreement on behalf of all of local government without asking Council whether or not it agreed. He also added that much has been made about disrespecting mana whenua but said he thought the mere debating of that issue was disrespectful. He said people should be able to debate and have different opinions.

Councillor Miller said it was his view that Council should join C4LD and be part of a structure for the Government to listen to.

Moved (*as amended*) - Councillor Miller / **Seconded** – Councillor Lemon

5. ~~Joins Communities for Local Democracy, but advocates on Council's own behalf.~~

LOST

For 6 / Against 7 (The Mayor exercised his casting vote)

Does not join the Communities for Local Democracy Group, as Council wishes to positively influence the Transition Unit which it will be better able to do using its own voice.'

CARRIED

Record of voting:

Councillors voting *for joining* the Communities for Local Democracy Group are:
Councillors, Epiha, Miller, Lemon, Hasson, Gallagher and Mugford

Councillors voting *against joining* the Communities for Local Democracy Group are:
The Mayor Broughton, Councillors Alexander, Bland, Lyall, Reid, McInnes (and the Mayor exercising his casting vote)

7. Acquisitions Disposals & Leasing Officer

Termination of Licences to facilitate sale of crown reserves on tranches 1 and 2.1 of the Disposal Schedule

Staff reported that the current lessee will look after the reserve until termination of the lease.

Moved – Councillor Lyall / **Seconded** – Councillor Bland

'That Council authorises the Acquisitions Disposals & Leasing Manager and the Acquisitions Disposals & Leasing Officer to terminate licences over those reserves listed in Tranches 1 and 2.1 of the Crown Disposal Schedule, as required for facilitating the sale the reserves in those tranches.'

CARRIED

8. Senior Strategy and Policy Planner

The Pines Resource Recovery Park – Notice of Requirement to alter designation conditions

Councillor Miller asked whether future use of the site had been considered by staff, especially in relation to potential impediment when installing infrastructure. Staff will report back in future.

Moved – Councillor Alexander / **Seconded** – Councillor Lyall

'That the Council:

(a) Pursuant to Section 181(3) of the Resource Management Act 1991, including section 181(3)(c), the Selwyn District Council accepts the recommendation of the Independent Commissioner to alter conditions 6 & 7 of the Pines Resource Recovery Park designation (D412), outlined in the report dated January 2022; and

(b) Delegates to the Team Leader Strategy and Policy the delegation to take any steps necessary to give effect to recommendation (a) above.'

CARRIED

9. Team Leader Strategy and Policy

Norwood Zone Substation and National Grid Substation – notices of requirement decisions

Moved – Councillor Lyall / **Seconded** – Councillor Mugford

‘That the Council:

- (a) Pursuant to Section 168A(4) of the Pursuant to Section 168A(4) of the Resource Management Act 1991, the Selwyn District Council accepts the recommendation of the independent Commissioner (attached as Appendix A) to confirm the Notice of Requirement for the Zone Substation (D210005) and National Grid Substation (D210006) outlined in the report dated February 2022;*
- (b) Waives its appeal rights under Section 174(1) to enable the designation to become operative with immediate effect; and*
- (c) Delegates to the Team Leader Strategy and Policy the delegation to take any steps necessary to give effect to recommendation (a) above.*

CARRIED

10. Policy Analyst

Council Feedback on proposals to reform the Resource Management System

Moved – Councillor McInnes / **Seconded** – Councillor Lyall

‘That Council:

- a) *Receives the report;*
- b) *Retrospectively endorses the attached feedback on the engagement materials provided by the Ministry for the Environment on the reform of the resource management system, titled Our future resource management system – Materials for Discussion / Te punaha whakahaere rauemi o anamata – Kaupapa korero’*

CARRIED

11. Acquisitions Disposals & Leasing Officer

Approval to grant easement pursuant to Section 48 of the Reserves Act 1977 – Iris Taylor Avenue, West Melton

Moved – Councillor Alexander / **Seconded** – Councillor Epiha

‘That the Council, in accordance with delegated powers dated 12 June 2013 conferred on it by the Minister of Conservation in relation to section 48 of the Reserves Act 1977, agrees to granting an easement in gross in favour of the Selwyn District Council over an area of land approximate 30 square metres (more or less) of the recreation reserve held in Record of Title 555398 being Lot 405 Deposited Plan 443759, Iris Taylor Avenue, West Melton.’

CARRIED

12. Strategy and Policy Planner

Private Plan Change 73 – Rezoning of land in Rolleston

Staff gave a brief summary of the issue, noting it related to the rezoning two parcels of land in Rolleston from living 3 to living Z to accommodate 2000 households. The recommendation is to decline the request as the commissioner did not believe it was appropriate.

Moved – Councillor Mugford / **Seconded** – Councillor Lemon

‘That the Council:

- a. *accepts the recommendation of the independent Commissioner in regards to the private plan change request (Plan Change 73) from Rolleston West Residential Limited to rezone land in Rolleston;*

- b. pursuant to Clause 29(4) of the First Schedule of the Resource Management Act 1991, declines Plan Change 73 for the reasons given in the Commissioner's recommendation dated 1 March 2022;*
- c. approves the public notification of Council's decision in accordance with Clause 11 of the First Schedule of the Resource Management Act 1991; and*
- d. delegates the Team Leader Strategy and Policy to take any steps necessary to give effect to recommendation (b) and (c) above.*

CARRIED

13. Strategy and Policy Planner

Private Plan Change 76 – Rezoning of land in Rolleston

Councillors asked that the matter be discussed under 'Matters Raised during Public Forum' in reference to the public forum presentation earlier.

Moved – Councillor McInnes / **Seconded** – Councillor Mugford

'That the Council:

- a. accepts the recommendation of the independent Commissioner in regards to Private Plan Change 76 from Dunweavin 2020 Limited to rezone land in Rolleston;*
- b. pursuant to Clause 29(4) of the First Schedule of the Resource Management Act 1991, approves Private Plan Change 76 for the reasons given in the Commissioner's recommendation dated 7 March 2022;*
- c. approves the public notification of Council's decision that establishes that the Operative Selwyn District Plan is deemed to have been amended in accordance with the decision in (b) above from the date of the public notice in accordance with Clause 11 of the Resource Management Act;*
- d. approves the inclusion of Plan Change 76 in the Council's Variation of the Proposed District Plan, consistent with the resolution of Council on 23 February 2022; and*
- e. delegates the Team Leader Strategy and Policy to take any steps necessary to give effect to recommendations (b), (c) and (d) above.*

CARRIED

14. Group Manager Property

Plan change 80 Rolleston – Decision on how to consider the Private Plan change request from Two Chain Road Ltd

Moved – Councillor Miller / **Seconded** – Councillor McInnes

'That, in respect to Plan Change 80 to the Operative Selwyn District Plan lodged by Two Chain Road Ltd, Council resolves to accept the request for notification pursuant to Clause 25(2)(b) of the Resource Management Act 1991.

CARRIED

15. Strategy and Policy Planner

Private Plan Change 81 – Decision on how to consider the Private Plan Change request from Rolleston Industrial Developments Limited

Moved – Councillor Miller / **Seconded** – Councillor McInnes

‘That, in respect to Private Plan Change 81 to the Operative Selwyn District Plan lodged by Rolleston Industrial Developments Limited, Council resolves to accept the request for notification pursuant to Clause 25(2)(b) of the Resource Management Act 1991.’

CARRIED

16. Strategy and Policy Planner

Private Plan change 82 – Decision on how to consider the Private Plan Change request from Brookside Road Residential Limited

Moved – Councillor Miller / **Seconded** – Councillor McInnes

‘That, in respect to Private Plan Change 82 to the Operative Selwyn District Plan lodged by Brookside Road Residential Limited, Council resolves to accept the request for notification pursuant to Clause 25(2)(b) of the Resource Management Act 1991.’

CARRIED

CONSIDERATION OF MATTERS RAISED IN PUBLIC FORUM

Councillor Miller said the submission made by those addressing Council earlier made a lot of sense. He said on the one hand Government wanted Councils to accelerate supply of land and ability of people to get into their homes. On the other hand a consequence of the Enabling Housing Supply and Other Matters Amendment Act would mean that land can't be released until 2024. He added that Council should try and go out of its way to assist developers so that people can access, buy and move into their first homes.

Councillor McInnes said the situation was awkward as far as the legislation goes and she did not want to be in a position where people were losing out. The presenters admitted they sold sections ahead of the hearing on the assumption that everything would be going smoothly. They also admitted they didn't take any legal advice and therefore they have made a series of business decisions for themselves. Council also need to make decisions based on process and what's best for the District.

GENERAL BUSINESS

None.

RESOLUTION TO EXCLUDE THE PUBLIC**Moved** – Councillor Lyall / **Seconded** – Councillor Reid

'That the public be excluded from the following proceedings of this meeting. The general subject matter to be considered while the public is excluded, the reason of passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered		Reasons for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Date information can be released
1.	Public Excluded Minutes	<i>Good reason to withhold exists under Section 7</i>	Section 48(1)(a)	
2.	Public Excluded Chief Executive Update Westland Milk			
3,	Public Excluded Property Transactions			

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

1 - 3	Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or	Section 7(2)(h)
1 - 3	Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or	Section 7(2)(i)

2 *that appropriate officers remain to provide advice to the Committee.'*

CARRIED

The public meeting moved into Public Excluded at 4.40pm.

The meeting resumed in open meeting at 5.10pm and ended at 5.10pm.

DATED this day of 2022

MAYOR

UNCONFIRMED

PUBLIC MATTERS UNDER INVESTIGATION

<i>Community Centres, Halls and Libraries Network Plan (Council, 13 October 2021)</i>	Report on landbanking - buying land now for future community facilities	11 May 2022
<i>Accessibility Report (Council, 13 October 2021): how staff can encourage applicants to ensure buildings were as accessible as possible</i>	Staff report to consider modifications after advice from Chief Executive	25 May 2022
<i>Potential Stock Water Race Closure</i>	review and consider the additional correspondence received in respect of the Proposed Closure of the McLeans Island Road section	25 May 2022
<i>Potential Stock Water Race Closure</i>	defer its decision in relation to the Proposed Closure until the Council has heard and considered any further submissions made on the Proposed Closure	25 May 2022



Te Taumutu Rūnanga

75 Main South Road, Riccarton
PO Box 3214,
Christchurch
Phone 03-371 2660
Email: taumutu@ngaitahu.iwi.nz

23 March 2022

Mayor Sam Broughton
Selwyn District Council
P O Box 90
Rolleston 7643

Email: naomi.smith@selwyn.govt.nz

Tēnā koe Sam, koutou ki ngā kaikaunihera o Waikirikiri

Thank you again for last week's quarterly relationship hui.

As discussed, we are both involved in and will be impacted by the current reforms being led by central government. It is undeniable that these reforms, particularly across resource management, three waters, health, and in time, local government will fundamentally change, for the positive, the participation of iwi and hapū as Treaty partners in decision making for the benefit of our communities.

We note that over recent months we have both been working on developing a relationship agreement between us. In the latest iteration the Rūnanga has added to the preamble *"In recognition of the relationship the Rūnanga and Council have developed over many years, the commitments made in the Ngāi Tahu Claims Settlement and future change that will result from current central government reforms, the parties intend this Relationship Agreement to record and embed a new era of partnership between them that is based on mutual respect, the utmost standards of good faith and confidence that working jointly will have the greatest benefit for current and future generations."*

As you noted, Selwyn District Council will today discuss and make decisions with regard to the Three Waters Reforms. To aid that discussion, we have attached a Ngāi Tahu tribal position statement that our Rūnanga support and endorse.

In the hope that Council adopts the reports recommendations and does not join the Communities for Local Democracy Group, we would be happy to meet and discuss any concerns or discuss future solutions in a partnership approach that we are accustomed to.

He waka kōtuia kāhore e tukutukua ngā mimirā

a canoe that is interlaced will not become separated at the bow

— working shoulder to shoulder for the betterment of our communities —

Ngā mihi



Liz Brown

Chairperson
Te Taumutu Rūnanga

Cc:
Rūnanga Executive

Rulon Nutira (Deputy Chair)
Liz Hill Taiaroa
Trish Harrison Hunt
David Perenara O'Connell
Bridget Robilliard
Graham Nutira

NGĀI TAHU TRIBAL POSITION ON THREE WATERS REFORMS

Introduction

1. This document outlines the Ngāi Tahu position on the three waters reform programme, specifically the proposed water services entities, as well as its outlook on the “Communities 4 Local Democracy” campaign, for Ngāi Tahu takiwā councils.

All-of-takiwā partnership approach

2. Ngāi Tahu has taken an inclusive approach throughout the reform process, working with Mayors and Councillors around the South Island to set priorities, and to co-design responses to government consultation in order to achieve the best outcomes for communities. We supported an all-of-takiwā (our tribal area) approach because we believe that the iwi, Papatipu Rūnanga and Councils must all work together, sharing experience, community, governance and environmental knowledge.
3. Ngāi Tahu respects the Councils within our takiwā and their elected members, who have expressed concerns about the process leading to, and design of, the proposed three waters services entities. All of us, including Papatipu Rūnanga who you will have the most interaction with, are committed to being an active and constructive partner with local Councils to solve the common problems faced by our communities.
4. One of these challenges is ensuring equitable, safe, affordable water services, in a way that provides for Te Mana o Te Wai, environmental sustainability and regional development. This is increasingly a demand of all New Zealanders. Across the country, there has been historical underinvestment in water services over many years; a failure that now presents a significant challenge for present and future Councils and ratepayers. Setting aside anything happening in the rest of the country, we think that in the South Island, Ngāi Tahu and Councils are best placed to meet that challenge together.

Improving water service delivery entities

5. Ngāi Tahu remains committed to working in partnership with Councils to find the best outcome for three waters. In December, **Ngāi Tahu representatives** Gabrielle Huria and Barry Bragg were appointed by the Minister to the Working Group on Representation, Governance and Accountability of new Water Services Entities, along with mayors, Local Government NZ, and other iwi/Māori. The Working Group, by consensus, made recommendations in its report this month to specifically address concerns raised by Councils and improve the three waters services entities legislation.
6. The report recommends fine-tuning the structure of the entities’ public ownership, to express Council ownership of the water services entities through explicit shareholdings for each Council, rather than through a collective holding. Ngāi Tahu are no strangers to government confiscation in the past. That is why we have as an iwi supported the retention of public ownership in the three waters infrastructure as a bottom line throughout, and sought stringent safeguards against potential future privatisation. We have never sought an ownership stake of any kind in the three waters infrastructure built up by ratepayers.
7. In addition to the regional representative group (RRG) for each proposed entity, the report also recommends the establishment of sub-regional representative groups to ensure that each individual Council has a forum to feed into the RRG. These sub-regional representative groups will harness the skills, governance experience and unique local knowledge that iwi and

Councils can contribute. That means that in the takiwā Te Rūnanga o Ngāi Tahu and relevant Papatipu Rūnanga will be able to work with Councils to ensure your needs are emphasised.

8. The Working Group also recommended more robust governance, representation and accountability arrangements for the new water services entities. It recommends extending the responsibilities of the RRG to approving the entity's strategic direction in its Statement of Intent, commenting on the operational direction of the entity through key planning documents, and monitoring the performance of the entity on delivering its strategic outcomes. This will give greater oversight to Council and iwi representatives.
9. Ngāi Tahu members on the Working Group heard from a wide variety of stakeholders and submitters. All agreed that the status quo is not working, is unsustainable, and needs to change.

"Communities 4 Local Democracy"

10. Ngāi Tahu does not support the Communities 4 Local Democracy splinter-group campaign, funded by a number of Councils' ratepayers. Our key concerns are set out below.

Lack of iwi engagement

11. The campaign's website says "We want ... meaningful Mana Whenua involvement" in the governance of three waters services. However, the group did not approach or engage with Ngāi Tahu (or any other iwi representatives to the best of our knowledge) before beginning its campaign or setting its priorities. We would note the contrast with the all-of-takiwā approach, especially given Ngāi Tahu is the only tangata whenua group in the proposed Entity D.
12. Since its launch, iwi have not been involved in the development of the group's proposed alternatives to the three waters reform.
13. This lack of engagement is reflected in the design of those alternatives (either leaving it to individual Councils or a variation on regionally-based Council owned companies). It provides no meaningful pathway for participation by iwi/Māori. Communities 4 Local Democracy's consultants simply list features that exist in a minority of Councils such as Māori wards (almost no Councils have Māori ward seats presently; and Māori wards will be contested in fewer than half of local Council elections in 2022) and Mana Whakahono ā Rohe (iwi participation) agreements – there is currently in only one such agreement between Tai Poutini Rūnanga and West Coast Regional Council.
14. The campaign claims these models will lead to superior outcomes for "iwi-Māori partnership". However, the same consultants also state that "effective participation" for iwi and hapū under that model could require central government to legislate for Māori property rights in water. That is a radical departure from the government's proposed reforms, which do not even touch on the idea of property rights in water. It has not foregrounded this in the group's public statements on the three waters reform.
15. We have seen no evidence that the campaign's claims about providing for, or even wanting to provide for, meaningful iwi participation in an alternative model are genuine.

Preserving the status quo

16. This approach to mana whenua participation reinforces a significant issue with Communities 4 Local Democracy's campaign: whatever the attitudes or intentions of individual Councils, or Councillors, among its membership the campaign itself does not present any compelling alternative to address pressing issues in three waters.
17. Most of the group's material addresses concerns about ownership of assets, matters which have been repeatedly addressed in consultation over the reforms (see above).
18. According to a prepared presentation, the group advocates for more regulation of Councils, presumably along with higher compliance costs, on top of the water regulation already announced. It then suggests Councils can choose between amalgamating water services into regional companies or continuing to run their own water services. It then suggests that government compulsion could be used to deal with Councils which continue to fail to meet new standards. This is essentially the status quo for Councils, with more regulation, and appears to be kicking the can further down the street.
19. Financially, the water assets represent an enormous future liability for Councils and therefore ratepayers. Whether you accept the government's estimates of \$125-180 billion or not, or half that as the campaign has suggested, the reality is that there is a huge bill ahead that has not been properly planned for. It could easily be greater with the effects of climate change, and the scale of investment necessary to meet Te Mana o Te Wai and new water standards may not yet be fully appreciated.
20. Elected Council members are in a difficult position, since they are politically vulnerable to challengers who stand and promise lower rates, irrespective of the need to invest for the future. The Communities 4 Local Democracy campaign does nothing to change this perverse incentive.

Conclusion

21. In summary, Ngāi Tahu remain committed to working with all Councils in our tribal takiwā to ensure we get a result that actually works for Councils, iwi, and the community from the three waters reform.
22. We strongly oppose the Communities 4 Local Democracy splinter group campaign, which has failed to engage with Ngāi Tahu despite paying lip-service to the place of "mana whenua", provides no meaningful pathway for iwi involvement in three waters, and does not offer any realistic alternatives to the reforms except delay.
23. In short, we think what they want is even worse than the status quo. At the least, it would work against our common goals of ensuring equitable, safe, affordable water services while safeguarding public health, environmental sustainability, and regional economic development.



Te Ngāi Tū Ahuriri Rūnanga Inc.

219 Tuahiwi Road RD1 Kaiapoi Phone 03 313 5543 Fax 03 313 5542

Email: tuahiwi.marae@ngaitahu.iwi.nz

22 March 2022

Selwyn District Council
2 Norman Kirk Drive
Rolleston

Tēnā koe e te Koromatua Sam,

RE: Ngāi Tūāhuriri position on C4LD

Firstly, on behalf of our Rūnanga I would like to thank you, your Councilors, and staff at SDC for the considered and balanced way in which you have been engaging in the Three Waters discussions. We value our partnership with you and recognize the strength of what we can achieve working together.

Out of respect for our relationship and to help inform your decision-making process I wish to make the Ngāi Tūāhuriri position about Communities for Local Democracy clear. Both Ngāi Tahu and Ngāi Tūāhuriri do not support C4LD. We have had no engagement with them throughout the takiwā (South Island), either before their campaign launched or afterwards, despite their claim to want meaningful mana whenua involvement.

We would also like to express our disappointment with those takiwā councils who have chosen to join this 'splinter' group opposing the proposed model for three waters service delivery. Ngāi Tahu together with other iwi and councils has formally and constructively engaged with the Governance Working Group on options to confirm robust governance, representation, and accountability arrangements for the new water services entities. This is a continuation of the good faith engagement with takiwā councils over the last year and in line with the shared priorities agreed across those meetings. In contrast C4LD supposed alternative models seem to be devised by consultants. The Labour Government has the majority and has publicly confirmed that the reforms will continue. A united approach working to improve the model proposed for our communities and ratepayers is far more effective than sitting 'outside the tent'.

If you would like to discuss this further or require Ngāi Tūāhuriri to engage directly with your Councillors on this matter, let me know so I can organise this to happen.

Nāhaku noa nā

Tania Wati
Chairperson, Te Ngāi Tūāhuriri Rūnanga Inc

REPORT

TO: Council

FOR: Council Meeting – 13 April 2022

FROM: Mayor Sam Broughton

DATE: 29 March 2022

SUBJECT: **MAYOR'S REPORT – MARCH 2022**

RECOMMENDATION

'That Council receives the Mayor's Report for March 2022 for information.'

1. Acknowledgements

This month's 'Shout Out' goes to Tammy Reeves for her recruitment support.

2. Meetings

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|----------|--|
| 1 March | Representation Review hearings.
Met with Amy Carter of the Christchurch Foundation.
RMA Local Government Steering Group meeting. |
| 2 March | Corde and SDC Governance meeting.
Audit & Risk meeting.
National Council meeting.
Councillor Briefings |
| 3 March | Meeting with Minister Mahuta about Future for Local Government. |
| 4 March | Rural & Provincial Sector meeting.
Future for Local Government Workshop. |
| 7 March | Te Maruata Whānui Hui via zoom. |
| 8 March | Met with the Selwyn Community Care Trust along with Councillor McInnes and Denise Kidd.
Met with Te Puawai our Tuia representative. |
| 9 March | Met with Inspector Peter Cooper.
Council meeting. |
| 10 March | Met with Mayor of Waimakariri Dan Gordon in Rangiora. |

11 March	RM Reform Local Government Steering Group meeting. Greater Christchurch Partnership meeting
14 March	Zones 5 & 6 meeting via zoom. SDC and Te Taumutu Rūnanga hui.
15 March	Participated in Temel Atacocogu's "Walk for Peace" from Rolleston to the Al Noor Mosque in Christchurch. Spoke at the "All in for Arts" event which was presented by the Arts Foundation and partnered with Creative New Zealand to share how the arts and creativity have made a difference to people's lives.
16 March	Draft Annual Plan Workshop.
17 March	RM reform LG Steering group. Met with Darfield High School Principal Andy England. Met with the Canterbury Mayoral Forum Secretariat. Reforms update zoom meeting for Mayors, Chairs and Chief Executives.
18 March	Entity D Working Party hui. Met with Piri Cowie, the Sculptor of the Te Hekenga (Tuna Sculpture) which is situated at Te Ara Ātea. Met with Mayor Neil Brown in Ashburton.
22 March	Met with Robb Stevens of Fonterra. Canterbury CDEM Group meeting.
23 March	Canterbury Mayoral Forum covid update. Waka Kotahi zoom meeting regarding the NZUp Rolleston SH1 Access Project. SDC Future for Local Government Discussion ahead of the workshop with the FfLG Panel. Council meeting held via zoom. Met with Nicola Grigg and fellow National MP's Matt Doocey (Waimakariri) and Simon Watts (North Shore).
24 March	Zoom meeting with Janine Dowding the new Executive Director for the Review into the Future of Local Government.
25 March	Spoke at the Zone 2 meeting and gave an update on the Future for Local Government. Canterbury Mayoral Forum / Papatipu Rūnanga Chairs joint hui. Attended Young Elected Members Future for Local Government scenarios workshop. Monthly Future for Local Government National Council subgroup meeting.
28 March	Attended the South Island Freight Summit with Councillor Epiha. National Council extraordinary meeting.

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|----------|---|
| 29 March | Met with the Panel of the Review into the Future for Local Government. |
| 30 March | Draft Annual Plan workshop. |
| 31 March | Met with the Canterbury Mayoral Forum and various mobile providers to discuss the mobile blackspots report and ways to support enhancement of mobile infrastructure in the region. Welcomed and spoke to the new intake of the Trailblazers internship. |

Events attended by Councillors

Councillor Alexander and Councillor McInnes attended the powhiri/blessing of the Neemo Child Care Centre in Rolleston.



Sam Broughton
MAYOR

REPORT

TO: Chief Executive Officer

FOR: Council Meeting – 13 April 2022

FROM: Gail Shaw – Senior Administrator District Licensing Committee
Malcolm Johnston – Chief Licensing Inspector
Billy Charlton – Regulatory Manager (Secretary of District Licensing Committee)

DATE: 22 March 2022

SUBJECT: **JOINT DISTRICT LICENSING COMMITTEE AND CHIEF LICENSING INSPECTOR MONTHLY REPORT FOR PERIOD 1 FEBRUARY 2022 TO 28 FEBRUARY 2022**

RECOMMENDATION

'That the Council receives the report on the activities of the District Licensing Committee and the Chief Licensing Inspector for February 2022.'

1. PURPOSE

The purpose of the report is to inform the Council of activity in the Alcohol Licensing section.

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

As this report is for information only it is not considered to be significant in the context of Council's Significance Policy.

3. PROPOSAL

Licences issued in February 2022.

Special Licences for February 2022:

- SP220003 – Lincoln University Students Assn – Union Lawn, Lincoln University
On Site Licence: Wednesday 23 February 2022 from 5.00pm to 11.00pm.
- SP220002 – Malvern Collie Club – Springvale, Springfield
On Site Licence: Friday 25 February 2022 from 7.30am to 9.00pm
Saturday 26 February 2022 from 7.30am to 9.00pm.
- SP220001 – Desrae Johnson – Sheffield Hotel Grounds
On Site Licence: Thursday 10 February 2022 from 12.00pm to 9.00pm
Friday 11 February 2022 from 12.00pm to 9.00pm.
- SP220004 – Darfield Rugby Football Club – Darfield Rugby Football Club
On Site Licence: Saturday 12 February 2022 from 6.00pm to 12.00am (midnight).

New Managers Certificates for February 2022:

- R961799 – Jessica Kettley – Laboratory Lincoln.
- R961798 – Isabel Condon – Laboratory Lincoln.
- R961804 – Diane Gibbs – Greendale Golf Club.
- R961796 – Adriaan van den Berg – Leeston Bowling & Tennis Club.
- R961800 – Himal Sangrioula – Terrace Downs Resort.
- R961797 – Nicola Clark – West Melton Tavern.
- R961807 – Olivia Howard – Joe's Garage Rolleston.

Renew Managers Certificates for February 2022:

- R960974 – Charleen Streeter – Four Square Darfield.
- R961691 – Aniket Chavan – Freshchoice Prebbleton.
- R960634 – Lesa Devcich – Rolly Inn.
- R961805 – Jaclyn Rozynski – Tai Tapu Hotel.
- R961702 – Amber Pont – Hororata Village Café & Bar.
- R961697 – Kelsie Dixon – Tai Tapu Hotel.
- R961802 – Gurwinder Singh Sidhu – Freshchoice Prebbleton.
- R961700 – Lily Barrett-Power – Hororata Village Café & Bar.
- R961801 – Dashmeet Singh – Smoke.
- R961701 – Sarah Barrett – Hororata Village Café & Bar.
- R961689 – Akshay Gulati – Super Liquor Lincoln.
- R960833 – Andrew Bell – Lincoln Rugby Football Club.
- R961421 – Lorraine McRae – Freshchoice Leeston.
- R961419 – Gina Davidson – New World Rolleston.
- R961545 – Heather Muldoon – Sheffield Hotel.

Temporary Authority On Licence for February 2022:

- R910025 – Nicola Clark
West Melton Tavern – 1147 West Coast Road, West Melton.

Temporary Authority Off Licence for February 2022:

- R920023 – Nicola Clark
West Melton Tavern – 1147 West Coast Road, West Melton.

Licences currently being processed in February 2022:

A total of 43 applications are currently being processed and awaiting issue, which can be broken down into the following categories:

On Licence: 3 New applications

- R910163 – Trading Karma Limited (Square Meal).
- R910171 – TGH Prebbleton Limited (The Good Home Prebbleton).
- R910172 – Randhawa Enterprises Limited (Nawab Eatery).

Off Licence: 2 New application

- R920147 – Leon & Bronwyn McKavanagh (Summerhill Heights Vineyard).
- R920151 – The Classy Tart Enterprises Limited (Long Shot Distillery).

On Licence: 11 Renewal applications

- R910013 – Mountain Dream Limited (Sheffield Hotel).
- R910149 – Alpine 182 Degrees Limited (Springfield Hotel).
- R910156 – Pelemi Limited (The Store @ Tai Tapu).
- R910154 – The Milk Bar Limited (The Milk Bar).
- R910129 – Memorys Trading Limited (Memorys Café & Restaurant).
- R910054 – Canterbury Hospitality 2017 Limited (Armadillos at the Bridge).
- R910032 – MBJKT Holdings Limited (Tai Tapu Hotel).
- R910044 – Wilderness Lodge Arthurs Pass Ltd (Wilderness Lodge Arthurs Pass).
- R910158 – Kedar Sai Limited (A Pocket Full of Spices).
- R910160 – Barrett Pont Enterprises Ltd (Hororata Village Café & Bar).
- R910133 – G & T Catering & Events Ltd (Larcomb Vineyard).

Off Licence: 5 Renewal applications

- R920011 – Mountain Dream Limited (Sheffield Hotel).
- R920140 – Alpine 182 Degrees Limited (Springfield Hotel).
- R920091 – General Distributors Limited (Countdown Rolleston).
- R920029 – MBJKT Holdings Limited (Tai Tapu Hotel).
- R920125 – Wine Divine Ltd (Wine Divine).

Off Licence: 1 Variation application

- R920020 – Prebbleton Hotel Limited (Henrys Prebbleton).

Club Licence: 3 Renewal applications

- R900016 – Greendale Golf Club Inc (Greendale Golf Club).
- R900011 – Ellesmere Golf Club Inc (Ellesmere Golf Club).
- R900009 – Leeston Rugby Football Club Inc (Leeston Rugby Football Club).

Managers Certificate: 9 New applications

Managers Certificate: 5 Renewal applications

Special Licence: 4 Applications

4. COMMENTS FROM THE DISTRICT LICENSING COMMITTEE

Waivers requested and approved in February:

- Darfield Rugby Football Club – Darfield Rugby Football Club
Due to a technical error receiving the application a waiver was given for the lateness of the application.

The application was sent within the 20 working day period required. However the application was not received by the administration team. Confirmation that the application was sent in the required timeframe via evidence in an email, which confirmed that the application was sent to Council on 10 January 2022.

5. INSPECTOR'S REPORT FOR FEBRUARY 2022

February 2022 saw the quietest month in three years for the Chief Licensing Inspector with the exception of May 2020 during the first covid lockdown. Omicron continues to have a far reaching impact on the hospitality industry. Special licence applications for February were also very low – for obvious reasons.

The Springfield Hotel hearing set down for mid-February was postponed. It will likely be rescheduled for early April 2022.

Lengthy delays for licensing reports from the Medical Officer of Health (MOH) appear to be reducing with the return of some MOH staff to their core alcohol licensing roles.

During February 2022 the Chief Licensing Inspector carried out monitoring at Rhodes Park Combined Sports Club, Tai Tapu, Liquorland Rolleston Drive, Rolleston, Thirsty Liquor Darfield, Yello Shack, Springfield, Super Liquor Lincoln, Super Liquor Leeston, Leeston RFC, Southbridge Superette, and Liquorland Lincoln.



Gail Shaw
**SENIOR ADMINISTRATOR
DISTRICT LICENSING COMMITTEE**



Malcolm Johnston
CHIEF LICENSING INSPECTOR



Billy Charlton
REGULATORY MANAGER (SECRETARY DISTRICT LICENSING COMMITTEE)

Endorsed For Agenda



Tim Harris
GROUP MANAGER ENVIRONMENTAL AND REGULATORY SERVICES



SDC Licences Report

Licences Aggregate Report for the period 2022-02-01 to 2022-02-28

Licence Type	# Issued	% in time*	Avg Days
Club Licence	0	%	0
On Licence	0	%	0
Off Licence	0	%	0
Special Licence	4	100%	11
Manager's Certificate	22	100%	13

* = 'In time' is 15 days for Special licences and 20 days for other licences

REPORT

TO: Chief Executive

FOR: Council meeting – 13 April 2022

FROM: Group Manager Communication and Customers
Group Manager Organisational Performance

DATE: 7 April 2022

SUBJECT: **ANNUAL PLAN 2022/23 CONSULTATION DOCUMENT**

RECOMMENDATION

'That the Council:

- a) Adopts the Draft Annual Plan 2022/2023 as the supporting information for the Annual Plan consultation document;*
- b) Adopts the Annual Plan 2022/23 Consultation Document for public consultation.'*

1. PURPOSE

The purpose of this report is to present for the Council's consideration and adoption the Draft Annual Plan 2022/23, and the Consultation Document for the Selwyn District Council Annual Plan 2022/23.

The Consultation Document is the basis for consultation with the community on the Council's proposed activities for the 2022/23 financial year, and sets out the financial impacts of those proposals and the impacts on rating for the district's ratepayers and residents. This Consultation Document focuses on identifying changes to what was proposed for 2022/23 in the Long-Term Plan 2021-2031 (LTP). The content of the Consultation Document relies on the information in the Draft Annual Plan 2022/23.

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

The Annual Plan 2022/23 Consultation Document has been assessed against the Significance and Engagement Policy and is considered to be of high significance, as it affects all ratepayers and residents in the district. Formal consultation will be carried out in accordance with sections 82 and 95 of the Local Government Act 2002.

3. HISTORY/BACKGROUND

Every three years local councils must prepare a LTP which sets out the activities the council proposes to undertake over the coming 10 years, the community outcomes those activities aim to achieve and how activities will be funded. Additionally, Council's are required annually to prepare an Annual Plan. In year one of the LTP period the

LTP represents the Council's Annual Plan, In subsequent years a standalone Annual Plan is prepared. Where the Annual Plan contains any significant and material change from the corresponding year of the LTP the Council is required to consult with its communities.

The Local Government Act 2002 (the Act) requires Councils to prepare a Consultation Document for the Annual Plan, which must be prepared and adopted in accordance with sections 95 and 95A of the Act.

The Act (s.95A(1)) describes the purpose of the Consultation Document as providing:

“a basis for effective public participation in decision-making processes relating to the activities to be undertaken by the local authority in the coming year, and the effects of those activities on costs and funding, as proposed for inclusion in the annual plan, by—

- (a) identifying significant or material differences between the proposed annual plan and the content of the long-term plan for the financial year to which the annual plan relates; and
- (b) explaining the matters in paragraph (a) in a way that can be readily understood by interested or affected people; and
- (c) informing discussions between the local authority and its communities about the matters in paragraph (a).”

The Consultation Document is also required to explain any variations in the financial statements; describe any new spending proposals including associated costs and how they will be funded; and outline any proposals to delay or defer significant projects.

Development of the consultation document and supporting draft Annual Plan follows discussion by councillors at Annual Plan workshops, including identification of issues for consultation within the document.

4. PROPOSAL

The Annual Plan 2022/23 represents the second year of the Council's Long-Term Plan 2021-2031 (LTP), which was adopted last year after extensive community consultation. The broad approach and work programme outlined in the LTP have not altered significantly and there are no substantive changes of direction or levels of service. There are some projects which are new, have been rescope or deliver timing changed from the LTP, and some changes to the financial and rating requirements arising from changed economic conditions since 2021. The Council is therefore proposing to consult on the Draft Annual Plan 2022/23.

A text copy of Selwyn District Council's Annual Plan 2022/23 Consultation Document is attached to this report (attachment 1). It includes:

a) Four proposals for formal consultation:

- 1. Funding proposal for the Hororātā Community Hub
- 2. Closure of the Upper Ellesmere Water Race
- 3. Changes to rating for water races across the district
- 4. Investing in biodiversity - proposed \$20 Ecological Enhancement rate and harmonisation of Land Drainage rates.

- b) Information on other projects to be undertaken during the 2022/23 year as part of continuing provision of service.
- c) Information on changes to the Council's operating expenditure, capital projects, income and rating requirements.
- d) Information on rating changes in the 2022/23 year, including examples of rating impacts for property owners.

Overall the average total rate rise across the district in the 2022/23 year is 6%, which is 1.1% higher than the level proposed in the Long-Term Plan 2021-2031, but complies with the 6% limit set by the Council in its financial strategy.

Increases for individual ratepayers will vary. In the 2022/23 year the projected rates movements for individual properties vary across different locations.

5. OPTIONS

- a. Adopt the Consultation Document for consultation. (Recommended option)

This option provides the opportunity to keep the community informed about the Council's activities in the coming year, changes from the LTP, and rating impacts for property owners, and to seek feedback on items presented for consultation. Adoption of this document for consultation is recommended.

- b. Adopt the Consultation Document for consultation, with amendments.

The Council could choose to adopt the Consultation Document with amendments to the substantive proposals. This option is not recommended as it would trigger a requirement for additional work by staff to recalculate the impact of any changes on work programmes, budgets and community outcomes. The resulting delays would likely result in the Council failing to meet its statutory deadlines under the Act.

- c. Decline to adopt the Consultation Document for consultation

The Council could decline to adopt the Consultation Document and resolve not to undertake consultation on the Annual Plan 2022/23 if it considers there are insufficient significant or material changes from the LTP to trigger the requirement for consultation. This option is not recommended as it would limit the community's opportunity to provide feedback and submit on the Council's plans for the 2022/23 year.

6. VIEWS OF THOSE AFFECTED / CONSULTATION

(a) Views of those affected

As provided in the Act, the Consultation Document will provide the basis for the Council to seek the views of Selwyn residents and stakeholders over its proposed

programme for the 2022/23 year. A consultation and engagement programme with Selwyn residents is proposed, as outlined below.

(b) Consultation

Key dates

Submissions open	19 April 2022
Submissions close	19 May 2022
Public hearings	30-31 May 2022
Council deliberations	6-7 June 2022
Council adopts Annual Plan	22 June 2022

Consultation and engagement

Following is a summary of the communications and engagement activities that the Council will undertake for the public consultation on the draft Annual Plan 2022-23. The consultation will take place between 19 April and 19 May 2022.

Target audiences:

- All Selwyn residents
- Residents affected by the four major projects
- Ratepayers and property owners
- Key stakeholders
- Councillors/elected members
- Council staff

Outcomes:

- Raise awareness of the consultation being under way
- Provide clear, readily understandable information on the Council's proposed work programme, activities and rating impacts for 2022/23
- Encourage submissions on the draft Annual Plan

Consultation Document

The Consultation Document will be produced in a fully designed A4 publication and digital format and will be available from 3 April from outlets including Council offices, libraries, service centres, and other community locations. The document will also be available online at the Council's online engagement site, along with supporting documentation. Hard copies can be provided to elected members, and on request to members of the public.

Submission form

The submission form will be published in the Consultation Document. It will also be separately available in hard copy at Council offices, libraries/service centres, and other community facility locations. An online submission form will be accessible via the Council website and consultation page. Members of the public will also be able to provide submissions independently of the form, online by attachment or by email or hard copy.

Online/digital channels (Council website and engagement platform)

Online and digital channels will provide the main channel for Selwyn residents to engage with the consultation. The primary site for online information and engagement will be the Council's Your Say Selwyn consultation platform (Engagement HQ). This will provide summaries of key issues, project information, information about rates, access to the Consultation Document and supporting documentation, details on the consultation process and timeline, access to the online submission form.

Social media

Social media channels will be used to promote the consultation process, with targeted content, including links to online information, content highlighting key issues, and opportunities to provide feedback and comment, potentially including a 'Facebook live' or similar session. Note: informal comments received via social media will be summarised and presented to the Hearings alongside formal feedback.

Community events/clinics

During the consultation period, drop-in sessions/clinics will be scheduled (one per ward), to be attended by elected members; other events will be scheduled at local township weekend markets or events, sports venues and other locations where available. Details of community engagement opportunities will be available online and promoted through other media. Community events will include (where available)

Council Call/news media

Information in Council Call will include news stories on the consultation process, notices and reminders about key dates, and community engagement. Information will be also provided to news outlets throughout the district by way of media releases, copies of documents and responses to requests. Advertising will be used to encourage awareness and participation.

Rates insert

A promotional DLE flyer will be included in the scheduled rates instalment mailout, in late April. This will inform ratepayers about the consultation, and direct them to online information on the proposals and how they can participate. An electronic version of the flyer will be sent to those who receive their rates notices by email.

Public hearings

Public hearings on submissions to the Consultation Document will be heard by the Council on 30-31 May 2022, as required.

7. FUNDING IMPLICATIONS

One of the main purposes of the Consultation Document is to set out the financial implications, particularly for rates, of the Council's proposals. The document includes details of funding and the impact on rates of the proposals being consulted on. The document also summarises the forecast overall rates movements for the district's ratepayers.



Stephen Hill
GROUP MANAGER
COMMUNICATION AND CUSTOMERS



Kelvin Mason
GROUP MANAGER
ORGANISATIONAL PERFORMANCE

FINANCIAL HIGHLIGHTS

for the financial year ending 30 June 2023

BACKGROUND

According to the Local Government Act 2002, the Annual Plan process is secondary to the Ten-Year Plan (LTP) process and there is no requirement to consult unless there are significant variations from the budget for the same year in the LTP. Selwyn District Council has decided to consult this year through the 2022-2023 Annual Plan consultation document due to the changing environment in which we're working. Since the LTP was prepared and adopted the district has continued to experience rapid population growth. The economic conditions have generally been positive for the district, but in recent time the impact of the COVID-19 pandemic has seen pressures on supply chains, a tight labour market and raising costs. The year 2022-2023 represents Year 2 of the LTP and there have been some changes to budgets which are necessary, but which were unforeseeable in when the LTP was prepared.

BUDGET APPROACH

Selwyn District Council has taken the following approach to the budget process for 2022-2023:

Capital expenditure (capex)

The proposed capex programme for the financial year ending 30 June 2023 is based on the Council's LTP and has been adjusted to reflect revised timings for some programmes and revisions to programme costs that reflect current economic conditions. The capex programme amounts to \$91.4M, this is \$22.3M more than what had been included in year-2 of the LTP. The increase predominantly due to programmes being brought forward from later years in the LTP and general inflationary price pressures.

Summary of differences between the Annual Plan and year-2 of the LTP include:

- > The current economic environment is having a significant impact on the cost of delivering capital projects. In the year to March 2021 the Producer Price Index for construction outputs was 8.6%. With material price movements above this for certain materials. Consequently, there have been general cost increases to projects.
- > As population growth has continued at a rapid pace, the Council is bringing forward the capacity upgrade of the Pines Wastewater Treatment Plant from later years in the LTP.
- > Community Facilities capital expenditure is higher than the LTP due to changes in the timing of completion of some major capital projects including Rolleston Town Square Development and Rolleston Reserve Redevelopment.
- > Transportation capital expenditure is higher than the LTP due to changes in the timing of completion of some major projects, including the Goulds Road and East Maddison Road Roundabout.

Individual Significant Capital Projects (defined as projects with a budget over \$500k)

Project Name	Proposed Budget 2022/23
Prebbleton Reserve Development	5,334,238
Rolleston Town Square	3,739,000
Rolleston Reserve Re-development	3,181,700
Strategic Land Purchase	515,500
Community Services & Facilities Projects <\$500k	5,271,359
Total Community Services & Facilities Projects	18,039,797
District-wide Potable Water Supplies	7,410,000
District-wide Water Supply Renewals - Linear	4,000,000
Prebbleton Growth	2,000,000
Rolleston Growth	1,577,682
District-wide Chlorine	1,000,000
District-wide Renewals – P&E	924,080
West Melton Growth	828,000
Melvorn Growth	846,984
Water Supplies Projects <500k	1,663,894
Total Water Supply Projects	20,250,640
Pines 120	9,000,000
District-wide Wastewater	3,006,000
ESSS Conveyance & Pumping	2,500,000
Darfield to Pines Truck Sewer	2,000,000
Wastewater Renewals – P&E	1,458,689
Wastewater Renewals – Linear	1,220,627
Darfield Conveyance & Pumping	1,000,000
Ellesmere Truck Sewer	600,000
Ellesmere Conveyance & Pumping	524,207
Wastewater Projects <500k	341,200
Total Wastewater Projects	21,650,723
District-wide Stormwater	972,900
Leeston Flood Diversion	500,000
Stormwater, Land Drainage & Water Races <500K	818,211
Total Stormwater, Land Drainage & Water Races	2,291,111
Local Road Improvements	5,865,000
Sealed Road Resurfacing	4,370,000
Unsealed Road Metalling	1,222,000
Discretionary Roading Renewal Fund	1,032,000
Goulds/East Maddisons Rd Roundabout	3,000,000
Pavement Rehabilitation	972,000
Selwyn Road Safety Programme	891,000
Transport Projects <\$500k	3,082,760
Total Transport Projects	20,434,760
Commercial Investment Fund	7,710,000
Other Projects <\$500k	989,699
Total Selwyn District Council Projects	91,366,730

Council Revenue

The Council's core revenue in the year is projected to be \$171.5 million. This is \$3.9 million higher than the LTP of \$167.5 million. The continued population growth and higher underlying costs are the main factors behind the positive revenues. The main variances compared with budget were:

- > Higher than anticipated population growth in the district along with higher costs have resulted in rates revenue being projected at \$2.5 million above LTP.
- > Linked to the housing growth in the district is the collection of fees and charges for the provision of building and resource consents, and land information memorandum (LIM) reports. The revenue generated from fees and charges is expected to be \$1.2 million higher than LTP.

Rating base information

The projected numbers of rating units within the district are as follows:

Year	Rating units
2022/23	32,807

Operating expenditure (opex)

The LTP budget for year two has been used as the base for the budget for the financial year ending 30 June 2023.

The impact of the Covid-19 pandemic and other international factors have resulted in significant cost pressure for both operating and capital budgets. The increasing price of fuel and the significant supply chain issues are impacting budgets. This includes labour costs, materials, energy, etc. These cost pressures have been reflected in the Council's budget where appropriate. Revenue budgets have also been reviewed and updated where appropriate

Operating costs are up by \$9.4M compared to year-2 of the LTP and is driven by the following core factors:

- > The district continues to grow at a fast rate. This growth creates costs to maintain new infrastructure that has vested to the Council from developers and to respond to higher community demands for Council services.
- > After adopting the LTP the Council renewed and award a 10-year contract to maintain and operate water services and infrastructure. The annual cost of this contract is more than what was provided for in the LTP.

- > The impact of supply chain constraints and cost pressures that are being experienced across all areas of the Council.
- > Increased fuel prices that are impacting the cost of solid waste collection.
- > Increases in staff costs to ensure we can maintain levels of service to a rapidly growing community, to develop and deliver a digital strategy to better engage the community and build Council efficiencies and resilience and respond to external drivers such as the reform of Three Waters, the Resource Management Act 1991, and the Review into the Future for Local Government.

BUDGET COMPARISON

The 2021-2031 LTP was written and approved last year and included a proposed budget for 2022-2023 (Year two of the LTP). The table below highlights the main changes between what was proposed for 2022-2023 in the LTP and the proposed Annual Plan budget for financial year ending 30 June 2023:

	LTP23 \$M	AP23 \$M	Change \$M
Capex	69.1	91.4	22.3
Opex	139.5	148.9	9.4
Total Revenue	167.5	171.5	4.0
Debt Increase	30.3	50.6	20.3
Rates Increase	4.9%	6.0%	1.1%

The following provides an overview of the Councils core debt ratios.

Debt Ratios	LTP23	AP23	Limit
Net Debt	135.9M	162.3M	
Total Revenue	123.4M	127.4M	
Net Debt to Total Revenue	110%	127%	160%
Net Interest	3.9M	4.2M	
Total Revenue	123.4M	127.4M	
Net Interest to Total Revenue	3.2%	3.3%	8%
Net Interest	3.9M	4.2M	
Rates Revenue	80.4M	82.9M	
Net Interest to Rates Revenue	4.9%	5.1%	15%

Financial prudence benchmarks and indicators

What is the purpose of this statement?

The purpose of this statement is to disclose the Council's financial performance in relation to various benchmarks to enable the assessment of whether the council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

The Council is required to include this statement in its LTP in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014 (the regulations). Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Benchmark	Limit	Plan	Met
<i>Rates Affordability</i>			
Rates increases affordability	6%	6%	Yes
<i>Borrowing Limits</i>			
Net borrowing as percentage of revenue	160%	127%	Yes
Net interest as percentage of revenue	8%	3.33%	Yes
Net interest as percentage of rates revenue	15%	5.12%	Yes
Balanced budget benchmark	100	86	No
Essential services benchmark	>100	217	Yes
Debt servicing benchmark	15%	3.81%	Yes

Prospective financial statements

Introduction

The financial statements in this section outline the Council's prospective financial information for the year from 1 July 2022 to 30 June 2023.

Statement of responsibility and authorisation for issue

The Council is responsible for the preparation of the prospective financial statements, including the appropriateness of the underlying assumptions and other disclosures. The prospective financial statements for the period ending 30 June 2023 were authorised for issue by the Council on TBA.

Purpose of preparation

The purpose of the prospective financial information is to inform the community about the Council's financial plans and may not be appropriate for other purposes.

Cautionary note

The prospective financial statements are based on assumptions and actual results are likely to vary from the information presented and the variations may be material.

The prospective statement of financial position is based on an updated projection of the opening statement of financial position as at 1 July 2022 and is not based on the annual plan 2021. There is therefore a difference between the closing equity and cash balances shown for the 2021/22 annual plan and the opening equity and cash balances in the 2022/23 annual plan. The differences arise because the Annual Plan opening balances reflect the Council's actual results for 2021 and updated information in relation to the 2022 forecasts.

Significant assumptions

The Council has made assumptions in preparing the prospective financial statements and these are set out after the accounting policies.

Prospective statement of comprehensive revenue and expense

a forecast for the year ending 30 June 2023

	2022/23	2022/23	2021/22
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Revenue			
Rates	83,243	80,733	74,846
Development contributions	10,791	10,791	9,828
Subsidies and grants	10,988	10,988	22,671
Other revenue	66,428	64,976	67,728
Total revenue	171,450	167,488	175,073
Expenditure			
Employee benefit expenses	32,929	30,145	29,172
Depreciation and amortisation (Note 1)	38,523	38,687	35,454
Finance costs	4,849	4,503	2,815
Other expenses	72,621	66,151	66,555
Total operating expenditure	148,922	139,486	133,996
Surplus / (deficit)	22,528	28,002	41,077
Other comprehensive revenue and expense			
Gain on property revaluations	51,443	51,443	51,251
Financial assets at fair value through other comprehensive revenue and expense	6,413	6,413	-
Total other comprehensive revenue and expense	57,856	57,856	51,251
Total comprehensive revenue and expense	80,384	85,858	92,328

Prospective statement of changes in net assets and equity

a forecast for the year ending 30 June 2023

	2022/23	2022/23	2021/22
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Balance at 1 July	2,045,645	1,957,167	1,864,839
Comprehensive revenue and expense			
Net surplus / (deficit) for the year	22,528	28,002	41,077
Other comprehensive revenue and expense	57,856	57,856	51,251
Total comprehensive revenue and expense for the year	80,384	85,858	92,328
Balance at 30 June	2,126,029	2,043,025	1,957,167

Prospective statement of financial position

a forecast for the year ending 30 June 2023

	2022/23	2022/23	2021/22
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Current assets			
Cash and cash equivalents	8,936	19,288	22,898
Receivables from exchange transactions	15,451	15,451	15,000
Inventory	20	20	20
Other financial assets	20,000	40,000	40,000
Property held for sale	5,107	5,107	2,585
Total current assets	49,514	79,866	80,503
Non current assets			
Receivables from exchange transactions	125	125	125
Other financial assets	2,154	520	520
Investments in council controlled organisations	140,010	140,010	133,597
Investment property	51,808	51,808	42,935
Forestry	393	213	213
Intangible assets	195	346	346
Property, plant and equipment - operational	458,295	454,918	447,647
Property, plant and equipment - infrastructural	1,650,419	1,542,498	1,447,354
Total non - current assets	2,303,399	2,190,438	2,072,737
TOTAL ASSETS	2,352,913	2,270,304	2,153,240
Current liabilities			
Payables under exchange transactions	30,903	30,903	30,000
Borrowings	662	594	662
Total current liabilities	31,565	31,497	30,662
Non current liabilities			
Provisions	1,043	1,043	1,043
Other financial liabilities	1,550	113	113
Borrowings	192,726	194,627	164,256
Total non - current liabilities	195,319	195,783	165,412
Equity			
General reserves	1,180,306	1,186,474	1,150,040
Special funds (Note 2)	45,571	31,348	39,780
Fair value through other comprehensive revenue and expense	92,936	92,811	86,398
Asset revaluation reserve	807,216	732,392	680,949
Total equity	2,126,029	2,043,025	1,957,167
TOTAL LIABILITIES AND EQUITY	2,352,913	2,270,304	2,153,240

Prospective statement of cash flows

a forecast for the year ending 30 June 2023

	2022/23	2022/23	2021/22
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Operating activities			
<i>Cash was provided from:</i>			
Receipts from customers	128,094	122,145	125,645
Agency receipts	4,581	4,470	4,179
Interest received	601	601	620
Dividends received	5,262	5,262	5,109
	138,538	132,478	135,553
<i>Cash was distributed to:</i>			
Suppliers/employees	102,617	90,975	91,598
Agency payments	4,581	4,418	4,129
Interest paid	4,849	4,503	2,815
	112,047	99,896	98,542
Net cash from operating activities	26,491	32,582	37,011
Investment activities			
<i>Cash was provided from:</i>			
Sale of property, plant & equipment	2,585	2,585	6,382
Sale of property intended for sale	-	-	-
Proceeds from investments	-	-	-
	2,585	2,585	6,382
<i>Cash was applied to:</i>			
Purchase of property, plant and equipment	91,369	69,079	138,979
Purchase of development property	-	-	-
Purchase of intangible assets	-	-	-
Purchase of investments	-	-	8,000
	91,369	69,079	146,979
Net cash from investing activities	(88,784)	(66,494)	(140,597)
Financing activities			
<i>Cash was provided from:</i>			
Loans raised	50,593	31,173	105,597
	50,593	31,173	105,597
<i>Cash was applied to:</i>			
Settlement of loans	-	870	879
	-	870	879
Net cash from financing activities	50,593	30,303	104,718
Net increase / decrease in cash	(11,700)	(3,610)	1,132
Plus opening cash 1 July	20,636	22,898	21,766
Closing cash 30 June	8,936	19,288	22,898

Reconciliation of surplus to statement of cash flows

	2022/23	2022/23	2021/22
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Surplus after taxation	22,528	28,002	41,077
<i>Add / (deduct) non - cash items:</i>			
Vested asset revenue	(33,261)	(33,261)	(38,417)
Revaluation of investment property	(1,298)	(1,298)	(854)
Depreciation and amortisation	38,523	38,687	35,454
	3,964	4,128	(3,817)
<i>Movement in working capital items:</i>			
Receivables from exchange transactions	-	(451)	-
Inventory & work in progress	-	-	-
	-	(451)	-
<i>Items classified as investing activities:</i>			
Gain on sale of property	-	-	249
	-	-	249
Net cash flow from operating activities	26,491	32,582	37,011

Note 1: Depreciation and amortisation expense for assets used directly in providing the group of activities

	2022/23	2022/23	2021/22
	Annual plan	LTP	Annual plan
	\$'000	\$'000	\$'000
Community services	51	51	44
Community facilities	7,249	7,413	6,666
Democracy	8	8	8
Commercial property	28	28	28
Environmental services	126	126	132
Support services	921	921	780
Solid waste	295	295	266
Transportation	16,375	16,375	16,008
Water races and land drainage	780	780	596
Stormwater	1,277	1,277	1,049
Wastewater	6,069	6,069	5,155
Water supply	5,344	5,344	4,722
	38,523	38,687	35,454

Note 2: Statement of movements in reserve funds

Please note that this note will be included in the final Annual Plan document.

A – General Reserve: the purpose of a general reserve fund is to provide funding for new capital items arising from increased levels of service growth.

B – Renewal Reserves: the purpose of a renewal reserve is to provide funding for the renewal of existing capital items.

C – Specific Reserves: the purpose of these reserves is to provide funding for the maintenance of special assets or to generate funds for future specific assets.

D – Special Reserve: the purpose of these reserves is for specific purposes as indicated by the reserve name.

E – Internal borrowing reserve: The purpose of these reserves is to separate out internal borrowings.

Statement of accounting policies

Statement of reporting entity

Selwyn District Council (the Council) is a territorial local authority governed by the Local Government Act 2002 (LGA) and is domiciled and operates in New Zealand. The relevant legislation governing the Council's operations includes the LGA and the Local Government (Rating) Act 2002.

The prospective financial statements reflect the operations of the Council and do not include the consolidated results of its Council Controlled Organisations. The Council has not presented group prospective financial statements because the Council believes that the parent's financial statements are more relevant to users.

The main purpose of prospective financial statements in the annual plan is to provide users with information about the core services that the Council intends to provide to ratepayers, the expected cost of those services, and, as a consequence, how much the Council requires by way of rates to fund the intended levels of service. The only impact of the group on the level of rates funding is the impact of dividends from CORDE Limited (CORDE) and Orion New Zealand Limited (ONZL) which are allowed for in the prospective financial statements.

All Selwyn District Council subsidiaries and Central Plains Water Trust are incorporated and domiciled in New Zealand.

The primary objective of the Council and group is to provide goods or services for the community or social benefit rather than making a financial return. Accordingly the Council has designated itself and the group as public benefit entities for financial reporting purposes.

The prospective financial statements of the Council are for the period 1 July 2022 to 30 June 2023. The financial statements were authorised for issue by Council on **TBA**.

Basis of preparation

Statement of compliance

The prospective financial statements of the Council have been prepared in accordance with the requirements of the Local Government Act 2002: Part 6, Section 98 and Part 1 of Schedule 10, which includes the requirement to comply with generally accepted accounting practice in New Zealand (NZ GAAP).

These prospective financial statements have been prepared in accordance with NZ GAAP. They comply with Tier 1 PBE IPSAS, and other applicable financial reporting standards, as appropriate for public benefit entities, including FRS 42 – Prospective Financial Statements.

Measurement base

The prospective financial statements have been prepared on an historical cost basis, except where modified by the revaluation of land and buildings, certain infrastructural assets, investment property, forestry assets and financial instruments (including derivative instruments).

Presentation currency and rounding

The prospective financial statements are presented in New Zealand dollars and all values are rounded to the nearest thousand dollars (\$'000).

Significant accounting policies

The following significant accounting policies have been adopted in the preparation and presentation of the prospective financial statements.

Revenue

Revenue is measured at fair value.

The specific accounting policies for significant revenue items are explained below:

Rates revenue

The following policies for rates have been applied:

- General rates, targeted rates (excluding water-by-meter), and uniform annual general charges are recognised at the start of the financial year to which the rates resolution relates. They are recognised at the amounts due. The Council considers that the effect of payment of rates by instalments is not sufficient to require discounting of rates receivables and subsequent recognition of interest revenue.
- Rates arising from late payment penalties are recognised as revenue when rates become overdue.
- Revenue from water-by-meter rates is recognised on an accrual basis based on usage. Unbilled usage, as a result of unread meters at year end, is accrued on an average usage basis.
- Rates remissions are recognised as a reduction of rates revenue when the Council has received an application that satisfies its rates remission policy.
- Rates collected on behalf of Environment Canterbury Regional Council (Ecan) are not recognised in the financial statements, as the Council is acting as an agent for Ecan.

Development and financial contributions

Development and financial contributions are recognised as revenue when the Council provides, or is able to provide, the service for which the contribution was charged. Otherwise, development and financial contributions are recognised as liabilities until such time as the Council provides, or is able to provide, the service.

New Zealand Transport Agency roading subsidies

The Council receives funding assistance from the New Zealand Transport Agency, which subsidises part of the costs of maintenance and capital expenditure on the local roading infrastructure. The subsidies are recognised as revenue upon entitlement, as conditions pertaining to eligible expenditure have been fulfilled.

Other grants received

Other grants are recognised as revenue when they become receivable unless there is an obligation in substance to return the funds if conditions of the grant are not met. If there is such an obligation, the grants are initially recorded as grants received in advance and recognised as revenue when conditions of the grant are satisfied.

Building and resource consent revenue

Fees and charges for building and resource consent services are recognised on a percentage completion basis with reference to the recoverable costs incurred at balance date.

Entrance fees

Entrance fees are fees charged to users of the Council's local facilities, such as pools. Revenue from entrance fees is recognised upon entry to such facilities.

Landfill fees

Fees for disposing of waste at the Council's landfill are recognised as waste is disposed by users.

Provision of commercially based services

Revenue derived through the provision of services to third parties in a commercial manner is recognised in proportion to the stage of completion at balance date.

Sales of goods

Revenue from the sale of goods is recognised when a product is sold to the customer.

Vested or donated physical assets

For assets received for no or nominal consideration, the asset is recognised at its fair value when the Council obtains control of the asset. The fair value of the asset is recognised as revenue, unless there is a use or return condition attached to the asset.

The fair value of vested or donated assets is usually determined by reference to the cost of constructing the asset. For assets received from property developments, the fair value is based on construction price information provided by the property developer.

For long-lived assets that must be used for a specific use (e.g. land must be used as a recreation reserve), the Council immediately recognises the fair value of the asset as revenue. A liability is recognised only if the Council expects that it will need to return or pass the asset to another party.

Donated and bequeathed financial assets

Donated and bequeathed financial assets are recognised as revenue unless there are substantive use or return conditions. A liability is recorded if there are substantive use or return conditions and the liability released to revenue as the conditions are met (e.g. as the funds are spent for the nominated purpose).

Interest and dividends

Interest revenue is recognised using the effective interest method. Interest revenue on an impaired financial asset is recognised using the original effective interest rate.

Dividends are recognised when the right to receive payment has been established. When dividends are declared from pre-acquisition surpluses, the dividend is deducted from the cost of the investment.

Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

Grant expenditure

Non-discretionary grants are those grants that are awarded if the grant application meets the specified criteria and are recognised as expenditure when an application that meets the specified criteria for the grant has been received.

Discretionary grants are those grants where the Council has no obligation to award on receipt of the grant application and are recognised as expenditure when approved by the Council and the approval has been communicated to the applicant. The Council's grants awarded have no substantive conditions attached.

Income tax

Income tax expense includes components relating to both current tax and deferred tax.

Current tax is the amount of income tax payable based on the taxable profit for the current year, plus any adjustments to income tax payable in respect of prior years. Current tax is calculated using tax rates (and tax laws) that have been enacted or substantively enacted at balance date.

Deferred tax is the amount of income tax payable or recoverable in future periods in respect of temporary differences and unused tax losses. Temporary differences are differences between the carrying amount of assets and liabilities in the statement of financial position and the corresponding tax bases used in the computation of taxable profit.

Deferred tax is measured at the tax rates that are expected to apply when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at balance date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the entity expects to recover or settle the carrying amount of its assets and liabilities.

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which the deductible temporary differences or tax losses can be utilised.

Deferred tax is not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition of an asset or liability in a transaction that is not a business combination, and at the time of the transaction, affects neither accounting profit nor taxable profit.

Current and deferred tax is recognised against the surplus or deficit for the period, except to the extent that it relates to a business combination, or to transactions recognised in other comprehensive revenue and expense or directly in equity.

Leases

Finance leases

A finance lease is a lease that transfers to the lessee substantially all the risks and rewards incidental to ownership of an asset, whether or not title is eventually transferred.

At the commencement of the lease term, finance leases are recognised as assets and liabilities in the statement of financial position at the lower of the fair value of the leased item and the present value of the minimum lease payments.

The finance charge is charged to the surplus or deficit over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability.

The amount recognised as an asset is depreciated over its useful life. If there is no certainty as to whether the Council will obtain ownership at the end of the lease term, the asset is fully depreciated over the shorter of the lease term and its useful life.

Operating leases

An operating lease is a lease that does not transfer substantially all the risks and rewards incidental to ownership of an asset.

Lease payments under an operating lease are recognised as an expense on a straight-line basis over the lease term.

Lease incentives received are recognised in the surplus or deficit as a reduction of rental expense over the lease term.

Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown within borrowings in current liabilities in the statement of financial position.

Receivables

Receivables are recorded at their face value, less any provision for impairment.

Derivative financial instruments

The Council uses derivative financial instruments to hedge interest rate risks arising from financial activities. The Council does not hold or issue derivative financial instruments for trading purposes.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at fair value at each balance date.

The associated gains or losses of derivatives are recognised in the surplus or deficit.

The full fair value of derivatives are classified as non-current if the remaining maturity of the item is more than twelve months and as current if the remaining maturity of the item is less than twelve months.

Other financial assets

Financial assets are initially recognised at fair value plus transaction costs unless they are carried at fair value through surplus or deficit in which case the transaction costs are recognised in the surplus or deficit.

Purchases and sales of financial assets are recognised on trade-date, the date on which the Council and group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Council and group has transferred substantially all the risks and rewards of ownership.

Financial assets are classified into the following categories for the purpose of measurement:

- fair value through surplus or deficit;
- loans and receivables;
- held-to-maturity investments; and
- fair value through other comprehensive revenue and expense.

The classification of a financial asset depends on the purpose for which the instrument was acquired.

Financial assets at fair value through surplus or deficit

Financial assets at fair value through surplus or deficit include financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short-term or it is part of a portfolio of identified financial instruments that are managed together and for which there is evidence of short-term profit-taking. Derivatives are also categorised as held for trading unless they are designated into a hedge accounting relationship for which hedge accounting is applied.

Financial assets acquired principally for the purpose of selling in the short-term or part of a portfolio classified as held for trading are classified as a current asset. The current/non-current classification of derivatives is explained in the derivatives accounting policy above.

After initial recognition, financial assets in this category are measured at their fair values with gains or losses on re-measurement recognised in the surplus or deficit.

Currently, the Council values embedded derivatives and interest rate swaps in this category.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for maturities greater than 12 months after the balance date, which are included in non-current assets.

After initial recognition, they are measured at amortised cost, using the effective interest method, less impairment. Gains and losses when the asset is impaired or derecognised are recognised in the surplus or deficit.

Loans to community organisations made at nil or below-market interest rates are initially recognised at the present value of their expected future cash flows, discounted at the current market rate of return for a similar financial instrument. The difference between the face value and present value of the expected future cash flows of the loan is recognised in the surplus or deficit as a grant expense. The loans are subsequently measured at amortised cost using the effective interest method.

Currently, the Council has community loans, term deposits and trade and other receivables in this category.

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities and there is the positive intention and ability to hold to maturity. They are included in current assets, except for maturities greater than 12 months after balance date, which are included in non-current assets.

After initial recognition they are measured at amortised cost, using the effective interest method, less impairment. Gains and losses when the asset is impaired or derecognised are recognised in the surplus or deficit.

Currently, the Council holds bond investments in this category.

Fair value through other comprehensive revenue and expense

Financial assets at fair value through other comprehensive revenue and expense are those that are designated into the category at initial recognition or are not classified in any of the other categories above. They are included in non-current assets unless management intends to dispose of, or realise, the investment within 12 months of balance date. The Council and group includes in this category:

- investments that it intends to hold long-term but which may be realised before maturity; and
- Shareholdings that it holds for strategic purposes.

These investments are measured at their fair value, with gains and losses recognised in other comprehensive revenue and expense, except for impairment losses, which are recognised in the surplus or deficit.

On derecognition, the cumulative gain or loss previously recognised in other comprehensive revenue and expense is reclassified from equity to the surplus or deficit.

Currently, the Council holds share investments in this category.

Impairment of financial assets

Financial assets are assessed for evidence of impairment at each balance date. Impairment losses are recognised in the surplus or deficit.

Loans and receivables, and held-to-maturity investments

Impairment is established when there is evidence that the Council will not be able to collect amounts due according to the original terms of the receivable. Significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, receivership, or liquidation and default in payments are indicators that the asset is impaired. The amount of the impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted using the original effective interest rate. For debtors and other receivables, the carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the surplus or deficit. When the receivable is uncollectible, it is written-off against the allowance account. Overdue receivables that have been renegotiated are reclassified as current (that is, not past due). Impairment in term deposits, government bonds, and community loans, are recognised directly against the instrument's carrying amount.

Financial assets at fair value through other comprehensive revenue and expense

For equity investments, a significant or prolonged decline in the fair value of the investment below its cost is considered objective evidence of impairment.

For debt investments, significant financial difficulties of the debtor, probability that the debtor will enter into bankruptcy, and default in payments are objective indicators that the asset is impaired.

If impairment evidence exists for investments at fair value through other comprehensive revenue and expense, the cumulative loss (measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in the surplus or deficit) recognised in other comprehensive revenue and expense is reclassified from equity to the surplus or deficit.

Equity instrument impairment losses recognised in the surplus or deficit are not reversed through the surplus or deficit.

If in a subsequent period the fair value of a debt instrument increases and the increase can be objectively related to an event occurring after the impairment loss was recognised, the impairment loss is reversed in the surplus or deficit.

Inventories and work in progress

Inventories acquired through non-exchange transactions are measured at fair value at the date of acquisition.

The amount of any write-down for the loss of service potential or from cost to net realisable value is recognised in the surplus or deficit in the period of the write-down.

When land held for development and future resale is transferred from investment property / property, plant, and equipment to inventory, the fair value of the land at the date of the transfer is its deemed cost.

Costs directly attributable to the developed land are capitalised to inventory, with the exception of infrastructural asset costs which are capitalised to property, plant and equipment.

Work in progress is stated at cost and consists of direct materials, direct labour and plant costs with a proportion of overhead costs. Contract payments (i.e. work invoiced prior to completion) have been deducted. For major contracts the percentage completion method is used.

Non-current assets held for sale

Non-current assets held for sale are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. Non-current assets held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

The Council owned land on Byron Street adjacent to State Highway 1 as held for sale following the approval by the Council on 14 September 2011 and subsequent meetings to sell this land.

Any impairment losses for write-downs of non-current assets held for sale are recognised in the surplus or deficit.

Any increases in fair value (less costs to sell) are recognised up to the level of any impairment losses that have been previously recognised.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale.

Property, plant and equipment

Property, plant and equipment of the Council consist of:

- Operational Assets - these include land, farm land, buildings, heritage assets, library books and plant and machinery.
- Infrastructural Assets – infrastructural assets are fixed utility systems and roading networks owned by the Council. Each asset class includes all items that are required for the network to function.

Property, plant and equipment are shown at cost or valuation, less accumulated depreciation and impairment losses.

Farm land, land under roads, other land and work in progress are not depreciated.

Additions

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits or service potential associated with the item will flow to the Council and the cost of the item can be measured reliably.

In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

Disposals

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are included in the surplus or deficit. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to retained earnings.

Depreciation

Council

Depreciation is provided on a straight-line basis on all property, plant and equipment other than land, at rates that will write off the cost (or valuation) of the assets to their estimated residual values over their useful lives. The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

Asset class	Useful life	Annual depreciation rate
Buildings	10 – 180 years	0.6% - 10%
Heritage	85 years	4%
Heavy plant and machinery	10 years	10%
Other plant and machinery	5 years	20%
Motor vehicles	5 years	20%
Furniture and fittings	10 years	10%
Library books	7 years	14.3%
Computer equipment	4 years	25%

Roads

Formation / sub-grade	Not depreciated	
Sub-base (sealed roads only)	Not depreciated	
Base course	10 – 119 years	0.84% - 10%
Surface (sealed roads)	1 – 30 years	3.33% - 100%
Surface (unsealed roads)	10 years	10%
Kerb & channelling	50 – 80 years	1.25% - 2%
Footpaths base and surface	10 – 80 years	1.25% – 2%
Culverts	20 – 100 years	1% - 2%
Traffic signs	10 years	10%
Street lights	20 years	5%
Street light poles	40 years	2.5%
Bridges	50 – 150 years	0.7% - 2%
Railings	20 – 40 years	2.5% to 5%

Water races

Water races (structure)	10 – 140 years	0.7% - 10%
Water races (race)	10 – 140 years	0.7% - 10%

Land drainage and Stormwater

Land drainage (structure)	5 – 110 years	0.9% - 20%
Land drainage (drain)	5 – 110 years	0.95% - 20%

Water supplies

Wells	3 – 110 years	0.9% - 33.33%
Pump Stations	5 – 125 years	0.8% - 20%
Reservoirs	39 – 50 years	2% - 2.5%
Valves Service Connections	5 – 101 years	1% - 20%
Pipes & Fire Hydrants	3 – 103 years	1% - 33.33%

Sewerage systems

Manholes	11 – 100 years	1% - 9%
Pipes	4 – 100 years	1% - 25%
Pump stations	20 – 60 years	1.6% - 5%
Sewerage treatment stations	5 – 150 years	0.5% - 20%
Service connection	10 – 100 years	1% - 10%

The residual value and useful life of an asset is reviewed and adjusted if applicable, at each financial year end.

Revaluation

Those asset classes that are revalued are valued either on a yearly or three yearly valuation cycle on the basis described below. All other asset classes are carried at depreciated historical cost. The carrying values of revalued items are reviewed at each balance date to ensure that those values are not materially different to fair value.

If there is a material difference then the relevant classes are revalued.

Farm land

Farm land is revalued on a three yearly valuation cycle at fair value, as determined from market-based evidence by an independent valuer. The last valuation of the Council's farm land was performed by S E J Newberry B Com (VPM) SPINZ (ANZIV) Registered Valuer of Ford Baker Limited and the valuation is effective as at 30 June 2019.

Other land and buildings

Other land and buildings are valued at fair value as determined from market-based evidence by an independent valuer. The most recent valuation of such property held by the Council S E J Newberry B Com (VPM) SPINZ (ANZIV) Registered Valuer of Ford Baker Limited and the valuation is effective as at 30 June 2019.

Infrastructural asset classes: roads, water reticulation, sewerage reticulation and stormwater systems

These assets are valued at fair value determined on a depreciated replacement cost basis by an independent valuer. At balance date Selwyn District Council assesses the carrying values of its infrastructural assets to ensure that they do not differ materially from the assets' fair values. If there is a material difference then the off-cycle asset classes are revalued. The roading network was last valued as at 30 June 2020 by Robert Berghuis (BE (Elec), MPINZ) who is a senior valuer with Beca Valuation Limited. Water, sewerage, stormwater, land drainage and water race assets were last valued as at 1 July 2020 by John Vessey NZ Dip Eng, Dip Civil Eng Applied, CertETN a valuer at WSP.

Land under roads

Land under roads is valued based on fair value of adjacent land determined by the Council's finance staff effective 30 June 2005. Land under roads is not subsequently revalued. Subsequent additions are valued at cost.

Accounting for revaluations

The Council accounts for revaluations of property, plant and equipment on a class by class basis.

The results of revaluing are credited or debited to other comprehensive revenue and expense and accumulated in an asset revaluation reserve for that class of asset for the Council. Where this results in a debit balance in the asset revaluation reserve, this balance is expensed and recognised in the surplus or deficit. Any subsequent increase on revaluation that off-sets a previous decrease in value recognised in the surplus or deficit will be recognised first in the surplus or deficit up to the amount previously expensed and then recognised in other comprehensive revenue and expense.

Intangible assets**Goodwill**

The recoverable amount as at 30 June 2022, has been determined based on a value in use calculation using estimated cash flow projections. The projection are based on 0.5% growth rate for the first five years then nil growth rate beyond that. The post-tax discount rate applied to cash flow projections is 2.2%.

Software acquisition

Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use the specific software.

Costs associated with maintaining computer software are recognised as an expense when incurred.

Mining Licences

Acquired mining licenses and permits are capitalised on the basis of the costs incurred to acquire and bring to use, the specific licence and permit.

Amortisation

The carrying value of an intangible asset with a finite life is amortised on a straight-line basis over its useful life. Amortisation begins when the asset is available for use and ceases at the date that the asset is derecognised. The amortisation charge for each period is recognised in the surplus or deficit.

The useful lives and associated amortisation rates for software and mining licences have been estimated as follows:

Asset class	Useful life	Annual amortisation rate
Selwyn District Council	4 years	25%
Wanganui mining	24.04 years	4.16%
Brand Name	10 years	10%
Customer Relationships	3 years	33%
Customer Contracts	As profit realised	

Forestry assets

Forestry assets are independently revalued at fair value less estimated point of sale costs. Fair value is determined based on the present value of expected net cash flows discounted at a current market determined pre-tax rate. The Selwyn District Council forest was independently revalued as at 30 June 2021 by Terry O'Neill, Qualified Forester.

Gains or losses arising on initial recognition of biological assets at fair value less estimated point of sale costs and from a change in fair value less estimated point of sale costs are recognised in the surplus or deficit. The costs to maintain the forestry assets are recognised in the surplus or deficit.

Investment property

Properties leased to third parties under operating leases are classified as investment property unless the property is held to meet service delivery objectives, rather than to earn rentals or for capital appreciation.

Investment property is measured initially at its cost including transaction costs.

After initial recognition, the Council measures all investment property at fair value as determined annually by an independent valuer. The most recent valuations were performed by S E J Newberry B Com (VPM) SPINZ (ANZIV) Registered Valuer of Ford Baker Limited and the valuations are effective as at 30 June 2021.

The fair value of investment property has been determined by reference to the capitalisation of rental revenue, discounted cash flows and comparable sales methods. These valuations use assumptions including future rental revenue, anticipated costs and appropriate discount rates.

Gains or losses arising from a change in the fair value of investment property are recognised in the surplus or deficit.

Impairment of non-financial assets

Non-financial assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Value in use is depreciated replacement cost for an asset where the future economic benefits or service potential of the asset are not primarily dependent on the asset's ability to generate net cash inflows and where the entity would, if deprived of the asset, replace its remaining future economic benefits or service potential.

Value in use for non – cash generating units

Non – cash generating assets are those assets that are not held with the primary objective of generating a commercial return.

For non – cash generating assets, value in use is determined using an approach based on either a depreciated replacement cost approach, restoration cost approach, or a service units approach. The most appropriate approach used to measure value in use depends on the nature of the impairment and availability of information.

Value in use for cash – generating assets

Cash generating assets are those assets that are held with the primary objective of generating a commercial return.

The value in use for cash-generating assets is the present value of expected future cash flows.

If an asset's carrying amount exceeds its recoverable amount, the asset is impaired and the carrying amount is written down to the recoverable amount. For revalued assets, the impairment loss is recognised against the revaluation reserve for that class of asset. Where that results in a debit balance in the revaluation reserve the balance is recognised in the surplus or deficit.

For assets not carried at a revalued amount the total impairment loss is recognised in the surplus or deficit.

The reversal of an impairment loss on a revalued asset is credited to the revaluation reserve. However, to the extent that an impairment loss of that class of asset was previously recognised in the surplus or deficit, a reversal of the impairment loss is also recognised in the surplus or deficit.

For assets not carried at a revalued amount (other than goodwill), the reversal of impairment loss is recognised in the surplus or deficit.

Goods and services tax (GST)

All items in the financial statements are stated exclusive of GST except for receivables and payables, which are stated on a GST inclusive basis. Where GST is not recoverable as input tax then it is recognised as part of the related asset or expense.

The net amount of GST recoverable from, or payable to, the Inland Revenue Department (IRD) is included as part of receivables or payables in the statement of financial position.

The net GST paid to, or received from the Inland Revenue Department, including the GST relating to the investing and financing activities, is classified as an operating cash flow in the statement of cash flows.

Commitments and contingencies are disclosed exclusive of GST.

Payables

Short-term creditors and other payables are recorded at their face value.

Borrowings

Borrowings are initially measured at fair value net of transaction costs and subsequently measured at amortised cost using the effective interest method.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance date.

Employee entitlements

Short-term employee entitlements

Employee benefits expected to be settled within 12 months after the end of the period in which the employee renders the related service are measured based on accrued entitlements at current rates of pay. These include salaries and wages accrued up to balance date, annual leave earned to, but not yet taken at balance date, and sick leave.

A liability for sick leave is recognised to the extent that absences in the coming year are expected to be greater than the sick leave entitlements earned in the coming year. The amount is calculated based on the unused sick leave entitlement that can be carried forward at balance date, to the extent it will be used by staff to cover those future absences.

A liability and an expense are recognised for bonuses where the Council has a contractual obligation or where there is a past practice that has created a constructive obligation.

Long-term employee entitlements

Employee benefits that are due to be settled beyond 12 months after the end of the period in which the employee renders the related service, such as long service leave and retirement gratuities, have been calculated on an actuarial basis. The calculations are based on:

- likely future entitlements accruing to staff, based on years of service, years to entitlement, the likelihood that staff will reach the point of entitlement, and contractual entitlement information; and
- the present value of the estimated future cash flows.

Presentation of employee entitlements

Sick leave, annual leave, and vested long service leave are classified as a current liability. Non-vested long service leave and retirement gratuities expected to be settled within 12 months of balance date are classified as a current liability. All other employee entitlements are classified as a non-current liability.

Superannuation schemes

Defined contribution schemes

Obligations for contributions to defined contribution superannuation schemes are recognised as an expense in the surplus or deficit as incurred.

Defined benefit schemes

The Council belong to a Defined Benefit Plan Contribution Scheme ('the Scheme') which is managed by the Board of Trustees of the National Provident Fund. The Scheme is a multi-employer defined benefit scheme.

Insufficient information is available to use defined benefit accounting, as it is not possible to determine from the terms of the Scheme, the extent to which the surplus/deficit will affect contributions by individual employers, as there is no prescribed basis for allocation. The Scheme is therefore accounted for as a defined contribution scheme.

Provisions

A provision is recognised for future expenditure of uncertain amount or timing when there is a present obligation (either legal or constructive) as a result of a past event, it is probable that an outflow of future economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as an interest expense and is included in "finance costs".

Landfill aftercare provision

A provision for future landfill site restoration and aftercare costs is recognised when the activities giving rise to the need for site restoration and aftercare have commenced. The provision is stated at the present value of the future cash outflows expected to be incurred which increases each period due to the passage of time. Any increase in the provision due to the change in present value is recognised in the surplus or deficit as a time value adjustment.

Future landfill site restoration and aftercare costs provided for are initially capitalised in the statement of financial position. Any change in the provision for future landfill site restoration and aftercare costs arising from a change in estimate of those costs is also recognised in non-current assets in the statement of financial position.

Future landfill site restoration and aftercare costs capitalised in the statement of financial position are depreciated at rates that match the pattern of benefits expected to be derived from the landfill including power generation using landfill gas.

Restricted and council created reserves

Restricted reserves are a component of equity generally representing a particular use to which various parts of equity have been assigned. Reserves may be legally restricted or created by the Council.

Restricted reserves are those subject to specific conditions accepted as binding by the Council and which may not be revised by the Council without reference to the Courts or a third party. Transfers from these reserves may be made only for certain specified purposes or when certain specified conditions are met.

Also included in restricted reserves are reserves restricted by Council's decision. Council may alter them without reference to any third party or the Courts. Transfers to and from these reserves are at the discretion of Council.

Cost allocation

The Council has derived the cost of service for each significant activity of the Council using the cost allocation system outlined below.

Direct costs are those costs directly attributable to a significant activity. Indirect costs are those costs which cannot be identified in an economically feasible manner, with a specific significant activity.

Direct costs are charged directly to significant activities. Indirect costs are charged to significant activities using appropriate cost drivers such as actual usage, staff numbers and floor area.

Significant Forecasting Assumptions

In preparing the Annual Plan it is necessary for Council to make a number of assumptions about the future. The following table identifies those forecasting assumptions which are significant in that if actual events differ from the assumptions, it will result in material variances to this Plan.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Asset Management Area: Financial						
All	Asset lives and depreciation	NAMS	The assumed asset lives are set out in the statement of accounting policies.	Moderate	There is a risk that assets will wear out more quickly than forecast and require replacement earlier than planned.	If assets require replacement more quickly than forecast, renewal or capital expenditure projects may need to be brought forward. The Council will consider the funding implications of any early replacements as they occur. Early replacement will result in a write off of the book value of the asset, increasing expenditure in the year it occurs.
All	Borrowing costs	The Council in conjunction with its financial advisors	Interest on term debt is assumed to be 2.5% p.a. consistent with the Long Term Plan.	Moderate	There is a risk that interest rates will differ from those assumed and that borrowing costs will be higher than those assumed.	If borrowing costs are greater than those assumed, the Council may need to increase development contribution charges, rates or reduce expenditure. Conversely, lower borrowing costs may mean rates are lower than they would otherwise have been.
All	Dividends from CCOs	CORDE Ltd, Orion NZ Ltd, the Council	It is assumed that dividends from Orion NZ Ltd, and CORDE Limited will be as per the respective companies 2022 Draft Statement of Intent.	Moderate	There is a risk that dividends will be higher or lower than forecast depending on the performance of these companies.	If dividends are lower than those assumed, the Council may need to increase its rates or reduce expenditure. Conversely, higher investment returns may mean rates are lower than they would otherwise have been.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Funding of capital expenditure	The Council	The Council funds capital expenditure from a number of sources: <ul style="list-style-type: none"> • development contributions; • lump sum contributions; • government subsidy; • rates; • dividends; • interest from investments • reserves; • external borrowing 	Moderate	There is a risk that sufficient funds will not be available to pay for the planned capital projects. For example, because growth does not provide sufficient funding from development contributions or the community considers that required rate rises are not affordable.	The Council will assess the availability of funds as part of the annual budget process and if funds are not available, it may revise the capital programme that is set out in the Long Term Plan.
All	Funding of capital expenditure	The Council	Assumptions have been made on how each capital project included in the Long Term Plan will be funded. The Council's policy in relation to the funding of capital expenditure is set out in the Revenue and Financing Policy that is included in the Long Term Plan.	Moderate	There is a risk that sufficient funds will not be available to pay for the planned capital projects. For example, because growth does not provide sufficient funding from development contributions or the community considers that required rate rises are not affordable. There is also a risk that depreciation funds will be utilised affecting funding for renewals.	The Council will assess the availability of funds as part of the annual budget process and if funds are not available, it may revise the capital programme that is set out in the Long Term Plan.
All	Funding of capital expenditure	Development Contributions	Development Contributions will remain available to fund network infrastructure commensurate with growth forecasts.	Moderate	There is a risk that policy implementation and methodology restrictions will affect the ability to collect Development Contributions or the method by which contributions are calculated.	If Development Contributions are less than assumed, the Council may need to increase its rates to cover any shortfall or delay upgrade works.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Insurance		<p>That an appropriate level of insurance will be secured by Council for its property and 5 waters infrastructure assets.</p> <p>That the premiums to be paid are affordable.</p> <p>That Central Government will provide a sufficient share for post event works as per the National Civil Defence Emergency Management Plan</p> <p>Underground assets will be partly self-insured and that sufficient emergency funding will be available from Waka Kotahi NZTA (NZTA) for damage to roading assets caused by extraordinary events.</p> <p>That increases in Insurance Premiums will be similar to CPI.</p>	Moderate	<p>There is a risk that insurance will be difficult to secure and that NZTA will not provide adequate emergency funding to reinstate damaged services.</p> <p>There is a risk that insurance premiums will rise more rapidly than expected.</p>	<p>Council's assets may not be able to be insured in a similar manner to the current approach and different options may need to be considered. This includes increasing reserve funds and higher excess sums.</p> <p>Premiums will exceed budget allocation and savings will be required in insurance policies or funds will need to be reallocated from other areas of expenditure.</p>
All	Investment in Orion NZ Ltd and CORDE Ltd	CORDE Ltd, Orion NZ Ltd, the Council	The Council revalues its investment in Orion NZ Ltd, and CORDE Ltd so that the carrying value is maintained at fair value. It is assumed that the value of the investment will be maintained at its relative dollar value, with the investment increasing in line with general price levels.	Moderate	There is a risk that the value of the investment may increase or decrease.	A change in the value of the investment in Orion NZ Ltd, and CODRE Ltd will change the Council's equity but will not have a direct impact on revenue or expenditure.
All	Investments	The Council	Earnings from cash balances will be treated as Revenue	Low	There is a risk that the Council will revise this policy and allocate these funds differently.	Should the Council allocate or retain these funds differently, there will inadequate funds for roading improvements, or the income available to support the general rate requirement will reduce and the Council may need to increase rates or reduce expenditure.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Transportation	NZTA revenue	The Council	<p>It is assumed that the level of financial assistance received from NZTA for eligible roading and transport activities will remain at 51%.</p> <p>Works associated with nationally and regionally significant state highway projects will be fully funded by NZTA funding (e.g. Southern Motorway further extensions).</p> <p>Funding Assistance for large Capital transport works would be achieved on a case by case basis through a Business Case approach with NZTA. Some capital projects could attract a Targeted Enhanced Financial Assistance Rate (TEFAR) on a case basis by the NZTA.</p> <p>NLTP Funding is provided by the NZTA in 3 year periods and that the following 7 years will be funded in a similar manner</p>	Moderate	<p>There is a risk that sufficient funds will not be available to pay for the planned capital projects. For example, because growth does not provide sufficient funding from development contributions or the community considers that required rate rises are not affordable.</p> <p>The full range of funding expected initially in a NLTP may be reduced during its period if NZTA face significant national cost increases requiring a reprioritisation of NZTA funding which may result in capital projects being deferred for funding.</p>	The Council will assess the availability of NZTA funds as part of the annual budget process and if funds are not available, it may revise its roading and transport programme that is set out in the Long Term Plan.
All	Resource consents	The Council	Resource consents will continue to be able to be processed in statutory timeframes.	Low	There is a risk that the consent are delayed or that the consent will not be obtained for the Council projects.	If consent conditions change, expenditure may increase to comply with the conditions and this may have an impact on rate levels. If consents cannot be obtained for planned projects, the project may be delayed or may not go ahead.
All	Return on investments	The Council in conjunction with its financial advisors	It is assumed that the Council's cash investments will generate an average return of 1.5% p.a. consistent with the Long Term Plan.	Moderate	There is a risk that returns on investments will be higher or lower than forecast because actual investment balances and interest rates may vary from those used in the forecast.	If investments returns are lower than those assumed, the Council may need to increase its rates or reduce expenditure. Conversely, higher investment returns mean rates may be lower than they would otherwise have been.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Selwyn 2031 (District Wide Strategy)	The Council	No significant changes in the management of infrastructure assets, reserves and community facilities are expected in the short term. Actions required in the 2021-24 period can be accommodated within current forecasts.	Low	There is a risk that the visions and initiatives identified through the District wide strategy process cannot be accommodated through current planning, funding and delivery mechanisms.	Changes in service (demand, performance, condition, resourcing) may be required as a result of decisions resulting from the Strategy. Changes to Activity Planning including funding may be required.
All	Timing and level of capital expenditure	The Council	The Long Term Plan assumes that the timing and cost of capital projects and associated operating costs are as determined through the Council's activity management planning process.	High	There is a risk that capital projects may not occur as planned. This may have an impact on the costs of the project. There is also the risk that actual project costs will vary from those forecasts. Transport projects seeking subsidy will need to be developed through a Business Case approach to NZTA which may change originally anticipated outcomes	<p>If projects do not occur as planned, capital expenditure in any year may differ from that forecast and delay may also change the cost of individual projects. The Council will consider the impact of any change as part of the annual budget process and consider the funding implications of any cost changes.</p> <p>The financial impact of changes to timing of capital expenditure would be impacted by inflation, cost of borrowing and in the case of facilities, savings in operating costs for the period the capital expenditure is delayed.</p>
All	Unidentified liabilities	The Council	It assumed that the Council does not have any unidentified liabilities.	Low	There is a risk of an unexpected liability coming to light, for example, a claim against the Council.	If an unidentified liability arises it may increase the Council's expenditure. This risk is mitigated by the Council's Risk Management and Insurance Policies.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	No major adverse events	The Council	It assumed that there will be no major financial impact from an adverse event, should one occur, for example, earthquake, pandemic or flood. While events may occur at any time, Council's planning will focus on operational resilience and Emergency Management.	High	There is a risk that a major adverse event will occur and result in damage to assets and additional costs to the Council.	Any major adverse event will have a significant impact on the Council and the community. The Council seeks to mitigate this risk through its Civil Defence function, Risk Management, Business Continuity Planning, financial resilience and Insurance Policies to maintain delivery of critical services.
All	Pandemic	The Council	It is assumed that there will be no major financial impact from COVID-19 on the Council.	Moderate	There is a risk that a further outbreak of COVID-19 in New Zealand will occur and result in significant financial and operational impact to the Council.	Any further outbreak of COVID-19 in New Zealand will have a significant impact on the Council and the community. The Council seeks to mitigate this risk through its Civil Defence function, Risk Management, Business Continuity Planning and financial resilience to maintain delivery of critical services.
All	Amalgamation	The Council	It is assumed that the Council will not be amalgamated in whole or part with other local authorities.	Low	There is a risk that the Council could be amalgamated with other local authorities.	Assets & liabilities of Council would be transferred to another body and the financial forecasts and capital programme outlined in this document would be the responsibility of the new body.
All	Water Reform	The Council	It is assumed that the Council's water activity will not be amalgamated into another body during the period covered by the Annual Plan.	High	There is a risk that there will be significant reform of the three Waters Service Delivery area, which would have an impact on the Council's asset base and revenue streams.	Assets & liabilities of the Council's three waters activity would be transferred to another body and financial forecasts and capital programme outlined in this document would be the responsibility of the new body.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Asset Management Area: Levels of Service						
All	Community Expectations	The Council	The expectations of the Selwyn Community for the provision of services provided by Council will remain similar.	Moderate	There is a risk that there is a change in expectation for services and that the targeted level of service becomes inappropriate.	If there is an increase or reduction in the expectation of service/level of service provision, the cost and delivery model may need to be revised.
All	Community Outcomes	The Council	The Community Outcomes which link to Levels of Service will not change, apart from minor clarification. Funding to deliver the LoS will therefore occur in accordance with the communities stated priorities.	Low	Planning and service delivery is poorly aligned with community expectations	Increase in customer dissatisfaction. Reporting targets and LOS will require revision.
All	Legislation	The Council	The Annual Plan assumes that existing Legislation will remain in place and that the structure and responsibilities of the Council will remain the same over the period covered by the Plan.	Low	There is a risk that legislative change will bring about changes to the responsibilities of the Council.	If legislative responsibilities change, it may increase or reduce the Council's expenditure and income and associated rate levels. e.g. <ul style="list-style-type: none"> • Significant changes to funding levels and the AcMP forecasts • Significant changes to contracts, staff arrangements and funding arrangements • Significant changes to external subsidy funding sources.

Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
Asset Management Area: Sustainability						
All	Climate Change	Ministry for the Environment The Council	<p>It is assumed that climate change is happening and that this will impact on SDC's roles and responsibilities, both from an emissions mitigation and climate change adaptation perspective.</p> <p>Adapting to the challenges and opportunities of climate change is a significant issue for Council and it will take into account the predicted impacts of climate change as it plans, builds and renews its infrastructure.</p> <p>In 2020 the Council took a further step to put climate change at the heart of our work, adopting our first formal climate change policy. This brings together several areas of work into a consolidated blueprint for action on climate change, and commits the Council to make climate change mitigation and adaptation central to its planning and decision-making.</p> <p>We are collaborating with our regional partners in the Canterbury Climate Change Working Group (CCWG) and the Mayoral Forum Climate Change Steering Group. This group has been laying the foundations for a regional climate change risk assessment. A high-level risk screening broadly identifies risks and opportunities arising from climate change for the region. This is being followed up with an in-depth risk assessment (due later this year).</p> <p>High level risks identified in Canterbury region and relevant to Selwyn includes hazards such as flooding, fire, sea level rise, drought, and storms.</p> <p>The current assessments of climate change impact on SDC's infrastructure and activities shows that there will be a low to minor impact within the period covered by the Long Term Plan. This is an iterative exercise and Council has been pursuing it.</p>	Moderate	<p>Climate change data is rapidly evolving and hence the impact assessment is an iterative exercise.</p> <p>Council has been carrying out periodic climate change impact assessment decisions to keep the understanding of climate change data current and actively pursuing studies of its impact to SDC's infrastructure and its people. (" Impact of Climate Cycles and Trends on Selwyn District Water Assets" -Aqualinc , 2016 and 2020)</p> <p>If climate change happens more quickly or impacts services differently, the Council may need to carry out work on its infrastructure assets or could result in early capital spend.</p> <p>Decisions made now without considerations may have intergeneration effects on land use decisions, environmental policy and infrastructure decisions e.g. relying on unsuitable assets and resources in highly</p>	<p>If climate change happens more quickly or impacts services differently, the Council may need to carry out work on its infrastructure assets or could result in early capital spend.</p> <p>Decisions made now without considerations may have intergeneration effects on land use decisions, environmental policy and infrastructure decisions e.g. relying on unsuitable assets and resources in highly vulnerable parts of the district.</p>

			<p>The expansion/renewal of infrastructure at Selwyn Huts I considers both climate change projections and community views in decision-making. This will be informed by studies including "Impact of Climate Cycles and Trends on Selwyn District Water Assets" (Aqualinc , 2016 and 2020)</p> <p>To achieve a coherent response to the impact of climate change on its infrastructure, Council has integrated the Climate change adaptation and mitigation planning process to the District's long term planning process.</p> <p>The LTP work has taken into consideration the impacts from priority risks to Selwyn like flooding, drought, fire, storms etc. and identified projects for some of the priority risks, evaluating options for other know impacts and resourcing requirements for potential adaptation actions to the impacts of Climate Change.</p> <p>As part of leadership role in addressing climate change locally, we have recently undertaken an assessment of our carbon emissions for the 2018/19 year. This assessment, which will be published this year, forms a baseline and a starting point against which future carbon emissions will be compared.</p> <p>Establishing a baseline is the first crucial step towards meeting our obligations under the Climate Change Response (Zero Carbon) Amendment Act 2019, targeting net zero greenhouse gas emissions by 2050.</p> <p>We will continue to monitor our emissions, and will set reduction targets to be incorporated into future Long-Term Plans, and identify opportunities to reduce emissions in our own operations and those of our contractors</p>		vulnerable parts of the district.	
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Activity	Assumption area	Source of information	Stated assumption	Level of uncertainty	Risk	Potential impact/consequence if assumption wrong
All	Emissions Trading Scheme	The Council	It is assumed that any costs or actions required in regard to the Emissions Trading Scheme are adequately incorporated into the relevant AcMPs, Sustainability Strategies and the Long Term Plan. Funding received from the waste levy is assumed to remain at similar levels (\$10/T and \$0.65/T MoE)	Low	There is a risk that costs or actions have not adequately addressed.	Any increase or decrease in costs or actions will need to be resourced differently to the approach planned.
All	Maori role in decision-making and iwi expectations	The Council Mahaanui Iwi Management Plan	Council will foster relationship with Maori and iwi as community members and as detailed through legislation and other agreements.	Low	There is a risk that objectives differ and there are insufficient consultation and communication mechanisms in place.	Initiates, consents and projects are delayed or poorly implemented

Funding Impact Statement

The funding impact statement shows the revenue and financing mechanisms the Council uses to fund its operating and capital expenditure.

	2022/23	2022/23	2021/22
	Annual plan	LTP	LTP
	\$'000	\$'000	\$'000
Sources of operating funding			
General rates	30,421	28,894	26,552
Targeted rates (including metered water supply)	52,822	51,508	47,997
Subsidies and grants for operating purposes	3,210	3,210	3,218
Fees and charges	25,671	24,496	22,401
Interest and dividends from investments	5,862	5,862	5,729
Other operating funding	387	390	374
Total operating funding (A)	118,373	114,360	106,271
Application of operating funding			
Payments to staff and suppliers	105,091	95,837	95,282
Finance costs	4,850	4,504	2,816
Other operating funding applications	460	460	446
Total application of operating funding (B)	110,401	100,801	98,544
Surplus / (deficit) of operating funding (A-B)	7,972	13,559	7,727
Sources of capital funding			
Subsidies for capital expenditure	7,778	7,778	19,454
Development and financial contributions	10,790	10,790	9,828
Increase / (decrease) in debt	50,593	30,303	104,718
Gross sales proceeds from sale of assets	2,585	2,585	6,383
Total sources of capital funding (C)	71,746	51,456	140,383
Applications of capital funding			
Capital - growth	49,321	31,692	86,904
Capital - level of service	23,018	19,567	26,210
Capital - renewals	19,029	17,820	25,867
Increase / (decrease) in reserves	(10,150)	(8,432)	(16,716)
Increase / (decrease) of investments	(1,500)	4,368	25,845
Total applications of capital funding (D)	79,718	65,015	148,110
Surplus / (deficit) of capital funding (C-D)	(7,972)	(13,559)	(7,727)
Funding balance (A-B) + (C-D)	-	-	-

Please refer to the significant activities section of the Annual Plan for more detailed comparisons between the Annual Plan and the Long Term Plan and explanations for any significant variances.

Funding Impact Statement – Rating

The rating system is the primary mechanism used by the Council to fund the operating and capital expenditure planned for the District. The table below explains some of the terminology used in the rates system.

Rating unit	The rating unit is what attracts the liability for rates and is basically what has been known in the past as a 'rateable property'.
Separately used or inhabited part of a rating unit (SUIP)	<p>A SUIP is defined as any part of a rating unit separately used or inhabited by the ratepayer, or by any other person, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement, or any part or parts of a rating unit that are used or occupied by the ratepayer for more than one single use. Separately used or inhabited parts include:</p> <ul style="list-style-type: none"> · A residential, small holding, or farmland property that contains two or more separately occupiable units, flats or houses each of which is separately inhabited or is capable of separate habitation i.e. has independent kitchen facilities. · A commercial premise that contains separate shops, kiosks, other retail or wholesale outlets, or offices, each of which is operated as a separate business or is capable of operation as a separate business.
Rating factor	This is the basis on which a targeted rate is calculated, such as property value, land area, number of separately occupied parts etc.
General rate	A rate that is set for the general purpose of the Council.
Uniform annual general charge (UAGC)	A rate that is set at a fixed dollar amount irrespective of the value of the property and is used for the general purposes of the Council.
Targeted rate	A rate that is set for a specified purpose.

Uniform Annual General Charge (UAGC)

The Council sets a uniform annual general charge (UAGC) as a fixed amount on each rating unit in the District, under section 15 of the Local Government (Rating) Act 2002. The UAGC is used to collect the balance of the general rate requirement not collected through the general rate.

General rates

The Council sets a general rate under section 13 of the Local Government (Rating) Act 2002 as a uniform rate in the dollar on the capital value of each rating units in the District. There are no differentials applied to the general rate.

Targeted rates

The Council sets targeted rates under section 16 of the Local Government (Rating) Act 2002. Targeted rates may be set for all rateable land in the District or a category or categories of rateable land. Schedule 2 of the Local Government (Rating) Act 2002 lists options which may be used to define categories of rateable land, for example the availability of the service, or where the land is situated. Etc. Schedule 3 of the Local Government (Rating) Act 2002 list rating factors which may be used as a basis for calculating rates, for example, the value or area of the rating unit, etc.

The purpose of each targeted rate, the category of rateable land to which the rate is applied and the basis for calculation (or rating factor) is described below:

- **Community Board** – this rate is set to fund the operations of the Malvern Community Board. A targeted rate is assessed as a fixed amount on each rating unit in the Malvern Ward.
- **Canterbury Museum Levy Funding** – this rate is set to fund the levy paid under the Canterbury Museum Trust Board Act 1993. A targeted rate is assessed on a uniform basis as a fixed amount on each rating unit in the District.
- **Community Centres** – this rate is set for the purpose of providing and maintaining the various community centres in the District. A targeted rate is assessed on each SUIP in the District. Community centre loan rates are set for some community centres. Loan rates are payable on each SUIP in the Glentunnel and Greendale rating areas where there has been no election to pay a lump sum contribution to fund past capital works.
- **Recreation Reserves** – this rate is set for the purpose of providing and maintaining the various recreation reserves and facilities throughout the District. This rate is assessed on each SUIP in the District.

Sewerage – the rate is set for the purpose of providing and maintaining sewerage treatment and disposal systems. The targeted rate is assessed on each SUIP which has availability of service and additionally per urinals/pans in excess of four within the rating unit

A full charge is made on each SUIP which is connected to the scheme, and a half charge is made on each rating unit which can be, but is not, connected to the sewerage scheme.

The Selwyn Huts sewerage scheme is not included in the Council's district-wide targeted rate. This area's sewerage costs are included in Selwyn Huts residents' annual licence fee.

Sewerage loan rates are set for some schemes. The targeted rate is assessed on area or on a uniform basis on each rating unit based on where the land is situated where there has been no election to pay a lump sum contribution for physical works constructed.

A sewerage investigation targeted rate is assessed on each SUIP in Darfield to cover the cost of monitoring the environmental effects of discharging wastewater to ground and the development of a design to resolve potential risks.

Refuse Collection and Disposal – these rates are set for the purpose of providing a refuse collection, disposal and recycling service. The rates are assessed on all SUIPs serviced by a refuse collection route and on each SUIP located in each of Arthur's Pass, Castle Hill and Lake Coleridge. Targeted rates are additionally assessed per SUIP serviced by the 240 litre recycling, 80 litre refuse and organic wheelie bin systems.

Water Supply – these rates are set for the purpose of providing and maintaining water supply schemes. A targeted rate is assessed on each SUIP which is or rating units which may be, connected to Council provided water supply and additionally for quantity of water provided in accordance with section 19 of the Local Government (Rating Act) 2002.

The Selwyn Huts water supply is not included in the Council's district-wide water targeted rate. This area's water costs are included in Selwyn Huts residents' annual licence fee.

Water loan rates are set for some schemes. The targeted rate is assessed per rating unit in the rating area where there has been no election to pay a lump sum for physical works constructed.

Water Race (Service and Amenity) – these rates are set for the purpose of providing and maintaining water race systems within the District.

The water race (service) targeted rates are assessed per rating unit and per hectare or part thereof which have available water race service.

The water race (amenity) targeted rate is assessed on each rating unit which does not have available water race service.

Land Drainage and River Works – these rates are set for the purpose of maintaining drainage and protecting schemes within the District.

The land drainage (service) targeted rates are assessed per rating unit and per hectare or part thereof which have available land drainage service.

The land drainage (biodiversity) targeted rate is assessed on each rating unit which does not have available land drainage service.

- **Swimming Pools** – this rate is set for the purpose of providing and maintaining swimming pools in the District. The rate is set differentially based on location and assessed per SUIP within the following Zones:

Zone	Rating areas
Zone 1	Incorporating Rolleston
Zone 2	Incorporating Broadfield, Courtenay, Darfield, Dunsandel, Greendale, Halkett, Killinchy, Kimberley, Kirwee, Ladbrooks, Lakeside, Leeston, Lincoln, Osborne Park, Prebbleton, Rhodes Park, Sheffield, Springston, Southbridge, Templeton, Weedons, and West Melton.
Zone 3	Incorporating Arthur's Pass, Castle Hill, Glentunnel/Coalgate, Hororata, Kowai Pass, Lake Coleridge, Rakaia Huts, Snowdon, and Whitecliffs.

- **Library** – this rate is set for the purpose of providing the District library service. The targeted rate is assessed on a uniform basis as a fixed amount on each rating unit in the District.
- **Stormwater** – this rate is set for the purpose of providing and maintaining stormwater systems. This targeted rate is assessed on each SUIP, within areas serviced by stormwater systems in the following rating areas:

Arthur's Pass	Castle Hill	Darfield	Doyleston
Dunsandel	Glentunnel	Hororata	Kirwee
Lake Coleridge	Leeston	Lincoln	Prebbleton
Rakaia Huts	Rolleston	Southbridge	Springfield
Springston	Tai Tapu	Templeton (Claremont)	West Melton
Whitecliffs			

Rate charges

All dollar amounts below are GST inclusive unless otherwise stated.

The Annual Plan includes a number of rate increases in both the general rate and targeted rates. The forecast average annual rates increase per ratepayer is around 6.0% p.a. The increase in total rates revenue over the period is higher, but this is due to the expected increase in the District's population.

Roughly 49% of the Council's work is paid for by rates – 18% from general rates, which all land and property owners pay, and 31% from targeted rates which are charged for particular services. The remainder of the work is funded from other sources including government grants, community funds, user-pay charges and council investment income. Property development contributions also provide funds for new reserves, roads, and water and sewerage assets.

General rates pay for roads, townships, reserves, community development and environmental services. General rates have two parts: a fixed amount (the Uniform Annual General Charge); and a variable amount which is based on the capital value.

Targeted rates pay for specified services such as water, sewerage, refuse collection, land drainage, recreational and cultural facilities.

The examples further below show how the planned changes will affect properties in different areas. The examples show the planned rate charges for the plan as well as giving actual rates for the preceding year.

In the examples further below the variables are used to demonstrate the potential impacts on rateable properties in different districts:

- Wheelie bin charges vary dependent on whether the property chooses an organic bin, an 80 litre and/or a 240 litre bin.
- Water metered charges are not included and are additional to the rates identified.

	Rating	2022/23	Estimated
	numbers	(\$)	revenue (\$)
General Rates			
<i>The Uniform Annual General Charge is assessed as a fixed amount on each rating unit in the District.</i>			
<i>The General Rate is assessed as a uniform rate in the dollar on the capital value of each rating unit in the District, and accordingly is not assessed differentially.</i>			
Uniform Annual General Charge (UAGC)	29,779	294.00	8,755,026
General Rate	34,482,173,200	0.00074957	25,846,803
General Rates (including GST)			34,601,829
General Rates (excluding GST)			30,088,547
Community Board Targeted Rate			
<i>Targeted rate assessed as a fixed amount on each rating unit in the Malvern Ward.</i>			
Malvern Ward	4,755	44.00	209,220
Total Community Board Targeted Rate (including GST)			209,220
Total Community Board Targeted Rate (excluding GST)			181,930
Canterbury Museum Levy Funding Targeted Rate			
<i>Targeted rate assessed on a uniform basis as a fixed amount on each rating unit in the District.</i>			
Canterbury Museum Levy Funding Targeted Rate	29,779	35.00	1,042,265
Canterbury Museum Levy Funding Targeted Rate (including GST)			1,042,265
Canterbury Museum Levy Funding Targeted Rate (excluding GST)			906,317
Community Centre Targeted Rate			
<i>Targeted rate assessed on each SUIP in the District.</i>			
Community Centre Targeted Rate	25,690	175.00	4,495,750
Community Centre Targeted Rate (including GST)			4,495,750
Community Centre Targeted Rate (excluding GST)			3,909,348
Community Centre Loan Targeted Rates			
<i>Targeted rates assessed on each rating unit within the applicable rating area where there has been no election to pay a lump sum for physical works constructed.</i>			
Glentunnel	167	38.10	6,363
Greendale	64	146.47	9,374
Community Centre Loan Targeted Rates (including GST)			15,737
Community Centre Loan Targeted Rates (excluding GST)			13,684
Recreation Reserve Targeted Rate			
<i>Targeted rate assessed on each SUIP in the District.</i>			
Recreation Reserve Targeted Rate	25,690	139.00	3,570,910
Recreation Reserve Targeted Rate (including GST)			3,570,910
Recreation Reserve Targeted Rate (excluding GST)			3,105,139
Sewerage Targeted Rates			
<i>Targeted rates assessed on each SUIP (other than a SUIP in the Upper Selwyn Huts settlement) which is connected to a Council provided sewerage scheme and a half charge on each rating unit (other than a rating unit in the Upper Selwyn Huts settlement) which has availability of service but is not connected, and additionally per urinals/pans in excess of four within a serviced SUIP as follows.</i>			
Sewerage Targeted Rate (assessed on each SUIP connected)	16,344	586.00	9,577,584
Sewerage Targeted Rate (assessed on each rating unit which can be, but is not connected)	2,500	293.00	732,500
Sewerage Targeted Rate Pan Charge (assessed on each SUIP per pan in excess of 4)		146.50	
Sewerage Targeted Rates (including GST)			10,310,084
Sewerage Targeted Rates (excluding GST)			8,965,290
Sewerage Investigation Targeted Rate			
<i>Targeted rate assessed on each SUIP in Darfield.</i>			
Darfield Sewerage Investigation Targeted Rate (assessed on each SUIP in Darfield)	1,205	79.00	95,195
Sewerage Investigation Targeted Rate (including GST)			95,195
Sewerage Investigation Targeted Rate (excluding GST)			82,778

	Rating	2022/23	Estimated
	numbers	(\$)	revenue (\$)
Sewerage Loan Targeted Rates			
<i>Targeted rates assessed in relation to the following specific categories where there has been no election to pay a lump sum for physical works constructed.</i>			
Rolleston(per hectare for rating units at Jones Road, Rolleston - VRN 2354167113)	0.4046	4,108.83	1,662
Rolleston (per hectare for rating units at Jones Road, Rolleston - VRN 2354167300 & 2354167302)	0.7217	4,092.72	2,954
Rolleston (per hectare for rating units at Jones Road, Rolleston - VRN 2354167312, 2354167305 & 2354167304)	1.5546	4,153.86	6,458
Southbridge (on each rating unit within the rating area)	70	376.58	26,361
Tai Tapu (on each rating unit within the rating area)	30	681.89	20,457
Sewerage Loan Targeted Rates (including GST)			57,891
Sewerage Loan Targeted Rates (excluding GST)			50,340
Refuse Collection and Disposal Targeted Rates			
<i>Targeted rates assessed on each SUIP serviced by a refuse and recycling collection route, except Arthur's Pass, Castle Hill and Lake Coleridge.</i>			
Refuse Targeted Rate	26,500	28.00	742,000
Recycling Targeted Rate	27,500	88.00	2,420,000
<i>Targeted rates assessed based on the extent of service provision.</i>			
Refuse Wheelie Bin (240 Litre) (assessed per refuse bin provided)	9,000	427.00	3,843,000
Refuse Wheelie Bin (80 Litre) (assessed per refuse bin provided)	15,500	143.00	2,216,500
Organic (Green Waste) Wheelie Bin (assessed per organics bin provided)	14,670	190.00	2,787,300
<i>Targeted rate assessed on each SUIP in the following locations.</i>			
Arthur's Pass - refuse and recycling service	108	231.00	24,948
Castle Hill - refuse and recycling service	160	231.00	36,960
Lake Coleridge - refuse and recycling service	50	150.00	7,500
Refuse Collection and Disposal Targeted Rates (including GST)			12,078,208
Refuse Collection and Disposal Targeted Rates (excluding GST)			10,502,790
Water Supply Targeted Rates			
<i>Targeted rates assessed on each SUIP (other than a SUIP in the Upper Selwyn Huts settlement) connected to a Council provided metered water supply and each rating unit (other than a rating unit in the Upper Selwyn Huts settlement) within 100 metres from any part of a Council provided metered water supply from which water can be, but is not supplied as set out below. In addition, a charge per cubic metre of metered water supplied will apply.</i>			
Water Targeted Rate (metered supply on each SUIP connected)	18,967	288.00	5,462,496
Water Targeted Rate (on each unconnected rating unit within 100 metres of available Council provided metered supply)	3,068	288.00	883,584
Metered supply (per m3 of water)	5,215,791	0.72 per m3	3,755,369
<i>Targeted rates assessed on each rating unit connected to Council provided restricted water supply or which have a restricted water supply available. In addition, a charge per water unit available to a rating unit will apply.</i>			
Restricted water targeted rate (on each rating unit connected or with water supply available but no water being drawn)	1,707	288.00	491,616
Restricted water targeted rate (on each water unit [^] supplied)	5,782	207.00	1,196,874
[^] A water unit is supply of up to 1 m3 of water over a 24 hour period, regardless of whether this supply is taken.			
Water Targeted Rates (including GST)			11,789,939
Water Targeted Rates (excluding GST)			10,252,121
Water Loan Targeted Rates			
<i>Targeted rates assessed on each rating unit connected to the following water supply schemes where there has been no election to pay a lump sum for physical works constructed.</i>			
Doyleston	31	406.31	12,596
Prebbleton (Kingcraft Drive)	1	409.11	409
Water Loan Targeted Rates (including GST)			13,005
Water Loan Targeted Rates (excluding GST)			11,308
Water Race (Service and Amenity) Targeted Rates			
<i>The water race (service) targeted rate is a targeted rate on the basis of water race service availability, to be calculated as a fixed amount on each rating unit and additionally on the area of the rating unit. The water race (amenity) targeted rate is a targeted rate set in relation to where the water race is not available, to be calculated as a fixed amount on each rating unit.</i>			
Per hectare or part thereof (assessed on each rating unit where water race service is available)	81,931	19.50	1,597,655
Annual charge (assessed on each rating unit with available water race service)	2,264	380.00	860,320
Amenity (assessed on each rating unit in the District where water race service is not available)	27,800	45.00	1,251,000
Water Race (Service and Amenity) Targeted Rates (including GST)			3,708,975
Water Race (Service and Amenity) Targeted Rates (excluding GST)			3,225,195

	Rating	2022/23	Estimated
	numbers	(\$)	revenue (\$)
Land Drainage and River Works Targeted Rates			
<i>The land drainage (service) targeted rate is a targeted rate on the basis of land drainage service availability, to be calculated as a fixed amount on each rating unit and additionally on the area of the rating unit. The land drainage targeted rate is a targeted rate set in relation to where the land drainage is not available, to be calculated as a fixed amount on each rating unit.</i>			
Annual charge for properties <2.333 h.a. (assessed on each rating unit with available land drainage service)	4,385	70.00	306,950
Per hectare for properties <2.333 h.a. (assessed on each rating unit where land drainage service is available)	341	30.00	10,230
Per hectare or part thereof first 4 h.a. (assessed on each rating unit where land drainage service is available)	800	120.00	96,000
Per hectare or part thereof above 4 h.a. (assessed on each rating unit where land drainage service is available)	19,454	7.00	136,176
Biodiversity rate (assessed on each rating unit in the District where land drainage service is not available)	24,430	20.00	488,600
Land Drainage and River Works Targeted Rate (including GST)			1,037,956
Land Drainage and River Works Targeted Rate (excluding GST)			902,570
Swimming Pools Targeted Rate			
<i>Targeted rate assessed on each SUIP based on the where the land is situated.</i>			
Zone 1	8,751	168.00	1,470,168
Zone 2	14,424	118.00	1,702,032
Zone 3	1,543	42.00	64,792
District Swimming Pool Targeted Rate (including GST)			3,236,992
District Swimming Pool Targeted Rate (excluding GST)			2,814,776
Library Targeted Rate			
<i>Targeted rate assessed on a uniform basis as a fixed amount on each rating unit in the District.</i>			
Library Targeted Rate	28,580	239.00	6,830,620
Library Targeted Rate (including GST)			6,830,620
Library Targeted Rate (excluding GST)			5,939,670
Stormwater Targeted Rate			
<i>Targeted rate assessed on each SUIP based on where the land is situated.</i>			
Stormwater Targeted Rate	19,521	122.00	2,381,562
Stormwater Targeted Rate (including GST)			2,381,562

Rate examples

Example: Urban Residential Property With Sewerage			
	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	550,000	550,000	790,000
General Rates	510	540	592
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Sewerage Rate	564	586	586
Swimming Pool Rate	168	168	168
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Stormwater Rate	113	122	122
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
Recycling Charge	82	84	88
Organic Wheelie Bin	190	190	190
80 Litre Wheelie Bin	140	144	143
	3,115	3,262	3,350
Annual % change	4.6%	4.7%	7.5%
Annual \$ change	\$ 138	\$ 147	\$ 235

Example: Urban Residential Property With Sewerage			
	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	750,000	750,000	975,000
General Rates	695	737	731
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Sewerage Rate	564	586	586
Swimming Pool Rate	168	168	168
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Stormwater Rate	113	122	122
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
Recycling Charge	82	84	88
Organic Wheelie Bin	190	190	190
80 Litre Wheelie Bin	140	144	143
	3,300	3,459	3,489
Annual % change	4.7%	4.8%	5.7%
Annual \$ change	\$ 148	\$ 159	\$ 189

Example: Urban Residential Property With Sewerage			
	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	900,000	900,000	1,170,000
General Rates	834	884	877
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Sewerage Rate	564	586	586
Swimming Pool Rate	168	168	168
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Stormwater Rate	113	122	122
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
Recycling Charge	82	84	88
Organic Wheelie Bin	190	190	190
80 Litre Wheelie Bin	140	144	143
	3,439	3,606	3,635
Annual % change	4.7%	4.9%	5.7%
Annual \$ change	\$ 156	\$ 167	\$ 196

Example: Urban Residential Property Without Sewerage			
	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	550,000	550,000	790,000
General Rates	510	540	592
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Swimming Pool Rate	118	118	118
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Stormwater Rate	113	122	122
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
Recycling Charge	82	84	88
Organic Wheelie Bin	190	190	190
80 Litre Wheelie Bin	140	144	143
	2,501	2,626	2,714
Annual % change	5.0%	5.0%	8.5%
Annual \$ change	\$ 118	\$ 125	\$ 213

Example: Urban Residential Property Without Sewerage

	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	750,000	750,000	975,000
General Rates	695	737	731
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Swimming Pool Rate	118	118	118
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Stormwater Rate	113	122	122
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
Recycling Charge	82	84	88
Organic Wheelie Bin	190	190	190
80 Litre Wheelie Bin	140	144	143
	2,686	2,823	2,853

Annual % change	5.0%	5.1%	6.2%
Annual \$ change	\$ 128	\$ 137	\$ 167

Example: Urban Residential Property Without Sewerage

	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	900,000	900,000	1,170,000
General Rates	834	884	877
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Swimming Pool Rate	118	118	118
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Stormwater Rate	113	122	122
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
Recycling Charge	82	84	88
Organic Wheelie Bin	190	190	190
80 Litre Wheelie Bin	140	144	143
	2,825	2,970	2,999

Annual % change	5.1%	5.1%	6.2%
Annual \$ change	\$ 136	\$ 145	\$ 174

Example: A lifestyle property near Rolleston

	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	650,000	650,000	840,000
General Rates	603	639	630
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Swimming Pool Rate	168	168	168
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
Recycling Charge	82	84	88
	1,769	1,841	1,861

Annual % change	4.6%	4.1%	5.2%
Annual \$ change	\$ 79	\$ 72	\$ 92

Example: A rural property in Darfield

	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	10,400,000	10,400,000	11,300,000
General Rates	9,640	10,219	8,470
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	939	987	1,013
Swimming Pool Rate	118	118	118
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Water Race Rate	2,840	3,059	2,840
Water Race Annual Charge	345	364	380
Community Board Rate	44	44	44
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
Recycling Charge	82	84	88
80 Litre Wheelie Bin	140	144	143
	15,019	15,923	14,026

Annual % change	5.5%	6.0%	(6.6%)
Annual \$ change	\$ 780	\$ 903	\$ (993)

Example: A rural property in Lincoln

	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	3,595,000	3,595,000	4,255,000
General Rates	3,332	3,532	3,189
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Swimming Pool Rate	118	118	118
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
Recycling Charge	82	84	88
Organic Wheelie Bin	190	190	190
80 Litre Wheelie Bin	140	144	143
	4,778	5,018	4,703

Annual % change	4.8%	5.0%	(1.6%)
Annual \$ change	\$ 218	\$ 240	\$ (75)

Example: A rural property in Malver Ward (Coalgate)

	Actual	LTP	Annual Plan
	2021/2022	2022/2023	2022/2023
Capital valuation	3,900,000	3,900,000	4,470,000
General Rates	3,615	3,832	3,351
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water supply rate	2,379	2,502	2,565
Swimming Pool Rate	42	42	42
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Community Board Rate	44	44	44
Land Drainage Biodiversity Rate	-	-	20
Water Race Amenity Rate	45	46	45
	6,969	7,342	6,949
Annual % change	5.5%	5.4%	(0.3%)
Annual \$ change	\$ 364	\$ 373	\$ (20)

Example: A commercial property in Rolleston

	Actual 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
Capital valuation	3,600,000	3,600,000	4,590,000
General Rates	3,337	3,537	3,441
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Sewerage Rate	564	586	586
Stormwater Rate	113	122	122
Water Race Public Good Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Refuse Charges			
Collection Rate	27	28	28
80 Litre Wheelie Bin	140	144	88
Recycling Charge	82	84	143
	5,044	5,348	5,288
Annual % change	6.7%	6.0%	4.8%
Annual \$ change	\$ 317	\$ 304	\$ 244

Example: A residential property in Arthurs Pass

	Actual 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
Capital valuation	290,000	290,000	510,000
General Rates	269	285	382
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Swimming Pool Rate	42	42	42
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Stormwater Rate	113	122	122
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Community Board Rate	44	44	44
Refuse Charge	222	228	231
	2,011	2,121	2,254
Annual % change	12.4%	5.5%	12.1%
Annual \$ change	\$ 223	\$ 110	\$ 243

Example: A residential property in Castle Hill

	Actual 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
Capital valuation	590,000	590,000	810,000
General Rates	547	580	607
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Sewerage Rate	564	586	586
Swimming Pool Rate	42	42	42
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Stormwater Rate	113	122	122
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Community Board Rate	44	44	44
Refuse Charge	222	228	231
	2,853	3,002	3,065
Annual % change	10.0%	5.2%	7.4%
Annual \$ change	\$ 261	\$ 149	\$ 212

Example: A residential property in Lake Coleridge

	Actual 2021/2022	LTP 2022/2023	Annual Plan 2022/2023
Capital valuation	270,000	270,000	365,000
General Rates	250	265	274
UAGC	271	288	294
Canterbury Museum Levy	33	35	35
Water Supply Rate	267	280	288
Metered water supply	165	198	198
Sewerage Rate	564	586	586
Swimming Pool Rate	42	42	42
Library Rate	232	239	239
Community Centre DWR	175	175	175
Recreation Reserves DWR	133	139	139
Stormwater Rate	113	122	122
Water Race Amenity Rate	45	46	45
Land Drainage Biodiversity Rate	-	-	20
Community Board Rate	44	44	44
Refuse Charge	140	144	150
	2,474	2,603	2,651
Annual % change	7.0%	5.2%	7.1%
Annual \$ change	\$ 162	\$ 129	\$ 177

Schedule of chargeable costs for Environmental and Regulatory Services

The planning charges listed below are required to be adopted by special order or special consultative procedure. The Long Term Plan (LTP) is such a procedure. Accordingly, the Council reviewed its charges and included them in the draft LTP for public consultation.

1. All fees are fixed fees, unless stated as deposits and charged at time and cost (T/C).
2. All fees are inclusive of GST (unless otherwise stated).
3. The Resource Management Act 1991 is referred to as the RMA.
4. The District Plan is referred to as the DP.
5. Selwyn District Council reserves the right under s36AAB (2) of the Resource Management Act to not perform the action to which the charge relates until the charge has been paid to it in full. If a hearing is cancelled or postponed due to the non-payment of a charge, the applicant will be charged for any costs that may arise from that cancellation or postponement.

Resource Consents	
Preparing or signing Certificates, Authorities and other documents which do not require a resolution of Council (and not listed elsewhere) including:	
· Signing/sealing survey plans – Section 223/224 RMA	\$260 minimum fee at Section 224 stage (for Section 223 and Section 224)
· Subdivision Compliance Certificate – Section 226 RMA	\$500 deposit (T/C)
· Preparation of documents requiring Council certification including but not limited to preparation, variation and cancellation of consent notices, covenants, encumbrances, A&Is, bonds, caveats, revocation of easements, s.239 & s.241 certificates.	\$130
Land Information Memorandum	\$250
Overseas Investment Commission Certificate	\$255
General planning advice	Charged at Council's discretion.
Officer's time / site inspection	Time and cost.
Consultant's advice / legal advice	At cost.
Pre-lodgement meetings	First hour free - T/C thereafter.
Resource consent for a non-compliant fence	\$500 deposit (T/C)
Vehicle crossing application and inspection fee	\$160 fixed fee
Resource consent for a non-compliant vehicle crossing	\$500 deposit (T/C)
Deemed permitted boundary activities	\$400 fixed fee
Deemed permitted activity – marginal or temporary non-compliance	\$1,000 deposit (T/C)
Other non-notified resource consents ²	
· Land Use	\$1,000 deposit (T/C)
· Subdivision (refer below).	
Other:	
· Variation and cancellation of consent notices	\$500 deposit (T/C)
· S.348 considerations	

Notified Resource Consents – Affected Parties Identified and Not All Approvals Obtained ⁴ or public notification	\$5,000 deposit (T/C) upfront;
· Land use	or
	Staged deposits:
· Subdivision (refer below)	\$1,000 at lodgement plus \$4,000 if proceed to hearing
<p>Note: If the cost of a hearing is likely to exceed \$10,000 as calculated by the Selwyn District Council in accordance with the information contained in the application, the number of submitters involved, and the likely length of the hearing, then the applicant shall pay 50% of the estimated hearing cost prior to the commencement of the hearing (in addition to the above deposits). A hearing shall not be held unless the 50% charge is paid.</p>	
<p>Residential subdivision <i>(includes rural residential zones living 3 and subdivision in business zones)</i> Please note that these fees apply to non-notified and notified applications.</p>	
1-10 lots	\$2,000 deposit incorporating: · \$500 fixed fee for engineering · \$1,500 minimum fee for planning
11-20 lots	\$3,000 deposit incorporating: · \$1,000 fixed fee for engineering · \$2,000 minimum fee for planning
21 plus lots	\$5,000 deposit incorporating: · \$2,000 fixed fee for engineering · \$3,000 minimum fee for planning
· If the time spent by the planner exceeds the minimum fee, the additional fee will be on-charged to the applicant. · The above fees include all work undertaken up to and including issue of subdivision consent. · Post issue of subdivision consent engineering plan approval and inspections are then charged out on a time and cost basis at \$120 per hour. Section 223 and S224 costs are additional to the above.	
<p>Rural Subdivisions Please note that these fees apply to non-notified and notified applications.</p>	
1-5 lots	\$2,000 deposit incorporating: · \$500 fixed fee for engineering · \$1,500 minimum fee for planning
6 plus lots	\$3,000 deposit incorporating: · \$1,000 fixed fee for engineering · \$2,000 minimum fee for planning
· If the time spent by the planner exceeds the minimum fee, the additional fee will be on-charged to the applicant. · The above fees include all work undertaken up to and including issue of subdivision consent. · Post issue of subdivision consent engineering plan approval and inspections are then charged out on a time and cost basis at \$120 per hour. · Section 223 and S224 costs are additional to the above.	
Boundary adjustment	\$1,000 deposit (T/C)
Certificate of Compliance – Section 139 RMA	\$1,000 deposit (T/C)
Existing use Extension of Time – Section 10(2) RMA ²	\$1,000 deposit (T/C)
Certificate of Existing Use – Section 139A RMA ²	\$1,000 deposit (T/C)
Change, Review or Cancellation of Consent Conditions – Section 127 or 128 RMA	
· Non-notified	\$1,000 deposit (T/C)

· Notified	\$5,000 deposit (T/C) upfront; or Staged deposits: \$1,000 at lodgement plus \$4,000 if proceed to hearing
Extension of Time/Cancellation of Consent Section 125 or 126 RMA	
· No hearing required · Hearing required	\$1,000 deposit (T/C) \$5,000 deposit (T/C) upfront; or Staged deposits: \$1,000 at lodgement plus \$4,000 if proceed to hearing
Designations	
Outline Plan Approval ³	\$500 fixed fee
Outline Plan Approval ^{3&4}	\$1,000 deposit (T/C)
Outline Plan Waiver ⁵	\$230 fixed fee
Or alternatively this may be waived at the time of building consent and charged against the building consent at time and cost.	
Notice of Requirement or Alteration – Section 168,168A or 181 RMA ⁴	\$2,000 deposit (T/C)
Minor change – Section 181(3) RMA ⁶	\$750 deposit (T/C)
Removal or partial removal – Section 182 RMA	\$320 deposit (T/C)
Extension of Time – Section 184 & 184A RMA	\$320 deposit (T/C)
Heritage orders	
Notice of Requirement – Section 189, 190 & 191 RMA ⁶	\$2,000 deposit (T/C)
Withdrawal of Requirement – Section 189(5) RMA ⁶	\$320 deposit (T/C)
Plan change request	
Plan Change Request	\$10,000 deposit (T/C)
Monitoring	
Basic (desktop)	\$85
Standard (1 inspection)	\$165 (any extra inspections will be at a T/C basis)
Specialised (>2 inspection)	\$330 (any extra inspections will be at a T/C basis)
Time and Cost basis	\$165 per hour
These monitoring fees are included in the price of fixed fee consents and are invoiced separately for “time and cost” consents. Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.	
When specific documentation is required annually/periodically through resource consent conditions, any peer review of that documentation will be charged to the consent holder at cost.	
Landscape plan approval – general ⁷	At cost
Landscape plan approval – specific ⁸	At cost

General Planning costs	
Setting up of a Bond including: · For payment of financial contributions · Conditions on resource consents	At cost
Hearing	2 Councillors
Hearing Commissioner's charges	At cost
Plus officers charged at rates set under 'Officer's Time' where hearings advisors required.	
· 3 Councillors	\$100 per hour per panel
· 2 Councillors and External Commissioner acting as Chairperson	\$80 per hour per panel member plus Commissioner at cost
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner	At cost
(This fee applies when Council has made the decision to appoint an External Commissioner).	
· External Commissioner at the applicant's request.	At cost
For any significant hearing lasting more than three days, the Council will recover the full cost of Hearing Commissioners charges regardless of whether the Council made the decision to appoint an External Commissioner.	
Officer time (per hour):	
· Planning Manager/Team Leader/Senior Planner	\$180
· Other Planners	\$160
· Administration Staff	\$100
· Engineering – Road, Water and Wastewater, Reserves and Property acquisitions:	\$160
· Consultants including external peer reviews / assessments commissioned by Council i.e. traffic, engineering, urban design, landscape, noise, contaminated land etc. and external consultant processing costs	At cost
· Legal Advice	At cost
· Certificates of Compliance (Sale and Supply of Alcohol Act 2012)	\$115
· Hard copy of District Plan	At actual cost

1. If the processing of your Section 223 & Section 224 exceeds \$260 you will be charged at time and cost. Please discuss at time of application.
2. If the actual cost of processing the resource consent is more than \$50 greater or less than the deposit amount, the Council will refund the additional fees paid, or invoice the outstanding amount.
3. Grade 1 outline plan = approval plans for accessory buildings or structures or relocation buildings within the site, provided that the bulk and location of the building complies with the District Plan rules for a permitted activity.
4. Grade 2 outline plan = all other outline plans.
5. Outline Plan waiver fee - waivers are for small inconsequential building works such as internal alterations to buildings etc.
6. If the processing of your Designation exceeds \$750, you will be charged at time and cost.
7. Landscape Plan – general = landscape plans where landscaping is required as a condition of consent, but no specific species or design requirements are specified in the District Plan.
8. Landscape Plan – specific = landscape plans where specific species or designs may or may not be used in accordance with the provisions of the District Plan.

Building	
Project Information Memorandum (PIM) only	\$250
Building consent application for minor works – freestanding solid fuel heater / sewer connection	\$405
If the fee is exceeded by more than 30% the excess time and cost will be charged.	
Building Consent Application	\$1,500 Deposit Charged on an actual time cost basis
<i>* Note that although the fees schedule includes a deposit for building consent applications, at this time Selwyn District Council will at their discretion continue with no deposits on building consent applications, with payment in full at issue of the consent.</i>	
Code Compliance Certificate	Charged on an actual time and cost basis
Certificate of Public Use	\$500 fee for receiving the application. Charged on an actual time and cost basis.
Compliance Schedules & Compliance Schedule Statement (including amendments and administration and on-site BWOFF auditing)	Charged on an actual time and cost basis
Levies	
- Building Research Levy (set by The Building Research Levy Act 1969)	\$1.00 per \$1,000 value (or part thereof) of building work valued at \$20,000 or more)
- Building Levy (set by The Building Act 2004)	\$1.75 per \$1,000 value (or part thereof) of building work valued at \$20,444 or more)
- Quality Assurance	\$0.45 per \$1,000 value (or part thereof) of building work) – capped at a maximum of \$7,500
Territorial Authority Discretionary Exemptions (e.g.; marquees, etc.)	\$300 minimum charge, with charges based on actual time and cost
Annual Building Warrant of Fitness (BWOFF) renewal fee	\$125.00
Residential Swimming Pools Inspections - fencing of swimming pools inspections are mandatory and must be conducted every 3 years	\$175 fixed fee (based on 1 hour minimum to conduct inspection and update records).
Certificate of Acceptance	\$1,750 flat fee for receiving the application and issuing a PIM. Processing and inspection charges payable will be calculated in accordance with Section 97 of the Building Act 2004.
Notice to Fix Fee is based on historical data and allows for 2 investigation inspections – 1 to verify the non-compliance and 1 to verify compliance to enable the notice to be lifted, plus associated administration	\$525
Infringement Notices	Maximum fee set by regulation depending on degree of offence. - refer to Schedule 1 of the Building (Infringement Offences, Fees and Forms) Regulations 2007
Section 73 Building Act – Entry on Certificate of Title for land subject to flooding etc. Section 77 Building Act – Building on two or more allotments relates to requirement to hold titles together Section 83 Building Act – Removal of entry Relates to removing a Section 77 entry from titles where the requirement no longer applies	On-charged at cost
Research to provide information relating to building records e.g. Photocopying, postage etc.	Time and cost
All chargeable work under the Building Act for carrying out Council's responsibility is charged at actual cost i.e. extensions of time, specified intended life, dangerous and insanitary buildings.	Time and cost

Issuing Notices under the Building Act for carrying out Council's responsibilities to ensure the safety of the built environment	Recovery of reasonable time and cost				
- i.e; dangerous and insanitary buildings, earthquake prone buildings, etc	Note: these functions generally relate to public good and maintaining the safety of buildings for the community e.g; monitoring of earthquake prone signage is for the benefit of the community, whereas assessment of an engineering report would be to the benefit of the building owner and therefore would be charged at an hourly rate				
Issuing Certificate under the Sale and Supply of –Alcohol Act 2012 (\$100f)	\$85				
Hourly Charges					
· Building Administration Staff	\$110 (per hour)				
· Planner	\$165 (per hour)				
· Building Control Officers	\$175 (per hour) – Residential \$200 (per hour) - Commercial				
· Re-inspection	\$175 (per hour) – Residential \$200 (per hour) – Commercial				
· Infrastructure Fee	\$50				
Other (for example): · Consultants · Peer Review · Fire Reports · Acoustic Reports	On-charged at cost				
Alcohol Licensing					
The following fees are established by Regulations 4 – 13 of the Sale and Supply of Alcohol Act 2012 and are reported for information only.					
	Application fee range by risk weighting for each premise				
	Very low	Low	Medium	High	Very high
On licence / renewal	\$368.00	\$609.50	\$816.50	\$1,023.50	\$1,207.50
Annual fee^	\$161.00	\$391.00	\$632.50	\$1,035.00	\$1,437.50
Off licence / renewal	\$368.00	\$609.50	\$816.50	\$1,023.50	\$1,207.50
Annual fee^	\$161.00	\$391.00	\$632.50	\$1,035.00	\$1,437.50
Club licence / renewal	\$368.00	\$609.50	\$816.50	\$1,023.50	\$1,207.50
Annual fee^	\$161.00	\$391.00	\$632.50	\$1,035.00	\$1,437.50
Temporary authority	\$296.70				
Temporary licence	\$296.70				
Manager / renewals	\$316.25				
Special licence – small event	\$63.25				
Special licence – medium event	\$207.50				
Special licence – large event	\$575.00				

[^]Late payments of annual fees will incur a 20% penalty.

Regulatory Health	
<i>Fees and charges based on:</i>	
Hourly rate: \$165(incl GST)	
Mileage: As per IRD Rate.	
Food Control Plans (FCP) and National Programmes (NP1, NP2 & NP3 – Food Act 2014)	
Note: The registration fee is a separate charge to the verification (audit), monitoring and compliance fee.	
Food Control Plans	
New Registration (includes annual monitoring and compliance fee of \$75)	
FCP – single site	\$325
FCP registration involving over 1 hour	At cost @ \$165 per hr plus \$75 monitoring and compliance
New business set up assistance option over 1 hour or pre-opening visit	At cost @ \$165 per hr plus pro-rata travel cost
FCP mentoring option	At cost @ \$165 per hr plus pro-rata travel cost
(Maximum charge for mentoring is 2 hours)	
Registration Renewals (Includes annual monitoring and compliance fee of \$75)	
FCP single site 12 month renewal	\$325
FCP Multisite 12 month renewal	\$350
Verification Monitoring and Compliance	
FCP single site audit (including close-out up to 15 mins – no revisit) NB: FCP verification - total time covering 3 hours \$620.00 (includes travel costs) plus \$165.00 per hour for any time over 3 hours.	\$620 (incl travel cost)
Close out and Corrective Actions will be charged at \$165.00 per hour (per rata)	\$165 per hour plus pro rata plus travel costs (capped at \$80)
National Programmes	
New Registration (includes annual monitoring and compliance fee of \$75)	
NP1, NP2 and NP3 (incl monitoring and compliance)	\$325
Registration Renewal	
24 month renewal (includes monitoring and compliance fee of \$75)	\$325
Verification (should SDC become a Recognised Agency)	
NP1 - one-off check	\$325 (incl travel cost)
NP2 – 3 yearly audit	At cost @ \$165 per hr plus pro-rata travel cost
NP3 – 2 yearly audit	At cost @ \$165 per hr plus pro-rata travel cost
Complaints – FCPs and NPs	
Complaint involving issue of “Improvement Notice” by Food Safety Officer	At cost @ \$165 per hr plus pro-rata travel cost
Exemptions	
Application for exemption	\$165
Assessment of application over 1 hour	At cost @ \$165 per hr plus pro-rata travel cost

Late Payment Fee	
Payments not received after 20 days from invoice	10%
Revisits due to Poor Performance	\$165 per hour (plus pro-rata travel @ cost)
Investigations (if justified)	\$165 per hour (plus pro-rata travel)
Late Payment Fee	10% if paid after 1 July (Annually)
Shows and Events	
Shows and Events (New and 12 month licence)	\$450
Other Registered Premises/Licences	
Changes of Ownership Transfer	\$75
Changes of Ownership Inspection (if warranted)	\$165 per hour (plus pro-rata travel at cost)
Funeral Directors	\$310 (includes travel)
Hairdressers	\$235
Camping Grounds	\$310 (Includes travel)
Offensive Trades	\$235 (Beyond 1.5 hour @ \$165 per hour)
Revisits due to Poor Performance	\$165 per hour plus pro-rata travel at cost
Investigations (if justified)	\$165 per hour plus pro-rata travel at cost
Amusement Devices (set by statute): (Note: The fees are subject to change by Worksafe NZ)	
First Device	\$11.50 (Set by legislation – could increase 2023)
Subsequent Devices (each thereafter)	\$2.30 (Set by legislation –could increase 2023)
Public Health	
High Risk (e.g. Methamphetamine contaminated site/premises)	\$165 per hour plus pro-rata travel at cost Note: Clean-up is charged as per actual cost.
Hazardous Substances - HSNO	
Monitoring and enforcement required (pursuant to section 97 of the Hazardous Substances and New Organisms Act 1996)	\$165 per hour (plus pro-rata travel at cost)
Bylaw Permits	
Permit for Public Place Trader (per year)	\$210
Outdoor Dining Facilities	\$210
Other Commercial Activities (e.g:busking, free standing signs, fitness boot camps)	\$210
The Council reserves the right to charge an occupancy fee for the use of public land for commercial purposes. This charge will be as determined by the Property and Commercial Manager based on the size, duration, location and nature of the activity.	
Events	
No fees are payable for event authorisations, although the Council at its discretion may charge for venue hire or rental	

fees and may require a bond to cover the potential costs of property damage caused by the event.

Dog Registration Fees

The following dog registration fees apply for the 2022/23 year (all fees GST inclusive).	Registration fee per dog	\$35
	Administration fee	\$10
Fee for payment after 31st July 2022	Registration fee per dog	\$45
	Administration fee	\$15

Fees for part of the registration year are as follows:

(All dogs aged 3 months and over must be registered with the exception of certified disability dogs).

Month that dog turns 3 months of age	Only 1 dog owned	For each other dog owned
July	\$45.00	\$35.00
August	\$41.25	\$32.00
September	\$37.50	\$29.10
October	\$33.75	\$26.20
November	\$30.00	\$23.30
December	\$26.25	\$20.40
January	\$22.50	\$17.50
February	\$18.75	\$14.60
March	\$15.00	\$11.60
April	\$11.25	\$8.70
May	\$7.50	\$5.80
June	\$3.75	\$2.90

(Fees will be waived for Certified Disability Dogs).

Dogs 14 years and older which have been consecutively registered and compliant with all registration and bylaw requirements over the last 10 years will receive a registration fee rebate of \$30.00.

Tag, Collar, Seizure and Micro chipping Fees (inclusive of GST)

Replacement Dog Tag	\$5	
Dog Collar (Small)	\$9	
Dog Collar (Medium)	\$10	
Dog Collar (Large)	\$11	
Seizure Fee	\$50	
Micro chipping of dogs where dog is not classified as dangerous or menacing and is not being registered for the first time after 1 July 2007. Dogs to be presented at Council Service Centres at prescribed time.	Free of Charge	

Micro chipping of Dogs where dog is being registered for the first time having attained the age of 3 months. (Dogs to be presented at Council Service Centres at prescribed time – applicable to dogs micro chipped by Council staff only). Note that farm working dogs are not legally required to be micro chipped.	Free of Charge	
Impounding Fees	\$70 for first impoundment \$96 for the second impoundment \$162 for the third impoundment	
Additional Charges	\$30 per day thereafter administration/sustenance fee.	
Licence Under Dog Control By-law		
Licence Application Fee	\$100	
Stock Impounding		
The fees associated with the impounding of stock are:		
	Per Animal	
	Sheep	\$10
	Cattle	\$56
	Horse	\$56
	Goat	\$56
	Mule/Donkey	\$56
	Pig	\$56
	Other animals	Up to \$56
Feeding (day or part day):		
	Per Animal	
	Sheep or Goat	\$5 per head
	Other stock	\$15 per head
Driving and cartage costs	Actual costs	
Advertising costs	\$90	
Time	\$37 per hour	
Mileage	\$0.72 (per km)	

Pines Resource Recovery Park charges

	2022/23
Minimum waste or organic tipping fee	\$6.00
Residual waste (rubbish)	\$292.00 per tonne
Garden and food waste (organic)	\$107.00 per tonne
Plasterboard (new, clean off-cuts)	\$130.00 per tonne
Clean fill	\$52.00 per tonne
TVs and monitors	\$12.00 per flat screen or CRT TV / monitor
All other E-Waste (computers, printers, phones, cameras, stereos, cables)	No charge (household volumes only)
Tyres (charges are double if tyre is on rim)	\$5.00 per car / motorbike tyre
	\$7.00 per 4WD tyre
	\$9.00 per light truck or forklift tyre
	\$19.00 per heavy truck tyre
	\$75.00 per tractor tyre
Child car seats	\$15.00 per seat
Recyclable polystyrene >1m ³ included within general waste	\$250.00 per load (over and above general waste disposal fee)
Non-recyclable polystyrene and expanded foams >1m ³	\$7,000.00 per tonne (min charge 20kg)
Hazardous waste (cleaning agents, garden chemicals, fluoro tubes, batteries, used oil, paints, LPG cylinders)	No charge (household volumes only)
Minimum waste or organic tipping fee	\$6.00

Recyclables – no charges apply for the approved recyclable materials listed below, provided that they are clean, separated and placed in the correct containers.

We accept household volumes of the materials below for recycling::

- White ware and scrap metal
- Glass bottles and jars (lids in rubbish)
- Plastic bottles and containers 1, 2 and 5 (lids in rubbish)
- Steel tins and aluminium cans
- Polystyrene
- Cardboard (flattened)
- Paper, newspaper and magazines
- Clothing
- Batteries
- E-waste (excluding screens)

Wheelie bin re-issue charges

There are no wheelie bin delivery charges for new houses, new owners, or for households changing from a 240 litre rubbish wheelie bin to an 80 litre wheelie bin.

Households changing from an 80 litre to a 240 litre rubbish wheelie bin within two years of receiving their 80 litre wheelie bin will be charged \$85.00 (including GST) for bin issue.

To discourage repeated seasonal issue and return of organic wheelie bins, no rates refund is given for organic bins returned during the financial year. In addition, households requesting and receiving a 240 litre wheelie bin within two years of having returned a bin will be charged \$85.00 (including GST) for bin delivery.

Households may have their bins removed due to repeated contamination, following no fewer than three warnings pursuant to the Waste Management and Minimisation Bylaw 2019. Households that wish to have their bins re-issued are required to sign a conditions of use form and pay a re-issue fee of \$85.00 (including GST) to have their bin returned, at the discretion of the Solid Waste Manager.

Any costs associated with the intentional damage or negligence resulting in damage of bins will be charged to the household.

Refuse bag charge

Pre-paid official Selwyn District Council rubbish bags are available as an alternative to Council issued wheelie bins. These can be purchased from any Council service centre or library and some supermarkets. The recommended retail price is \$14.00 (including GST) per pack of 5 bags (\$2.80 per bag including GST).

Trade Waste Bylaw 2016

There is a Trade Waste Uniform Annual Charge of \$160 per year (including GST) for Permitted Discharges to cover the administration costs relating to the Trade Waste consenting process.

Burial fees & charges

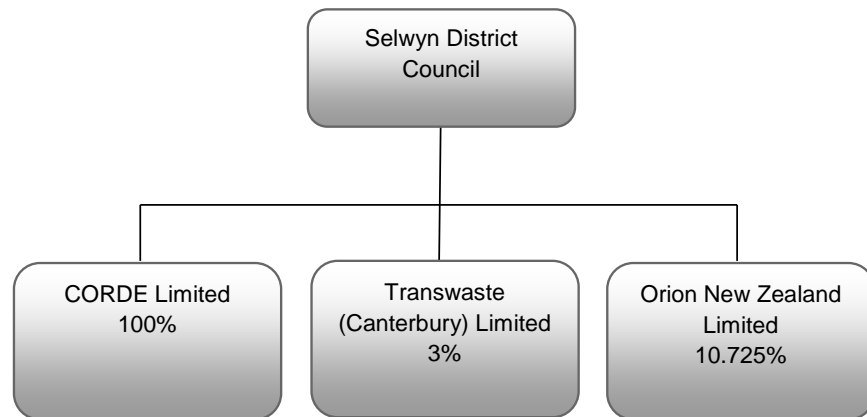
	2022/23
Plot purchase	
Single plot (single or double depth)	\$1,370.00
Side by side plots	\$2,739.00
Ash or child plot	\$546.00
Additional fees	
Out of District fee	\$546.00
Interments with less than eight working hours' notice	\$319.00
Breaking of concrete	\$160.00
Lowering device	\$112.00
Memorial permit	
New headstone	\$81.00
Additions / alterations	\$36.00
Interment fees	
Stillbirth	\$nil
Up to one year	\$409.00
One year to nine years	\$683.00
Ten years and over	
Single depth	\$1,231.00
Double depth	\$1,412.00
Ashes	\$209.00
Disinterment	
Over 12 months	\$1,162.50
Within 12 months	\$1,659.00
Ashes	\$290.10
Reinterment	
Over 12 months	\$1,277.00
Within 12 months	\$1,825.00
Ashes	\$319.00

Schedule of Development Contributions from 1 July 2022

	Development Contribution per HUE (plus GST)
Water	
Prebbleton	\$4,402
Rolleston	\$2,212
Southbridge	\$2,798
Lincoln	\$2,650
Darfield	\$7,667
Kirwee	\$5,758
Leeston	\$5,072
West Melton	\$4,479
Sewerage	
Tai Tapu	Assessed on application.
Eastern Selwyn Sewerage Scheme	\$5,223
Stormwater	
Lincoln	\$6,151
Roading	
Eastern Selwyn Development Area	\$1,308
Rest of District	\$619
Lincoln ODP4	\$10,960
Lowes Road ODP Area: North High	\$24,519
Lowes Road ODP Area: North Medium	\$17,205
Lowes Road ODP Area: North Low	\$5,573
Lowes Road ODP Area: Fairhurst High	\$23,740
Lowes Road ODP Area: Fairhurst Low	\$8,992
Lowes Road ODP Area: Jozecom High	\$22,061
Lowes Road ODP Area: Jozecom Low	\$10,911
Broadlands Drive – Section 2 Title Plan S0494531	\$396,933
Reserves	
Ellesmere Ward	\$7,478
Selwyn Central	\$10,388
Malvern	\$3,789
Springs	\$11,125

See the Development Contributions Policy on the Council's website for full details of development contributions payable.
www.selwyn.govt.nz

Council Controlled Organisations



Community Trusts Administered by the Council:

- Central Plains Water Trust
- Tramway Reserve Trust
- Selwyn District Charitable Trust

CORDE Limited

Relationship to the Council

The Council exercises influence on the Board through appointment of Company Directors and through approval of its annual Statement of Intent.

Nature and scope of the companies

CORDE Limited are suppliers of asset management, maintenance and construction services. Consistent with its objective, the Companies will pursue activities designed to ensure the efficient and prudent utilisation of its capital assets and human resources.

Objective

To operate as a successful, profitable, growth focused contracting business and follow these key principles which are central to its business strategy:

- Commitment to quality
- Commitment to its shareholders
- Commitment to Selwyn district
- Commitment to its people
- Commitment to health and safety
- Commitment to the environment
- Commitment to future growth.

Key performance targets

Key performance targets will be included in the adopted Annual Plan.

Selwyn District Charitable Trust

Relationship to the Council

The Selwyn District Charitable Trust is a Council Controlled Organisation (CCO) of the Council.

Nature and scope of activities

The Trust receives funds in the form of charitable donations and makes them available for the charitable activities of the Council.

Key performance targets

The Trust's performance targets for the year ending 30 June 2023 are set out below.

- *The Trust aims to distribute all the funds it receives in the year of receipt.*
- *The Trust aims to achieve investment returns in line with those achieved by the Council.*

Orion New Zealand Limited

Relationship to the Council

Selwyn District Council has a 10.725% shareholding in Orion New Zealand Limited.

The shareholders exercise influence on the Company through the negotiation of the annual Statement of Intent and through the appointment of 1 Director to the Board of Orion.

Nature and scope of the company

Orion's activities are to:

- Construct and maintain a reliable and secure electricity distribution network in the Christchurch and Central Canterbury region.
- Provide efficient processes that support competition amongst electricity retailers and generators.
- Seek investment / acquisition opportunities in the infrastructure and energy sectors.
- Manage, grow and if appropriate, realise other subsidiary and associate company interests.

Objective

To operate as a successful business and provide shareholders with appropriate returns on their investments and pursue strategies that aim to ensure Orion's long-term success as a business.

Key performance targets

Key performance targets will be included in the adopted Annual Plan.

Central Plains Water Trust

Relationship to the Council

Central Plains Water Trust is a Council Controlled Organisation (CCO), jointly controlled by the Selwyn District Council (50%) and the Christchurch City Council (50%). The Council exercises significant influence over the activities of the Trust through its ability to appoint the trustees.

Nature and scope of activities

Central Plains Water Trust is a trust for the benefit of present and future generations of Christchurch City and Selwyn District residents.

The Trust holds all necessary resource consents obtained by Central Plains Water Limited.

Objectives

The Council recognises a major regional economic benefit in managing the water resource in the Central Canterbury Plains, including significant employment creation. The Council also wishes to be involved to ensure its own infrastructure will not be adversely affected by any proposed scheme.

Key performance targets

Key performance targets will be included in the adopted Annual Plan.

Council information

Mayor and Councillors contact details

Mayor		Deputy Mayor	
Sam Broughton	(C) 027 223 8345 sam.broughton@selwyn.govt.nz	Malcolm Lyall	(C) 027 433 9964 malcolm.lyall@selwyn.govt.nz
Selwyn Central Ward		Springs Ward	
Mark Alexander	(C) 027 526 6388 mark.alexander@selwyn.govt.nz	Debra Hasson	(C) 027 435 5055 debra.hasson@selwyn.govt.nz
Jeff Bland	(C) 027 399 9206 jeff.bland@selwyn.govt.nz	Grant Miller	(C) 027 381 7032 grant.miller@selwyn.govt.nz
Nicole Reid	(C) 027 548 6157 nicole.reid@selwyn.govt.nz		
Sophie McInnes	(C) 021 552 877 Sophie.mcinnnes@selwyn.govt.nz		
Malvern Ward		Ellesmere Ward	
Jenny Gallagher	(C) 027 552 7403 jenny.gallagher@selwyn.govt.nz	Shane Epiha	(C) 027 661 8026 shane.epiha@selwyn.govt.nz
Bob Mugford	(C) 021 216 5722 bob.mugford@selwyn.govt.nz	Murray Lemon	(C) 027 541 3305 murray.lemon@selwyn.govt.nz

Community Board Members contact details

Malvern Community Board			
John Morten (Chairperson)	(C) 027 200 2578 john.morten@selwyn.govt.nz	Judith Pascoe	(C) 021 152 2900 judith.pascoe@selwyn.govt.nz
Bill Woods	(C) 027 608 2030 bill.woods@selwyn.govt.nz	Ken May	(C) 021 453 459 ken.may@selwyn.govt.nz
Karen Meares	(C) 021 147 1824 karen.meares@selwyn.govt.nz		

Where to go for more information

The annual plan is also available at www.selwyn.govt.nz or you can get a copy at any Selwyn District library or service centre (see list below).

Customer services	
For general enquiries, assistance and information, phone 0800 SELWYN (735 996).	
Website	Selwyn District Council Offices
www.selwyn.govt.nz	2 Norman Kirk Drive PO Box 90 ROLLESTON 7643
Service Centres	
Leeston Library / Service Centre 19 Messines Street Private Bag 1 LEESTON Phone: (03) 347 2871	Darfield Library / Service Centre 1 South Terrace DARFIELD 7510 Phone: (03) 318 8338
Lincoln Library / Service Centre Gerald Street LINCOLN 7608 Phone: (03) 347 2876	Rolleston Library Rolleston Drive ROLLESTON 7614 Phone (03) 347 2880
Auditor	Bankers
Julian Tan Audit New Zealand PO Box 2 CHRISTCHURCH 8140 On behalf of the Auditor-General	Westpac PO Box 2721 CHRISTCHURCH 8140
Solicitors	Sister districts
Buddle Findlay PO Box 322 CHRISTCHURCH 8140	Akitakata City City Offices, Yoshida 791 Yoshida Cho, Hiroshima 731 0592 JAPAN
	Town of Yubetsu Minatomachi 31, Yubetsu-Cho Monbetsu-gun, hokkaido 099 640, JAPAN
	The Malvern Community Board has been delegated the authority to facilitate relationships with Yubetsu-Cho.
	Shandan County Government North Road No 3 Qingquan Town Shandan County Gansu Province CHINA 734100

Council controlled trading organisations

Council companies

CORDE Limited
(100% owned by Selwyn District Council)

85 Hoskyns Road
ROLLESTON 7675

Phone: (03) 318 8320

Website: www.corde.co.nz

Board

Steve Grave (Chairperson)

Donna Bridgeman

Murray Harrington

Pat McEvedy

Other council organisations

Central Plains Water Trust
(50% owned by Selwyn District Council)

PO Box 90

ROLLESTON 7643

Phone: (03) 347 2800

Trustees

Pat McEvedy (Chairperson)

Viv Smart

Olive Webb

Elle Archer

Rob Lawrence

Les Wanhalla

ANNUAL PLAN 2022/23 CONSULTATION DOCUMENT

Draft text 2 – 8 April 2022 | CHANGES ADDED @ 08-04-2022

[Front Cover + photo]

Here's the plan ... have your say

Annual Plan 2022/23

Consultation Document

[+ Council logo]

[New page]

Contents

- Welcome from the Mayor
- About the Annual Plan
- At a glance
- Projects for consultation
 - [1] Funding proposal for the Hororātā Community Hub
 - [2] Closure of parts of the Upper Ellesmere Water Race network
 - [3] Changes to rating for water races across the district
 - [4] Land Drainage rating changes and Ecological Enhancement targeted rate
- Progress on key LTP projects
- Coming up in 2022/23
- Your rates 2022/23
- About your rates
- Changes to fees and charges
- Financial information
- Have your say – consultation information and submission form

[At bottom of page]

Consultation Document adopted by Selwyn District Council for consultation on 13 April 2022

[New page - 1 page with photo]

Here's the Plan

Welcome from the Mayor

For many in our community the past two years may feel like a bit of a blur and as we get stuck in to April 2022 we hope the first wave of Omicron is behind us. Through these unusual circumstances we have endured constrained living and working, along with high inflation and delayed product delivery.

We have remained focused on serving our community the best we can, and this document reflects our direction over the coming 12 months. Most of the projects in the following pages were discussed and confirmed last year but there are a few changes that we draw your attention to.

Many conversations about Selwyn focus on the growth we have experienced over the past 15 years. We are planning for that growth to continue and want to stay ahead of the needs of our changing community. We've responded well to the growth and our economy continues to outperform most other locations in New Zealand. Unfortunately, more people does not translate into lower rates. But your contribution will help fund improved services, new facilities and infrastructure upgrades that we all benefit from. And we have worked hard to limit our average rate increase this year to close to the current rate of inflation, at around 6%.

This year has also seen a revaluation of properties in Selwyn which affects each property's rates bill differently. Many rural home owners will see a reduction in rates this year, while most urban home owners see an increase. This is because urban property values generally grew faster than rural properties over the past three years. There are examples inside this document that show how the specific changes might affect a property like yours.

On top of the road resurfacing, recycling collections, sports field mowing, stormwater maintenance and drinking water improvements, that you'd expect, there are four specific projects we're seeking your feedback on. Two on water races and the other two regarding biodiversity and the Hororātā community facility.

There are a number of ways you can give us your feedback and submissions on this plan, including some face-to-face opportunities with your Councillors and our staff – check the details in this document. We look forward to hearing what you have to say.

Ngā mihi

[Signature]

Sam Broughton
Mayor

[New page - 1 page]

About the Annual Plan

Last year we prepared our Long-Term Plan 2021-2031 (LTP) in consultation with the Selwyn community – setting out our work programme and budgets for the coming decade.

This year, our Draft Annual Plan is a chance to check in with the community and look at what's changed since last year.

For the most part our plans haven't altered significantly and there are no major changes of direction. We'll be continuing with the projects we outlined last year to provide the essential services and facilities that our rapidly-growing district needs.

In previous consultations you've told us that things like safe, well-maintained roads, good quality drinking water and community facilities are important for our quality of life – so we're keeping our focus on these areas.

There are four new or changed projects that we are seeking your feedback on. We want to hear your views on these projects, as well as your feedback on the overall programme for the year.

[sidebar box]

Have your say

Anyone can make a submission or give feedback on this consultation document. For details, see the section at the back of this document, or check our online engagement site at www.selwyn.govt.nz/annualplan22.

During the consultation period, councillors and Council staff will be visiting events and locations around the district to discuss the proposals in this document. Details of community engagement events are also available at www.selwyn.govt.nz/annualplan22.

KEY DATES

- ☐ Consultation opens Tuesday 19 April
- ☐ Consultation closes 5pm, Thursday 19 May
- ☐ Public hearings Monday 30 – Tuesday 31 May
- ☐ Council deliberations Monday 6 – Tuesday 7 June

[New page - 1p. Use icons/infographics]

At a glance

4 Projects for consultation

1. Funding proposal for the Hororātā Community Hub
2. Closure of parts of the Upper Ellesmere Water Race network
3. Changes to rating for water races across the district
4. Investing in biodiversity - proposed \$20 Ecological Enhancement targeted rate and harmonisation of Land Drainage rates

6% Average rates increase across the district
(Compared to LTP forecast 4.9%)

\$91 million Total capital spend (what we'll invest in infrastructure and facilities)

\$149 million Total operating spend (day to day spend to keep our district services running)

A growing district

73,600 Selwyn's estimated population at 30 June 2021
(Up from 63,300 in 2018)

89,600 Selwyn's projected population at 30 June 2031

[New page]

Projects for consultation

The proposed projects in this section are new or variations from what we proposed in the LTP. We want to hear your feedback on these proposals.

[1] Funding proposal for the Hororātā Community Hub

In the Long-Term Plan 2021-2031 last year, the Council agreed to proceed with development of a new community centre in Hororātā, at the domain. We agreed to undertake further engagement with the local community over the development, including funding arrangements and the future of the existing hall.

What we're proposing

Following local engagement, we're now proposing that the original plan would not proceed but would be replaced by the proposal put forward by the Go Hororātā community group, for a Hororātā Community Hub, to be located at the current Hororātā Community Hall.

Ownership of the hall, the land it is located on and the adjacent endowment land would be transferred to a local community entity, which would also be responsible for upgrading and renewing the existing facility.

Cost

The Council is proposing to contribute \$1 million in cash to the Hororātā Community Hub, subject to satisfactory completion of a feasibility study including design and building costs.

This sum was already set aside in the LTP for the original community centre project. However as the scope of the project has now changed we are seeking the wider community's feedback.

Impact on rates: This would have no significant impact on rates, as the funding was already committed.

Have your say

Let us know whether you support the proposal to provide \$1 million in funding, and the transfer of the land and hall, to support the Go Hororātā community group's proposal for a Hororātā Community Hub.

[New page]

[2] Closure of parts of the Upper Ellesmere Water Race network

Water races have been part of the Selwyn landscape for more than 130 years. Today, the Council manages around 1,700 kilometres of water races across the district, primarily to provide drinking water for stock. Water races also provide a water resource for firefighting, irrigation and habitat, as well as enhancing the attractiveness of the rural and urban landscapes they pass through.

There are currently three water race schemes within the district: Ellesmere, Malvern and Paparua. The Ellesmere scheme includes the Upper Ellesmere Water Race network, which is fed through the Glenroy Community Irrigation Company Limited irrigation pond.

Following the development of the Central Plans Water (CPW) Irrigation Scheme (Stage 1), there has been demand for the Upper Ellesmere Water Race network to be closed. The reasons include:

- land owners (including those supplied by CPW and other sources) no longer require the source of stock water
- land owners do not want to pay for the cost of the service.

The former Water Race Committee and Council supported the proposal to close the race network through the 2018 and 2021 Long-Term Plans.

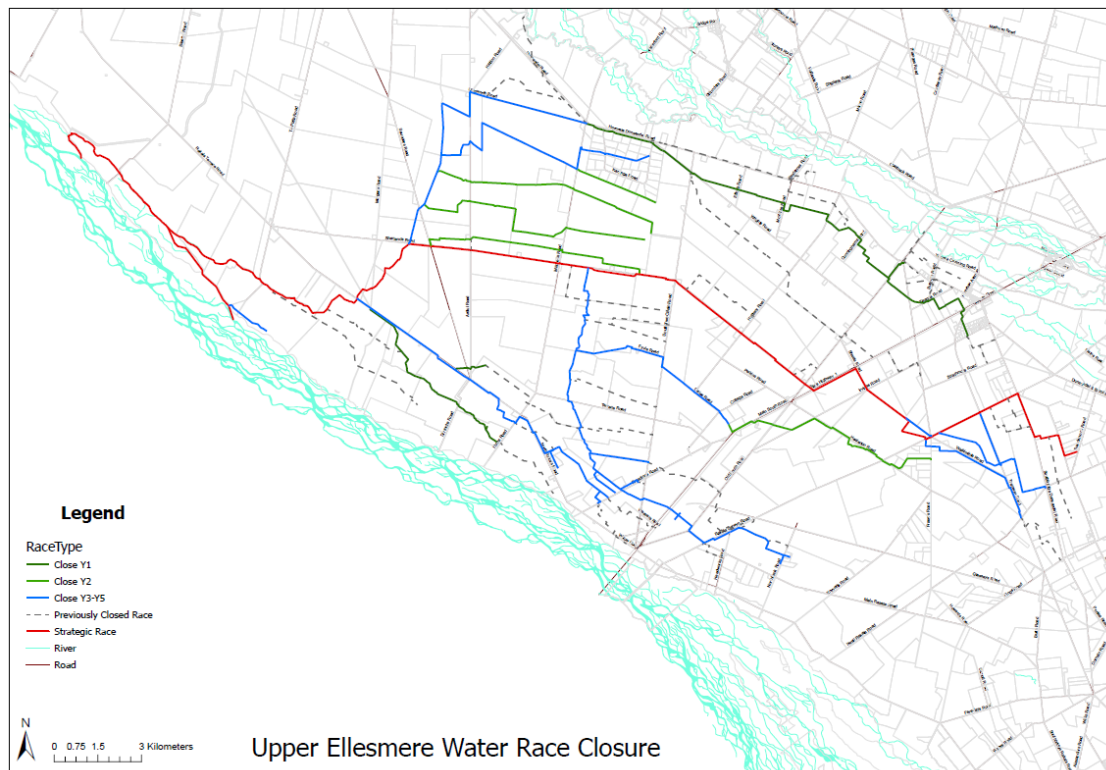
What we're proposing

It is proposed to close significant parts of the Upper Ellesmere Water Race network over a five-year period. The map below shows the constituent races to be closed and the time frame for each closure. The strategic race will remain open for the time being, to supply water to an identified mud fish site. The future closure of the strategic race will be subject to further consultation.

Cost and impact on rates

This proposal would not have a direct impact on individual rates, but would result in a reduction in rating income from this activity. This reduction in rating income is estimated to increase to around \$500,000 per year over the five years of the closure period. Maintenance costs will also reduce over this period.

For more information about Selwyn water races see www.selwyn.govt.nz/services/water/water-race



Have your say

Let us know whether you support the proposal to close parts of the Upper Ellesmere Water Race over a five-year period.

[3] Changes to rating for water races across the district

As noted earlier, the water race network provides an important resource for rural Selwyn. However, it is acknowledged that the network provides limited economic benefit for small properties, while for large properties there is a point at which the water race network physically cannot efficiently service the whole property.

What we're proposing

The Council is proposing to adjust the funding impact statement in its 2022/23 annual plan to incorporate changes to the water race targeted rating of properties less than 0.5 hectares in area and for land areas greater than 500 hectares in area. These changes would come into effect from 1 July 2022.

Cost and impact on rates

- Under this proposal, the annual charge and per hectare charge will only apply to each rating unit larger than 0.5 hectares where water race service is available.
- In addition, the per hectare charge will only apply to the first 500 hectares, where water race service is available

These proposed changes would apply to 53 properties under 0.5 hectares and 11 properties over 500 hectares; and would result in a loss of rating income for the Council of around \$82,000 per year comprising:

- \$16,000 annually for properties less than 0.5 hectares
- \$66,000 annually for properties with land area greater than 500 hectares.

Have your say

Let us know whether you support the proposal to make changes to the water race rating structure.

[New page]

[4] Land Drainage rating changes and Ecological Enhancement targeted rate

Protecting and enhancing biodiversity across Selwyn is one of the ways the Council supports the district's environmental well-being. Selwyn has a unique, historic network of land drainage schemes, serving more than 24,000 hectares. The seven schemes drain groundwater to make land arable for farming purposes, and in some cases have an important flood protection function.

The land drainage network also provides important biodiversity and ecological habitats. There is a growing focus on the environmental performance of Selwyn's land drainage network, and the District Land Drainage Committee has recommended a dedicated rate to help improve and enhance the biodiversity and ecology of these networks.

What we're proposing

The Council proposes to introduce an Ecological Enhancement targeted rate of \$20 per rating unit, for properties in the district not paying a land drainage rate. The new targeted rate will generate \$4.7 million over the next 10 years.

The funding generated by this rate will be used for a range of projects and activities that support and improve the biodiversity of the land drainage network. Projects may include, for example, the construction of wetland, waterway plantings, and ecological, cultural and water quality monitoring.

Impact on rates: The new rate of \$20 a year per rating unit, is equivalent to around 38.5 cents per week.

Alongside the new Ecological Enhancement targeted rate we're also proposing to simplify the current rating structure for land drainage. This is overly complex, with 33 different rating factors operating across the seven land drainage schemes. The proposed new rating structure provides four standardised rating factors to replace the existing 33 rating factors.

Land drainage minimum charge per rating unit	\$70
Per hectare charge (first 4 ha)	\$30
Per hectare charge (above 4 ha)	\$7
Ecological enhancement per rating unit not currently paying above charge	\$20

Maps showing the catchments of the seven land drainage schemes can be found online at www.selwyn.govt.nz/services/water/land-drainage. Changes to the extent of the L2 boundary have been made to include the full directly-connected catchment and it is proposed that the Leeston township is included within the Leeston Drainage District.

Have your say

Let us know whether you support the proposal to introduce a new Ecological Enhancement targeted rate of \$20 per rating unit (for properties not paying land drainage charge), and the proposed simplified Land Drainage rating structure.

[New page]

Progress on key LTP projects

In our Long-Term Plan 2021-2031 last year, we outlined an ambitious programme of work to support the growth of the district and provide the services and facilities our communities need to thrive. We're making good progress on these projects – here's an update on a few of them.

New wastewater system in Darfield and Kirwee

This project is well under way with construction of the main pipeline between Darfield and the Pines Wastewater Treatment Plant near Rolleston beginning in August 2021, and due for completion later this year. As at April 2022 more than 20 kilometres of pipe has been laid, around 80% of the total.

New hockey and football artificial turfs at Foster Park

Installation of full-size artificial turfs for hockey and football at Foster Park is due for completion in mid-May 2022. These turfs will provide a valuable asset for these sports district-wide and are expected to be very well used.

Pines 120K

This \$100 million project to upgrade the capacity of the Pines Wastewater Treatment Plant from 60,000 population to 120,000 has been brought forward to accommodate the district's rapid growth. Design work for Pines 120 will start in 2022, with construction timing to be aligned with growth demands. \$9 million is budgeted in this Annual Plan to continue the upgrade programme.

Rolleston town centre and reserve

Following the opening of Te Ara Ātea in December 2021, work is continuing on other parts of the new Rolleston town centre, including the Rolleston Fields development (by commercial partners), and the new youth zone now under construction in the reserve.

[New page]

Coming up in 2022/23

In the coming year we'll be continuing our investment in essential infrastructure and services to support the district's continuing growth, and to enhance people's well-being. This year we'll be committing \$91 million to capital projects – following is a summary of some of the scheduled projects.

Water supply

\$20.2 million total project spend

To meet growth demands we're continuing our work to upgrade water supply reticulation and capacity across the district, including Darfield, Kirwee, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, West Melton and our rural water supplies.

Water treatment plant upgrades are also continuing, with projects at West Melton, Acheron and Springfield.

Wastewater

\$21.6 million total project spend

Alongside the continuing work in Darfield, work will progress in the coming year on the design stage of the Ellesmere to Pines trunk sewer, pipeline upgrades and pump station construction in Leeston, and design of the new pipeline from Upper Selwyn Huts to the Ellesmere pipeline.

Planned capacity upgrades at the Pines Wastewater Treatment Plant continue to meet continual growth.

Stormwater

\$2.3 million total project spend (includes Land Drainage, Water Races)

Additional funding will be provided this year to complete the Leeston flood diversion project.

Transportation

\$20.4 million total project spend

We continue our focus in the coming year on road maintenance, making our roads safer, and building the critical transport connections across our district. Major projects scheduled in 2022/23 include progressing the Prebbleton roundabout upgrade projects on Shands Road, and bringing forward the Goulds/East Maddisons/Shillingford roundabout in Rolleston (\$3m), to align with adjoining subdivision developments.

We will invest a further \$475,000 on improving safety on rural intersections, along with roading and transport programmes already co-funded with Waka Kotahi NZ Transport Agency in the current National Land Transport Programme. Local road improvements will benefit from a \$5.8m investment, along with \$1.2m on metaling unsealed roads, and \$4.3m on resurfacing sealed roads.

\$2.5m will go towards road safety projects and behavior programmes. As part of this, the Council will need to manage the effects of cost escalations such as the rising prices of bitumen and fuel, which will impact on contractors delivering our roading programmes.

Solid waste

\$3.7 million total project spend

Our Reconnect project is an initiative to redevelop the Pines Resource Recovery Park and provide the community with better opportunities to minimise waste. Stages 3 and 4 of this multi-year development will proceed in the coming year.

Community services and facilities

\$18 million total project spend

Community facilities are a vital part of Selwyn communities, providing the spaces where residents can meet, recreate, exercise, play and learn. The Council continues to invest in facilities to meet the needs of a growing population.

Major projects in the coming year include the next stage of development of the 22 hectare Birchs Road Park in Prebbleton (\$5.3 million in 2022/23 of a total \$13.3 million project); and the continuation of Rolleston town square and reserve developments. Restoration of Tārekeautuku/Yarrs Lagoon near Lincoln will get under way in the coming year following a grant of nearly \$800,000 from the Ministry for the Environment.

Smaller local projects across the district include:

- Renewal of the historic Liffey Weir in Lincoln
- Southbridge Park sports lighting
- Rolleston Reserve athletics surface renewal
- Sports park lighting improvements (district-wide)
- Playground equipment and safety surface renewal (district-wide)
- New toilet facility at Te Whariki Reserve in Lincoln
- Mead Hall seismic upgrade

[New page]

Your rates 2022/23

The proposed average rates increase across the district is **6%**.

This is an average, and for individual ratepayers the actual change may be smaller or greater, depending on your location and the services provided.

This 6% average increase is slightly higher than the 4.9% average that we forecast in the LTP last year – but is in line with the current levels of inflation in New Zealand.

It is also within the 6% limit set by the Council in its financial strategy.

When we prepared our LTP, inflation was still at low levels in New Zealand. In the past 12 months the Council – just like every other business and household – has faced significant increases in costs, as shown in the latest inflation indexes:

- Consumer Price Index **5.9%** year to December 2021
- Producer Price index (eg construction costs) **8.6%** year to December 2021

Other significant cost pressures include

- increased fuel costs
- supply chain delays and cost increases
- impacts of the Russia-Ukraine conflict on fuel prices
- tight labour market.

These increased costs mean that we have to increase both operating expenditure (day to day service costs) and capital expenditure (cost of infrastructure and facilities) just to maintain our current levels of service.

The district's continuing growth also puts pressure on our operations, and we are boosting our resources in areas like building and resource consents, cybersecurity and digital technology, and infrastructure support, to meet the demands of a larger population.

Revaluation

Individual changes in rates have also been affected by the district revaluation recently completed. An increase in the capital value of your property doesn't mean your rates will increase by the same amount.

For most residential properties in Selwyn, only around a quarter of your rates bill is based on the capital value of a property, with the majority of the rates set based on a fixed amount per property.

If your capital value has increased by more than the average increase (33.7%) you can expect a slightly higher than average increase in your rates from 1 July 2022. If your property value increase was less than the average, you can expect a slightly lower than average increase in your rates.

Across most of Selwyn, many rural property owners will see a reduction in rates this year while our urban home owners have an increase. This is because urban property values generally grew faster than rural properties over the past three years.

Find out more about revaluation at www.selwyn.govt.nz/services/rates/rating-valuations

Rating examples

The tables below show examples of the proposed rates changes for a sample of typical properties in a range of locations across the district. For each example we show the current capital value, the new capital value following revaluation (applies from 1 July 2022), the current year's (2021/22) rates, the proposed rates for next year (2022/23) and the amount of the increase both as a percentage and in dollars.

Total rates						
Residential	Current capital value 2021/22 \$	New capital value 2022/23 \$	Current rates 2021/22 \$	Proposed increase 2022/23 %	Proposed new rates 2022/23 \$	Increase (decrease) 2022/23 \$
Residential with sewerage	550,000	790,000	3,115	7.5%	3,350	235
Residential without sewerage	550,000	790,000	2,501	8.5%	2,714	213
Lifestyle without water or sewerage	650,000	840,000	1,769	5.2%	1,861	92
Residential with sewerage	750,000	975,000	3,300	5.7%	3,489	189
Residential without sewerage	750,000	975,000	2,686	6.2%	2,853	167
Residential with sewerage	900,000	1,170,000	3,439	5.7%	3,635	196
Residential without sewerage	900,000	1,170,000	2,825	6.2%	2,999	174

Rural	Current capital value 2021/22 \$	New capital value 2022/23 \$	Current rates 2021/22 \$	Proposed increase 2022/23 %	Proposed new rates 2022/23 \$	Increase (decrease) 2022/23 \$
Rural with water races and with 3.5 water units	10,400,000	11,300,000	15,019	(6.6%)	14,026	(-993)
Rural without water races or water units	3,595,000	4,255,000	4,778	(1.6%)	4,703	(-75)
Rural without water races and with 11 water units	3,900,000	4,470,000	6,969	(0.3%)	6,949	(-20)

Commercial	Current capital value 2021/22 \$	New capital value 2022/23 \$	Current rates 2021/22 \$	Proposed increase 2022/23 %	Proposed new rates 2022/23 \$	Increase (decrease) 2022/23 \$
Commercial with low water consumption	3,600,000	4,590,000	5,044	4.8%	5,288	244

Townships	Current capital value 2021/22 \$	New capital value 2022/23 \$	Current rates 2021/22 \$	Proposed increase 2022/23 %	Proposed new rates 2022/23 \$	Increase (decrease) 2022/23 \$
Arthurs Pass	290,000	510,000	2,011	12.1%	2,254	243
Castle Hill	590,000	810,000	2,853	7.4%	3,065	212
Lake Coleridge	270,000	365,000	2,474	7.1%	2,651	177

[Examples – using infographics/icons]

If you own a residential home in Rolleston with a new CV of \$790,000

- your rates will increase 7.5% from \$3,115 to \$3,350
- that's an extra \$235 a year

- or about \$4.50 a week

If you own a residential home in West Melton with a new CV of \$975,000

- your rates will increase 5.7% from \$3,300 to \$3,489
- that's an extra \$189 a year
- or about \$3.60 a week

If you own a rural property in Darfield with a new CV of \$11.3m (with water races and water units)

- your rates will decrease from \$15,019 to \$14,026
- that's a decrease of \$993 a year
- or about \$19.10 a week

If you own a lifestyle property with a new CV of \$840,000

- your rates will increase 5.2% from \$1,769 to \$1,861
- that's an extra \$92 a year
- or about \$1.80 a week

[New page – based on LTP/CD p.13 / AP/CD 20-21 p.18]

About your rates

If you're a Selwyn ratepayer, you're one of nearly 30,000 property owners who contribute through their rates to fund the huge range of activities, services and facilities that the Council provides for your community.

Your rates contribution is made up of a combination of general rate and various targeted rates. Other sources of funding include fees and charges, development contributions (paid by developers to fund new infrastructure), subsidies and grants.

General rate

The general rate funds a wide range of Council services and facilities that benefit the whole district. The general rate also includes a Uniform Annual General Charge component, which is not related to property value.

The General Rate makes up about one-third of the average property's total rates. In the coming year, the General Rate component will increase by 8.5%.

Here's a rough guide to how your general rates dollar is used for the community good:

[Table or infographic]

General rates (Proposed 2022/23) %

Transportation and roading ³	37%
Parks, reserves and playgrounds ⁵	20%
Planning and resource management ¹	16%
Council	6%
Community development	4%
Community centres and halls ^{4,6}	4%
Administering the Building Act ¹	4%
Public toilets	2%
Swimming pools ^{2,6}	2%
Emergency management	1%
Cemeteries	1%
Property	1%
Health, alcohol licensing and regulation ¹	1%
Economic development	1%

Notes

1 Also part-funded by fees and charges

2 Also part-funded by targeted rates

3 Also part-funded by Waka Kotahi NZTA subsidies

4 Also part-funded by district-wide targeted rate

5 Local reserves also part-funded by targeted rate

6 Swimming pools and community centres and halls are also part-funded by fees and charges

Targeted rates

Targeted rates are used where a Council service or facility provides a benefit to a particular group of ratepayers or location. Targeted rates can be district-wide (eg Canterbury Museum) or localised

(eg Community Board). Some of the key services and facilities provided through targeted rates (where applicable) include:

Libraries network	\$239
Recreation reserves	\$139
Water supply	\$288 (plus a volume-based rate)
Stormwater network	\$122
Wastewater network	\$586
Water races	\$45 (plus additional charges where service is provided)
Canterbury Museum	\$35
Community centres	\$175
Refuse and recycling	\$116 (fixed rate including recycling bin, plus charges for bins where provided)
Swimming pools	\$42 - \$168 (based on proximity to Selwyn Aquatic Centre)

Find out more about your rates at www.selwyn.govt.nz/rates.

Where do your rates go?

[Infographic from AP/CD 2020/21 p.19]



Changes to fees and charges

Fees and charges apply to some Council services, where a user-pays approach is appropriate to cover all or part of the costs of that service. Some changes in fees and charges this year include:

- Increase in tip fee charges at the Pines Resource Recovery Park, to reflect higher than forecast fees and transport costs for disposal at the Kate Valley Landfill.

- Increase in licence fee for hut owners at Selwyn Huts, to \$1389 from 1 July 2022 as previously advised to residents.

A full schedule of fees and charges is available in the Draft Annual Plan, part of the supporting information available at www.selwyn.nz/annualplan22.

[New page]

Financial information

Since the Long-Term Plan 2021-2031 was adopted last year, Selwyn has continued to experience rapid population growth. Economic conditions have generally been positive for the district, but the impact of the COVID-19 pandemic has seen pressure on supply chains, a tight labour market and rising costs. The 2022/23 year represents Year 2 of the LTP and some changes to budgets have been required, which were unforeseeable when the LTP was prepared.

Capital expenditure

The proposed capital programme has been adjusted to reflect revised timings for some programmes and cost revisions that reflect current economic conditions. The programme amounts to \$91.4 million, an increase of \$22.3 million from the LTP forecast, comprising new projects, projects brought forward and cost escalation of deferred projects. General inflationary price pressures are also significant with substantial increases in the price of construction materials.

Operating expenditure

The COVID-19 pandemic and other global factors have resulted in significant cost pressure for both operating and capital budgets. Operating costs amount to \$148.9 million, an increase of \$9.4 million compared to the LTP forecast. Key factors contributing to this include:

- Continuing rapid population growth, leading to increased demand for Council services and infrastructure maintenance
- Increased contract costs for operating and maintaining water services infrastructure
- Supply chain constraints
- Increased fuel prices
- Increased staffing costs to ensure Council maintain levels of service and to support growth

The table below highlights the main changes between what was forecast for 2022/23 in the LTP and the proposed Annual Plan budget for financial year ending 30 June 2023:

	LTP forecast 2022/23 \$ million	Annual Plan Proposed 2022/23 \$ million	Change \$ million
Capital expenditure	69.1	91.4	22.3
Operating expenditure	139.5	148.9	9.4
Total revenue	167.5	171.5	4.0
Debt increase	30.3	50.6	20.3
Rates increase (Average %)	4.9%	6.0%	1.1%

Income, expenditure and net assets

(\$'000)	2020/21 Annual Plan	2021/22 LTP	2022/23 LTP Forecast	2022/23 Annual Plan Proposed
Revenue				
Rates	67,876	74,846	80,733	83,243
Development contributions	16,216	9,828	10,791	10,791
Subsidies and grants	17,012	22,671	10,988	10,988
Vested assets	28,647	38,417	33,261	33,261
Other revenue	28,848	29,311	31,715	33,167
Total revenue	158,599	175,073	167,488	171,450
Operating expenditure	120,824	133,996	139,486	148,922
Surplus/(deficit)	37,775	41,077	28,002	22,528
Net assets	1,799,842	1,957,167	2,043,025	2,126,029

Proposed changes to development contributions

Development contributions are paid by land developers towards the cost of providing the additional community facilities (including roads, water systems, wastewater systems and reserves) required for a growing population. The Council proposes to increase its development contribution charges, from 1 July 2022 based on the increase in the Producers Price Index Outputs for Construction as at 31 December 2021. This is in line with our adopted development contributions policy. This is an 8.6% increase on the capital cost component of the development contribution.

Detailed financial information including the Financial Impact Statement, is available in the Draft Annual Plan, part of the supporting information available at www.selwyn.nz/annualplan22.

[New page – follow style from LTP CD (p.52)]

Here's the Plan ... now have your say

We want to hear your feedback on the proposals and projects outlined in this consultation document.

Consultation is open from Tuesday 19 April to 5pm, Thursday 19 May 2022.

How to make a submission

You can provide your feedback by sending in a submission:

[icons]

- | | |
|-----------|---|
| Online | Complete the online form at
www.selwyn.govt.nz/annualplan22 |
| By post | Complete the form in this document and post to:

Freepost 104-653
Annual Plan Submissions
PO Box 90, Rolleston 7643 |
| By email | Scan and email your completed submission form, or your own comments, to:
annualplan22@selwyn.govt.nz |
| In person | You can return your completed submission form, or other document, to the Council offices in Rolleston, or any Council library and service centre.

Copies of the submission form are also available at the Council offices in Rolleston, or any Council library and service centre. |

Other ways to give your feedback

- | | |
|-----------|--|
| Facebook | Informal comments can be made on Annual Plan-related posts on the Council's Facebook page 'Selwyn District Council'.

<i>Comments made via Facebook will not be formally recorded but will be summarised and included with written feedback for the Council's consideration. The Council may not be able to respond to comments on Facebook.</i> |
| At events | During the consultation period councillors and staff will holding drop-in sessions and attending community events. You are welcome to ask questions and share your views with councillors and staff.

<i>Feedback given verbally at local events will not be formally recorded as submissions.</i> |

Details of drop-in sessions and community engagement events will be updated and available on www.selwyn.govt.nz/annualplan22 and on the Council's Facebook page.

Submissions must be received by 5pm, Thursday 19 May

Hearings

Anyone who makes a submission on the Draft Annual Plan 2022/23 Consultation Document can present their submission in person at a Council hearing, if they wish.

Public hearings will be held on Monday 30 and Tuesday 31 May 2022, at the Council offices in Rolleston, or online, depending on COVID-19 restrictions in place at the time.

If you would to present your submission in person, you must indicate this on the submission form

Key dates

<input type="checkbox"/> Consultation opens	Tuesday 19 April
<input type="checkbox"/> Consultation closes	5pm, Thursday 19 May
<input type="checkbox"/> Public hearings	Monday 30 – Tuesday 31 May
<input type="checkbox"/> Council deliberations	Monday 6 – Tuesday 7 June
<input type="checkbox"/> Council adopts Annual Plan	Wednesday 22 June

[New page]

[Follow style from LTP CD p.53]

Annual Plan 2022/23 Consultation Document

Submission form**Note to submitters**

You can make a submission on this form, or on the online submission on the Council's website at www.selwyn.govt.nz/annualplan22. Submissions can also be emailed to: annualplan22@selwyn.govt.nz.

This submission can be returned to: Freepost 104 653, Annual Plan Submissions, PO Box 90, Rolleston 7643

Submissions close at 5pm on Thursday 19 May 2022.

You do not have to answer every question. You can make a general submission or submit on matters not included in the consultation document by completing question **X**: Other comments.

If you need extra space for your submission use additional paper (please include your name on additional sheets). You can include an attachment with your online or email submission.

All submissions will be considered by Council before making a decision.

Privacy statement: Please note that by making a submission, the content of your submission (including your personal information) may be made publicly available (including online). Please contact us at privacy@selwyn.govt.nz or on 0800 735 996 if you think certain information in your submission should not be publicly available. For more detail about our management of personal information, please see our full Privacy Policy at www.selwyn.govt.nz/privacy.

For Council use: **submission number**

Submitter details

All fields marked with an asterisk () are required*

Title:*	First Name:*	Last Name:*	
Address:*		Town:*	Postcode:*
Phone:*		Email:*	

Are you making this submission for an organisation? Yes No

If yes, please state the name of organisation:

Do you wish to attend a hearing to present your submission in person? Yes No

Preferred time:	Monday 30 May	Morning Afternoon Evening
	Tuesday 31 May	Morning Afternoon

Questions

1. Do you support the proposal to provide \$1m in funding, and the transfer of the land and hall, to support the new Go Hororata proposal for a Hororātā Community Hub?

Y | No | No preference

2. Any other comments on this proposal?

3. Do you support the proposal to close the Upper Ellesmere Water Race over a five-year period?

Y | No | No preference

4. Any other comments on this proposal?

5. Do you support the proposal to make changes to the water race rating structure?

Y | No | No preference

6. Any other comments on this proposal?

7. Do you support the proposal to introduce a new Ecological Enhancement rate of \$20 per rating unit, and the proposed simplified rating structure?

Y | No | No preference

8. Any other comments on this proposal?

9. Do you have any comments on any other projects included in the Consultation Document, or on other Council matters?

[New page – OUTSIDE BACK COVER]

Selwyn District Council

2 Norman Kirk Drive

PO Box 90 Rolleston 7643

www.selwyn.govt.nz/annualplan22

[+ Council logo]

REPORT

TO: Chief Executive

FOR: Council Meeting – 13 April 2022

FROM: Group Manager – Community Services and Facilities

DATE: 31 March 2022

SUBJECT: **COMMUNITY SERVICE AND FACILITIES GROUP UPDATE**

RECOMMENDATION

'That the Council receives the Report "Community Services and Facilities Group Update" for information.'

1. PURPOSE

Contributing to Council Outcomes for Community of:

- Social and Cultural wellbeing - To build community connectedness, inclusivity & safety by providing opportunities & resources for volunteers & communities
- Economic wellbeing - To promote economic development by collaboration, networking, information sharing & encouraging visitors.

This Report aims to inform Council on matters of interest in the context of the community service activity.

The previous report covered the period until 31 December 2021.

The information included in this Report generally relates to the period up until 28 February 2022

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

As this Report is for information only, it is not considered to be significant in the context of the Council's Significance Policy.

3. ACTIVE SELWYN (including Selwyn Aquatics Centre, Selwyn Sports Centre and fitness programme delivery)

Community Services and Facilities Group - Population 01 July 2021 71,500 (Stats NZ) Note: In YTD column if the figure is higher than YTD of previous year it is shown in bold. In Month column if the figure is higher than month of previous year it is shown in bold. January 2021 in Black. February 2021 in Blue YTD to 28 FEBRUARY in Black	MONTH 2021/22		YTD 21/22
	January	February	
ACTIVE SELWYN - AQUATICS			
Events: Active Selwyn Events – Contributes to Target of 100. Reported in C&ED. Commentary here: There were no events due to COVID L3 & 2;	11	9	28
Programmes: (Participants enrol and attend for a term) Aqua Fitness programmes MONTH	463	772	4,944
Learn to Swim Term 1 Enrolments	2,998	2,999	21,534
Community Pools: January: Darfield: 3329; Southbridge: 1850; Sheffield: 735 February: Darfield 2503, Southbridge 2708, Sheffield 709 Season Nov - March.	5,914	5,920	16,324
Visits to Pools: <u>Annual Target: 300,000 visits.</u>	24,897	36,668	207,680
Swims per capita: <u>Annual Target: 4.5.</u>	Annual		1.67
Annual User Survey: The % satisfaction with SAC. <u>Target: ≥ 90%.</u>	Annual		
Recreation Aotearoa Pool Safe Accreditation: SAC achieves 100% compliance. <u>Target: ≥ 100%.</u>	Feb/Mar 2022		100%
Revenue: The percentage of Council owned swimming pools generating revenue meeting or exceeding 20% of operating costs (excluding capital projects) <u>Target: 75%.</u>	Annual (at the conclusion of summer season)		
ACTIVE SELWYN - COMMUNITY SPORT AND RECREATION			
SSC Door Count. <u>Target: 250,000.</u>	10,460	13,595	138,276
SSC & Community Centre Recreation Attendees to programmes delivered: District Wide <u>Target: 60,000.</u>	3,030	3,428	42,838
SSC Participants <u>Annual Target: 36,000.</u> Virtual: JANUARY FEBRUARY	4,225	3,034	26,832
LEC Participants <u>Annual Target: 16,000.</u>	951	1,438	10,114
WMCRC Participants <u>Annual Target: 8,000.</u>	404	712	4,666
User Satisfaction Survey: <u>Annual Target: 90% at each centre.</u> SSC LEC WMRCC	Annual		
Revenue: The percentage of Council owned community centres/halls, by Ward, continue to generate revenue meeting or exceeding 20% of operating costs (excluding capital project costs) per annum. <u>Target: 75%.</u> (Measure is all Community Spaces, not just SCC)	Note: Annual Target for revenue percentage, related to Community Pools, to be included following the conclusion of the summer season.		

3.1. Aquatics

Darfield, Southbridge and Selwyn Aquatic Centre achieved Pool Safe accreditation from "Recreation Aotearoa" in February. Staff had to prepare differently for this year's audit due to Covid and provided much of the data through an on-line assessment tool for the auditor to process. The site visits that occurred however were the real highlight with commentary from the auditor about the staff knowledge and training being of an especially high standard.

In the Selwyn Aquatic Centre the Programme Pool is operational and performing well. The term began in early February. The newly opened Programme Pool provides additional space for the Learn to Swim program as well as the public.

Staff are looking into initiatives to support the new Sport NZ promotion #itsmymove; this campaign supports young women, parents and caregivers encouraging participation in sport and recreation for young women.

There have been some staffing and logistic challenges in some facilities from time to time relating to COVID.

Report on Summer Season is being prepared for the 11 May 2022 Audit and Risk Committee

3.2. Selwyn Sports Centre (SSC) and Fitness Programme Delivery

The inaugural SSC Holiday Programme ran for one week in late January in the red traffic light COVID setting and had approx. 15 participants per day.

Group fitness classes continue to maintain a good level of attendance in spite of the Omicron outbreak.

Bookings are now coming in for winter sports.

The Darfield Pool refurbishment project began with a consultant team engaged, and a scope developed. The key outcomes expected from this project are:

- Consistently well treated and heated pool water to allow programmes and activities to take place and be expanded over time.
- Improved internal pool surround aesthetics and function allow pool users to spend a longer time-on-site, e.g. picnics, birthday parties, etc.
- Improved entry and external aesthetics that invites potential users into the space that creates pride in the community for the facility.

To confirm timeframes, the design team are currently completing scoping work on each of the key elements, including pool water services, electrical and structural. The main concern at this time is specialist pool water engineering availability and lead-in times for equipment.

As scoping and design is finalised over the next few weeks, and lead-in times are understood, an update will be provided to Council as to confirmed timelines which may include a staged approach, likely focussing on pool water services first so that

the pool can remain operational in 2022/2023 summer season as per normal seasonal operation.

4. ARTS, CULTURE AND LIFELONG LEARNING

Community Services and Facilities Group - Population 01 July 2021 71,500 (Stats NZ) Note: In YTD column if the figure is higher than YTD of previous year it is shown in bold . In Month column if the figure is higher than month of previous year it is shown in bold . January 2022 in Black. February 2022 in Blue YTD to 28 FEBRUARY in Black	MONTH 2021/22		YTD 21/22
	January	February	
ACLL			
Library users (defined as visitors to the library) is <u>not less than 75% of population (71,500). Target 53,625. (door count + website usage data)</u>	62,341	55,053	407,419
Membership Active members	25,315	25,608	Monthly Data Only
Members added	893	509	3,739
Door Count: Target: 280K. Physical Visits by site: Lincoln – 7690 7156, Te Ara Ātea – 11823 10302, Leeston – 2484 2508, Darfield – 3103 2792	25,100	22,758	180,555
Av visits by population: Target: ≥8.38. The average number of physical (and digital) visits per annum to Selwyn libraries meets or exceeds national average per capita (dividing total visits by Population 71,500)	ANNUAL		6.73
Service Centres: Target: 20%. The % of overall rates / water and dog registration payments made at Library / Council Service Centres annually. Jan Library/SC 2003 51% Feb Library/SC 2343 52% Jan HQ 1914 49% Feb HQ 2186 48%	ANNUAL		52%
Digital Visits: Target: 300,000. The number of “digital” visits per annum to Selwyn libraries *(either logged into library website, using library computer or using WiFi and own device). APNK 9,524 9,939 Website 37,241 32,295	46,765	42,234	300,688
Loans/Items Issued: Target: 435,000 2021-28. The number of loans of physical and/or digital resources per annum across Selwyn Libraries. Print 45,203/ 39,380; Non-Book 2,058/ 1,734; eBook 3,293/ 2,707; eAudio 2,724/ 2,418 eMag 615/ 520	53,893	46,759	350,192
Programming: Target: 15,000 per annum. Participants at programmed classes and activities.	1263	1,877	12,167
Programming: Target: 1,500 per annum. Events/sessions/programmes delivered by Libraries and/or Library staff. Breakdown for MONTH: Jan Feb programmes/attended Literacy Programmes: 15/185 52/657 Digital Literacy programmes: 11/81. 9/32 Lifelong Learning – Adult programmes: 24/311 35/324 Lifelong Learning – Youth programmes: 4/21 11/80 Lifelong Learning – Family / Children programmes: 18/348 44/595 Group: 0/0 0/0 Outreach: 14/149 – 26/117	101/1263	186/1877	1155

Arts, Culture and Heritage: <u>Target: ≥ 20 per annum.</u> A range of arts, culture and heritage initiatives to take place annually. Counted in Events Total C&ED sheet. Entered here for information only.	0	3	21
Satisfaction Survey: <u>Target: 90%.</u> Arts Culture Heritage and Local History Programme Participants are satisfied / very satisfied (participant surveys)	Annual		
Library Services The requirement to scan double vaccinations has involved 55 hours per week of additional and dedicated staffing. With the recent Council Records Team activity removing archives from Leeston Library / Service Centre have been nearly all removed, which reduces workload for staff in terms of locating and sending other Team requested files.			

Programme Delivery (January):**Summer in Selwyn**

What	Where	Partner	Attendance
Edible Weeds Workshops	Te Ara Ātea, Darfield Library		48
Kokedama Workshops	Leeston Library, Lincoln Library		18
Magic 101 and Balloonology	Te Ara Ātea, Lincoln Library, Darfield Library, Leeston Library		53
Herbal Tea Workshops	Te Ara Ātea, Darfield Library		13
Whisky Workshop	Te Ara Ātea	The Spirits Workshop	41
Selwyn Flock Migration	ECV @ Arthur's Pass, Castle Hill, Glenroy, Sheffield, Tawera, Glentunnel, Lake Coleridge, Lincoln Library, Leeston Library, Darfield Library		101

What	Where	Partner	Attendance
Tuatara Trails	Darfield Library, Te Ara Ātea	NZ Conservation Trust	103
Murder Mystery Evening	Te Ara Ātea	Murder Mystery Dinner Theatre	45
Bike Check and Repair Workshop	Te Ara Ātea		10
Goal Setting Workshop	Te Ara Ātea		5
Upholstery Workshop	Te Ara Ātea		14
Chinese New Year Paper Cutting	Lincoln Library	Lincoln and Rolleston Chinese Church	32
Chinese New Year Dumpling Making	Te Ara Ātea	Lincoln and Rolleston Chinese Church	30

Programmes restarted in January under Orange traffic light settings, and had a full week of "Opening Season" events at Te Ara Ātea prior to the move to Red settings. Most programmes have been able to continue with some additional measures in place. The range of spaces within Te Ara Ātea has proven popular for programme delivery providing increased flexibility, with the additional size being a key factor in delivering programmes safely during Red traffic light settings.

ACLL is also continuing to deliver programmes throughout the district at Council facilities and with the Edge Connector Vehicle. Over the summer holidays, the ECV toured a popular “Flock” programme which resulted in birds being painted in one location, as part of a holiday programme and being added to the collection that is painted at the next location, forming an eventual “flock”.

Programme Delivery (February):

What	Where	Partner	Attendance
Regular Preschool Programmes: Storytime, Rhymetime, Babytime	Te Ara Ātea, Lincoln Library, Darfield Library, Leeston Library		Total attendance in February for preschool programmes: 652
Therapy Pets	Te Ara Ātea	St John's	Three individual sessions per week: During School Terms.
English Learner's Coffee Club	Te Ara Ātea		29 total in February
Charcoal Portraiture Series	Lincoln Library	The Drawing Room	11
Mocktail Workshop	Te Ara Ātea		21
Work Farm Workshop	Darfield Library, Lincoln Library, Te Ara Ātea	Nourish	26
Cheese Making	Te Ara Ātea		28
GinCurious Workshop	Te Ara Ātea	Curiosity Gin	7
Heart Foundation Health Checks	ECV @ Castle Hill Hall, Te Ara Ātea, Lincoln Library	Heart Foundation	14
Introduction to DJ'ing	Te Ara Ātea	FRESH	21
Graffiti Demonstration	Te Ara Ātea	DTR Crew	7
Star Wars Family Quiz	Te Ara Ātea		42
Goal Setting Workshop	Te Ara Ātea	Jane Elley, The Empowerment Project	7

Despite the rapid escalation in Covid cases among the community in February, programme delivery continued to a large extent, and all within MOH guidelines. Some programmes did have to be cancelled due to external presenters pulling out or the size and/ or complexity of delivering a programme within current Red guidelines. While some programmes are seeing a gradual decline in attendance as a result of Covid, the role that public programmes play in social connection and early literacy is still evident in the number of parents who continue to bring children to attend preschool programmes despite the current situation.

Two programme additions in February were English Learner's Coffee Club and Therapy Pets sessions.

The Te Ara Ātea “Opening Season” of programmes continued with programmes particularly aimed at youth, including a Graffiti Demonstration by street artist “Ikarus”, and an introduction to DJ'ing – with DJ FRESH.

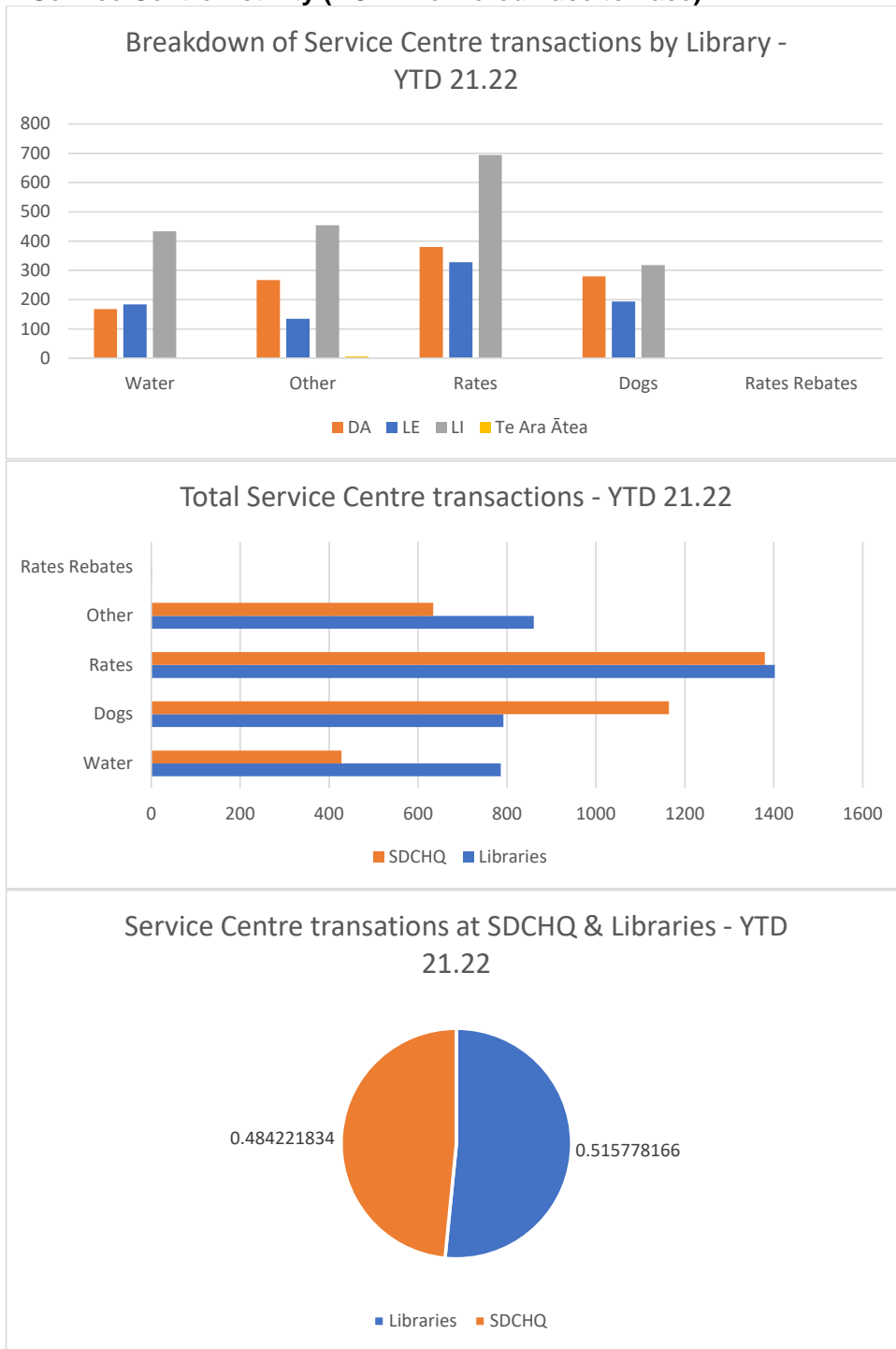
The weekly Coffee Club welcomes English language learners to practice their English and gain confidence in an informal setting at Te Ara Ātea. These sessions are delivered by an ACLL staff member who has a background in linguistics and teaching English. Participation in this group has increased to 9 regular participants from around the world.

Therapy Pets is hosted by St John's and focuses on children who are having difficulty learning to read. Overseas experiences have shown that when children read with a dog, they start to relax and then they forget about being self-conscious or nervous because the dog (or other animal) is a non-judgmental, non-critical audience.

During February, the ECV delivered books to a range of preschools and continued community visits to Arthur's Pass, West Melton, Dunsandel, Glenroy, Sheffield, Castle Hill, Springfield, and Rakia Huts.

Building on the success of our popular watercolour painting series, a new series of programmes where participants learn how to draw portraits using charcoal began at the Lincoln Library.

4.1. Service Centre Activity (ACLL Delivered Face to Face)



YTD 28 February 2022

Service Centre transactions at SDCHQ & Libraries - YTD 21.22

Libraries 4271 52%

SDCHQ 3977 48%

KPI >= 20%

4.2. Collections, Facilities and Technology

Staff are continuing to work with Inovo to manage defects and complete work at Te Ara Ātea and schedule the external washdown of Te Ara Ātea.

Plans for a Te Ara Ātea Book Sale are proceeding.

A refurbishment of Darfield library / service centre is underway with improved shelving layout changes planned as part of the refurbishment. In anticipation of increasing turnover, planning is also underway to increase Darfield collection size including digital items.

With recent withdrawal of damaged, out of date, and superseded books/ items; seventeen (17) boxes of withdrawn books / items were supplied to the Rolleston Prison, focusing on large print for prisoners with sight issues. Also 4 boxes were supplied to be added to a Pacific Library Project giving items to schools in Fiji.

Window manifestations were installed at Leeston, Darfield and Lincoln Libraries/ Service Centres. While improving window visibility for customers, this manifestation was designed for Te Ara Ātea and has provided a bicultural element that now links all sites.

Council submitted an EOI application to Ako Ōtautahi Learning City Christchurch (a group made of educators, ICT sector professionals, and various public sector organisations) to be part of a Ōtautahi Learning Days Festival to be held in May. Council has now successfully secured a slot for Selwyn Libraries in the festival programme. The Festival theme is innovation in equity; celebrating ways of addressing the inequity of access to technology and lifelong learning.

An equipment audit is currently being completed with APNK, (Aotearoa people's Network Kaharoa) which will result in the bulk upgrade of publically-accessible devices across our libraries, including Chromebooks, Chromestations and printers for public use. Units produced before 2019 will be replaced with up-to-date devices.

Responding to a request from Marlborough District Council, Selwyn's collection overview information has been provided supplied to support planning for new library in Marlborough.

Budget planning is underway early for the end of the year to respond to collections purchasing backlog after Auckland lockdown and the supply issues.

4.3. Arts, Culture and Heritage Activity

Te Ara Ātea recently hosted the unveiling of a new kaitiaki and sculpture, Te Hekenga, by artist Piri Cowie. The approximately two metre tall bronze tuna mother and baby sit on top of a water feature which greets visitors at the Reserve entrance to Te Ara Ātea. The artist Piri Cowie is intending to make a short presentation to Council on Wednesday 13 April to share with Councillors the story of this sculpture.

Development of the next suite of exhibitions within Te Ara Ātea is underway, focusing on fun and exploration. An exhibition of local talent is also being planned by bringing together representatives from the local galleries. Artist applications will be sought during Term 2.

The major Rolleston Town Centre public artwork commission took a big step forward recently with the Project Brief being issued to the five shortlisted artists. The artists are now developing their ideas and will be submitting proposals by end of March for consideration by a Selection Panel. From there, SCAPE will project manage the selected artist and artwork through to completion in 2023.

Selwyn Stories Kā kōrero o Waikirikiri is planned to launch on May 22. Council plans to share the platform with the Selwyn Heritage Network members prior to public go-live.

Township Public Art Acquisition Fund - Ellesmere; in an earlier Community Services and Facilities Report to Council (8 December, 2021), \$25,000 was confirmed by Council as an allocation from the "Township Public Art Acquisition Fund" towards a public art work in Ellesmere. The Report suggested the total of the Ellesmere funding would likely be incorporated into the Leeston Community Centre / Library development as a public art work. Subsequently it has been identified that a current public art project underway in Leeston would benefit from up to a maximum of \$10,000 of this Council allocation. The project is being led by Ellesmere Lions and is a 9 metre curved wall incorporating a tuna artwork being erected near the Leeston War Memorial Cenotaph on Main Street / Messines Street, Leeston. The project is an initiative to commemorate Ellesmere Lions 50th and Lions International 100th anniversaries. The total cost of this Lions project is approximately \$60,000. This \$10,000 contribution to the Lions project would result in the remaining \$15,000 being allocated towards the Leeston Community Centre / Library development.

Township Public Art Acquisition Fund – Malvern; the public artwork for the Malvern Ward will be included as a sub-project in the upcoming refurbishment of the Darfield Library, creating an engaging presence outside the library to draw people into the facility.

Township Public Art Acquisition Fund – Springs; the public art project for the site currently occupied by the millstones outside the Lincoln Library is ongoing, and the Lincoln Community Committee are undertaking to apply for some additional funding to complete the final budget to cover moving the millstones and installing the new artwork. The Lincoln Community Committee has selected an agreeable artwork for the site from the Tai Tapu Sculpture Garden.

Selwyn Heritage Strategic Plan Update
(Refer to a separate Report to Council)

4.4. Te Ara Ātea

(See appendix 1 for 3 month report.)

5. COMMUNITY AND ECONOMIC DEVELOPMENT

Community Services and Facilities Group - Population 01 July 2021 71,500 (Stats NZ) Note: In YTD column, if the figure is higher than the YTD of the previous year it is shown in bold . In the Month column, if the figure is higher than a month of the previous year it is shown in bold . January 2022 in Black. February 2022 in Blue YTD to 28 February 2022 in Black	MONTH 2021/22		YTD 21/22
	January	February	
COMMUNITY & ECONOMIC DEVELOPMENT			
Community Capacity Building			
Community Capacity Building initiatives: <u>Target: ≥500 participants per annum.</u> Capacity Building initiatives are facilitated/funded/delivered to more than 500 representatives of community clubs/groups/committees per annum.	36	171	683
Participant Survey <u>Target: ≥90%.</u> Community Capacity Building participants are satisfied/very satisfied with programmes/services delivered. 27 surveys	1	0	96%
Contestable Funding: Selwyn Community Fund: <u>Target: 40 per annum.</u> Community Grant Funding enables Community-based Initiatives 31-Jan; Round 3: 13 applications funded. Total \$21,646.52 Average: \$1,665.12	0	13	SCF 43
Tourism & Visitor Promotion			
Visitor promotion initiatives: <u>Target: ≥12 initiatives.</u> To take place annually. (which include promotion initiatives within them)			
Visitor promotion campaigns: <u>Target: ≥1 campaign.</u> To take place with business and community partners. 1 Campaign ongoing with ChristchurchNZ	Annual		1
Produce and distribute a range of promotional materials. <u>Target: Production: 1, Distribution: 3 per annum.</u> (e.g., Visitor Guide, Special Interest Guide) Meet us in the Country	0	0	2
From the Land Website usage. <u>Target: ≥10%.</u> Baseline: 63,669 21/22 Social Media: users 9861; 6021 FB Likes: +70 +58 Instagram Followers: +58 +22	9,861	6,021	51,351
Community Development - Neighbourliness			
Initiatives that foster neighbourliness take place: <u>Target ≥ 12 initiatives.</u> Meet Your Street: Jan - 26 attendees Feb - 50 attendees	1	1	7
Community Development - Newcomers & Migrants			
Initiatives targeting newcomers take place. <u>Target: ≥12 events.</u>	0	0	13
Business & Economic Development			
Business excellence in Selwyn District celebrated through biannual event <u>Target: One event held biannually.</u> (Selwyn Awards 31 July 2021).	0	0	1
Initiatives to promote economic development/local business and/or celebrate business excellence are delivered, resourced or facilitated annually. <u>Target: 6</u>	0	1	3
Community Events			

Community/Wellbeing Events Delivered: <u>Target: 100.</u> Ensure a range of sport, recreation and wellbeing events that contribute towards the Performance Indicator of not less than 100 community events annually targeting newcomers, families with children, young people as well as older people. Active Selwyn, Community and Economic Development and ACLL all contribute to the total. January: Teddy Bear's Picnic, Picnic in the Park, Pool Party's, Skate Jam, Try Dive, Skate 'n' Splash, Chalk Art, Slime time, Ninja training, Circus Fun, Antarctic Outreach, Outdoor Movie February: Picnic in the Park, Bark in the Park, Car Boot Sale, Family BINGO, Bread Making, Roller Skating, Outdoor Movie, Mindfulness Workshop, Latin Dance, Dodgeball, Archery	19	8	83
Events: <u>Target: 10,000 attend events.</u>	2268	624	7264
Participants in 25 community events are satisfied/very satisfied with event delivered. <u>Target: ≥90%.</u> 26 events surveyed; 98%	0	0	98%
Selwyn Youth Council			
Youth Consultation/Advocacy Activities take place annually. <u>Target: 6 per annum.</u>	1	0	3

5.1. Community Development

Capacity Building

The Selwyn Community Wellbeing Forum was held online with 47 people tuning in to the session. Topics included Social and Affordable Housing in Greater Christchurch, Introduction to the Hapai Access Card, and Encouraging Volunteering (Volcan). The Loft gave an insight into their organisation and their hope to connect with other service delivery organisations with a view to set up, with other community groups in a shopping area in Selwyn. The forum was recorded and shared with all of those unable to attend.

Community Events

In early January, while still in the Orange traffic light setting, the annual Teddy Bears' Picnic event was held in the new location of Brookside Park. There were over 1,200 people in attendance. A stage was added to the event, which meant in-house activities and workshops could be showcased, such as ACLL's Storytimes and Lincoln Event Centre's Little Dancing Feet class.

Community Grants

Selwyn Community Fund				
Funding Round	Amount Funded (\$)	No. Community Groups Funded	Average Amount Funded	Close Date
Round 1	\$46,712.00	18	\$2,595.11	31-Jul
Round 2	\$33,650.80	12	\$2,804.23	31-Oct
Round 3	\$21,646.52	13	\$1,665.12	31-Jan
Round 4				30-Apr
Total YTD	\$102,009.32			

Selwyn Creative Communities				
	Amount Funded (\$)	Community Groups Funded	Average Amount Funded	Close Date
	\$9,434.25	7	\$1,347.75	27-Aug - 21
	\$6,937.43	3	\$2,312.48	26-Nov - 21
Total YTD	\$16,371.68			

Newcomers and Accessible Selwyn (including Older Adults)

Faces of Selwyn has had over 1,300 downloads to date at the end of February 2022. The show continues to be listened to. Planning is already underway for a 2022 Calendar Year, "Faces of Selwyn on Air" series. One "How to Host a Podcast" training has already taken place in February this year. More are being planned.

An Older Adults Rural Health Forum was hosted on the 25th of January at Te Ara Ātea. Speakers were themed around Vision & Ageing, including Macular Degeneration NZ and Blind, Low vision NZ. Providers of services attended this; both locally and regionally based providers. Selwyn Central Community Care used the opportunity to raise its profile in Selwyn.

Hapai Card

Several teams for across Community Services and Facilities Group have been involved with the Hapai Access Card implementation project. The Hapai Card replaces the disestablished Kiwi Able Access card and offers a clear understanding of a person's disabilities and how particular facilities can assist them. The Card translates access issues into symbols to help inform staff quickly and discreetly. 10 CSF operated facilities have set up virtual tours for these facilities so that people with disabilities can view the location/ room and assess if it is suitable for their disability. The go-live date is April.

Selwyn Youth Council

The Selwyn Youth Council has been appointed for 2022 with 12 new and 4 returning members. This year members are aged from 12 to 24 years old, bringing new perspectives to the Council. Members are attending a primary school; each of the four Selwyn high schools; Lincoln University and University of Canterbury with some in part-time employment. Members represent Māori, Pasifika, Asian, Pākehā and African communities.

The SYC Work Programme is currently being finalised with upcoming youth consultations on the Selwyn Strategic Heritage Plan, Community Activations in Council Halls and Facilities and Council's Sustainability Framework.

Some key SYC projects in 2022 include reviewing the Youth Council marketing and considering new social media tools such as Instagram reels or Tik Tok; the Local Government Elections; a campaign highlighting local start-up businesses with the Mayors Taskforce for Jobs; partnering with community events organisers to develop more youth events; and interviewing newcomers about why they settled in Selwyn.

SYC plans to present virtual updates to Council in May, July, September and December, 2022.

5.2. Economic Development

Selwyn Business Survey

Consistently good response rate for the six-monthly Selwyn Business survey, with 105 responses to the survey conducted in February. The results will be presented at the Selwyn Business Breakfast on the 22nd of March.

Visitor Promotion

In January, the summer campaign continued to roll out, featuring walking, biking and experiences in Selwyn. The final month of the summer campaign took place in February. It featured itineraries with Mike Yardley for the over 50s market, a podcast with Chris Lynch and reviews of mountain biking in the Craigieburn Ranges with the Murray Brothers (some local mountain biking legends!).

Youth Employment

Staff recently participated in youth engagement training with the Ministry of Youth Development, to inform Council's approach to effectively engaging with young people.

6. COMMUNITY SPACES (including updates related to Council's increased role in operational planning and activity related to community centres, halls, pools and reserves previously operationally managed by Community Committees)

Community Services and Facilities Group - Population 01 July 2021 71,500 (Stats NZ) Note: In the YTD column, n if the figure is higher than the YTD of the previous year it is shown in bold . In Month column if the figure is higher than month of previous year it is shown in bold . January 2022 in Black. February 2022 in Blue YTD to 28 February 2022 in Black	MONTH 2021/22		YTD 21/22																																			
	January	February																																				
COMMUNITY & ECONOMIC DEVELOPMENT																																						
Bookings: <u>Target: 5% Increase per annum on baseline.</u> The total bookings (Community, Corporate and Private) of Council community Centres and Halls, by Ward, <table><tr><td>Community</td><td>Corp</td><td>Rec Classes</td></tr><tr><td>124</td><td>17</td><td>113</td></tr><tr><td>280</td><td>47</td><td>167</td></tr></table>	Community	Corp	Rec Classes	124	17	113	280	47	167	254	494	4133																										
Community	Corp	Rec Classes																																				
124	17	113																																				
280	47	167																																				
Revenue: <u>Target: 75%.</u> The percentage of Council owned community centres/halls, by Ward, continue to generate revenue meeting or exceeding 20% of operating costs (excluding capital project costs) per annum. <table><tr><td>Revenue</td><td>Expenditure</td></tr><tr><td>YTD \$340,941.00</td><td>YTD \$883,668.00</td></tr><tr><td>\$29,585.00</td><td>\$87,824.00</td></tr><tr><td>\$99,508.00</td><td>\$51,918.00</td></tr></table>	Revenue	Expenditure	YTD \$340,941.00	YTD \$883,668.00	\$29,585.00	\$87,824.00	\$99,508.00	\$51,918.00	34%	39%																												
Revenue	Expenditure																																					
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\$29,585.00	\$87,824.00																																					
\$99,508.00	\$51,918.00																																					
Door count: Community Centres: <u>Target: 150,000 visits per annum</u> <table><tr><td>Month 21/22</td><td>Jan</td><td>Feb</td><td></td><td>20/21</td></tr><tr><td>LEC</td><td>3131</td><td>4520</td><td>Target 60,000 pa</td><td>21648</td></tr><tr><td>RCC</td><td>790</td><td>583</td><td>Target 30,000 pa</td><td>9305</td></tr><tr><td>WMCRC</td><td>2336</td><td>1402</td><td>Target 30,000 pa</td><td>10736</td></tr><tr><td>Duns. CC</td><td>19</td><td>200</td><td>Target TBA</td><td>603</td></tr><tr><td>Tai Tapu CC</td><td>200</td><td>229</td><td></td><td>1480</td></tr><tr><td>Te Ara Ātea</td><td>270</td><td>337</td><td>Target TBA</td><td></td></tr></table>	Month 21/22	Jan	Feb		20/21	LEC	3131	4520	Target 60,000 pa	21648	RCC	790	583	Target 30,000 pa	9305	WMCRC	2336	1402	Target 30,000 pa	10736	Duns. CC	19	200	Target TBA	603	Tai Tapu CC	200	229		1480	Te Ara Ātea	270	337	Target TBA		6,746	7,271	90,155
Month 21/22	Jan	Feb		20/21																																		
LEC	3131	4520	Target 60,000 pa	21648																																		
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Tai Tapu CC	200	229		1480																																		
Te Ara Ātea	270	337	Target TBA																																			
Survey: <u>Target: ≥ 90%.</u> The % satisfaction from user surveys for Lincoln Events Centre (LEC), Rolleston Community Centre (RCC) and West Melton Community Centre (WMCC).	Annual																																					

6.1. Community Centres / Halls

Increasing community use of Council community centres and halls, more than 40 events /activities in the Term 1 brochure are being delivered from various Council centres / halls. Events /activities included an Easter Craft Roadshow across 8 halls/ centre's include Mother's Day Crafts, Bingo Nights, Quiz Nights and Discos. Some of these events have since been cancelled/ postponed due to Covid.

In Term 2 more than 20 events / activities are planned across the Council centres / halls. May and June will see the first ever "Selwyn Stars Talent Search" with heats at 7 halls/centre's across the district, and the finals day at Rolleston Community Centre. Quiz nights, bingo nights and skating events have also been planned, and an exciting new Explosive Science Show has been added to the Term 2 line up.

In addition there will be for Matariki, Taste Selwyn and Kidsfest activities at Council centres / halls.

Rolleston Community Centre will be undergoing modest refurbishments in April, to allow the space previously occupied by the library to accommodate more and different

user groups. Additionally a small Council team responsible for collections across all libraries will be moving in to the rear of RCC in April / May, as Council's lease on Rolleston House terminates in June.

Ward		Hires Jan Corp	Hires Jan Comm	SDC Classes	Jan Rev	Jan Op exp	KPI Revenue exceed 20% of opex at 75% of halls	Hires increase 5% per annum	Hires Feb Corp	Hires Feb Comm	SDC Classes	Feb Rev	Feb Op exp (to be updated 21/3)
Central	RCC	0	10	6	\$ 3,247.00	\$ 17,517.00	18.54%		0	120	0	\$ 4,837.00	\$ 22,611.00
	West Melton	1	8	0	\$ 3,058.00	\$ 15,567.00	19.64%		0	49	50	\$ 4,943.00	\$ 14,679.00
	Weedons	1	10	28	\$ 552.00	\$ 1,457.00	37.89%		1	13	0	\$ 148.00	\$ 2,478.00
	Te Are Atea	2	5	14	\$ 587.00				6	11	20	\$ 1,342.00	
Ellesmere	Southbridge	0	0	0	\$ -	\$ 420.00	0.00%		0	0	0	\$ -	\$ 701.00
	Lakeside	0	4	0	\$ 7,849.00	\$ 2,736.00	286.88%		0	4	0	\$ 5,074.00	\$ 2,653.00
	Dunsandel	2	0	0	\$ 2,859.00	\$ 1,992.00	143.52%		5	1	1	\$ 3,485.00	\$ 2,648.00
Malvern	Darfield	1	12	0	\$ 3,326.00	\$ 10,067.00	33.04%		2	22		\$ 1,484.00	\$ 9,811.00
	Hororata	0	1	0	\$ 252.00	\$ 187.00	134.76%		0	1		\$ -87.00	\$ 277.00
	Glentunnel	0	6	0	\$ 734.00	\$ 754.00	97.35%		0	15		\$ 52.00	\$ 284.00
	Tawera	0	2	0	\$ 101.00	\$ 712.00	14.19%		0	6	2	\$ 26.00	\$ 1,006.00
	Lake Coleridge	0	1	0	\$ -	\$ 159.00	0.00%		0	0		\$ 80.00	\$ 328.00
	Sheffield	0	5	0	\$ 352.00	\$ 391.00	90.03%		0	9		\$ -	\$ 1,049.00
	Greendale	0	1	0	\$ 52.00	\$ -			0	1		\$ 13.00	\$ 703.00
	Glenroy	0	0	0	\$ 161.00	\$ 390.00	41.28%		0	0	0	\$ 46.00	\$ 575.00
Springs	LEC	10	39	65	\$ 6,396.00	\$ 30,940.00	20.67%		24	71	93	\$ 13,742.00	\$ 33,753.00
	Tai Tapu	0	1	0	\$ -	\$ 1,765.00	0.00%		0	16	0	\$ 1,812.00	\$ 2,127.00
	Greenpark	0	1	0	\$ -	\$ 747.00	0.00%		0	1	0	\$ 124.00	\$ 456.00
	Prebbleton	0	3	0	\$ -	\$ 170.00	0.00%		1	5	1	\$ 459.00	\$ 111.00
	Springston	0	3	0	\$ -	\$ 762.00	0.00%		8	3	0	\$ 1,064.00	\$ 1,400.00
	Ladbrooks	0	7	0	\$ -	\$ 57.00	0.00%		0	43	0	\$ 134.00	\$ 609.00
	Broadfield	0	5	0	\$ 59.00	\$ 1,034.00	5.71%		0	9	0	\$ 360.00	\$ 1,249.00
		17	124	113	\$ 29,585.00	\$ 87,824.00	33.69%		47	280	167	\$ 39,138.00	\$ 99,508.00

Community Committees

23 Reserves/Halls and/ or Centre Committees have been fully discharged in the last 24 months. 7 Committees have had their delegations related to the operational management of reserves/halls and centres removed in the previous 24 months; there are an additional 24 that will be discharged as from 30th June, 2022.

Of the remaining 24 Committees:

- 6 have confirmed they intend to become a Residents Group
- 3 have confirmed they intend to stay a Committee of Council,
- 3 have requested a slight extension of time before confirming final decision
- 10 are expected to respond to Council by 31 March 2022.
- 2 have indicated the Committee are leaning towards Residents Groups however were seeking clarification on some points

National Awards that Community Services and Facilities Group has submitted applications for in 2022/23

Award	Category	Applications Due Date	CSF Owner	CSF Project
NZ Recreation Aotearoa (NZRA)	Special Project	Winners announced 6 April, 2022 at 6pm (Submitted)	James Richmond	Selwyn Sports Centre
LGFA Taituarā Local Government Excellence Awards (Formerly SOLGM)	The Martin Jenkins Award for Collaborative Government Action	Fri Feb 18 5pm (Submitted)	Clare Quirke and Kelsey Waghorn	Employment; Trailblazers, LG Careers on line, Employment Expo, Mayors Taskforce etc
Local Government New Zealand (LGNZ)	Excellence For Cultural Wellbeing	EOI Due March 18 (Submitted) <i>if selected to complete a full application that will be due 29 April</i>	Nicki Moen	Te Ara Atea
Local Government New Zealand (LGNZ)	Excellence For Social Wellbeing	EOI Due March 18 (Submitted) <i>if selected to complete a full application that will be due 29 April</i>	Clare Quirke	Welcoming Community, Accessibility Charter, Faces of Selwyn (including Plains FM Podcasts) , Putting Down Roots
Local Government New Zealand (LGNZ)	Excellence For Economic Wellbeing	EOI Due March 18 (Submitted) <i>if selected to complete a full application that will be due 29 April</i>	Clare Quirke and Kelsey Waghorn	Employment; Trailblazers, LG Careers on line, Employment Expo, Mayors Taskforce etc

A handwritten signature in black ink, appearing to read 'DKidd', with a large, stylized initial 'D'.

Denise Kidd

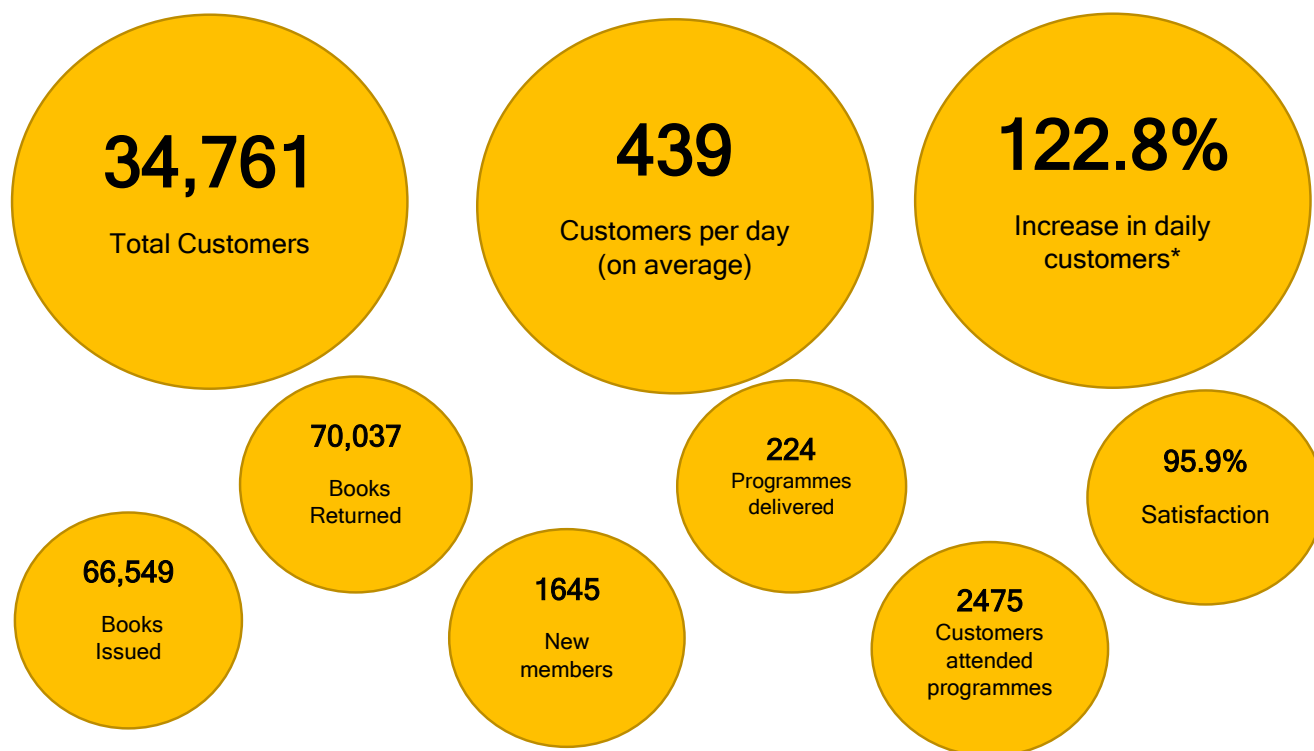
GROUP MANAGER – COMMUNITY SERVICE AND FACILITIES

Te Ara Ātea

2 Dec- 28 Feb 2022

Te Ara Ātea

First three months of operation



Summary

Te Ara Ātea opened to the public on Thursday the 2nd of December. Due to COVID-19 Level 2 restrictions, plans for a large scale public opening were scaled back and promotion of the opening date was limited to restrict numbers.

The first three months of opening have seen 34,761 people come through the doors of Te Ara Ātea. This is a 122.8% increase in numbers when compared to the Sept-Nov period at Rolleston Library. On average Te Ara Ātea is welcoming 439 customers a day. These numbers have been achieved despite the restrictions presented by Covid-19.

It would be typical of a new library to experience double the amount of business in the first months of operation. This has clearly been seen in the first three months of operation at Te Ara Ātea despite Covid-19 impacts. Trends in public libraries also show that activity in other libraries increases when a new library opens. Again, this trend has occurred in this instance within the Selwyn Libraries network.

Te Ara Ātea opened with almost double the collection of the previous library, and in the last three months there have been 66,549 items issues and 70,037 items returned. Issues are up 83.4% when compared with Sep-Nov at the previous library. A spike in membership has also been seen with 1645 new members signing up since Te Ara Ātea opened.

With Te Ara Ātea opening coinciding with the introduction of the Covid-19 Traffic Light system, programming became simpler than it had within the Covid-19 Level System due to the reduction of social distancing requirements. Over the past 3 months, 224 programmes have been delivered to 2475

Te Ara Ātea Pre-Opening Season of Tours

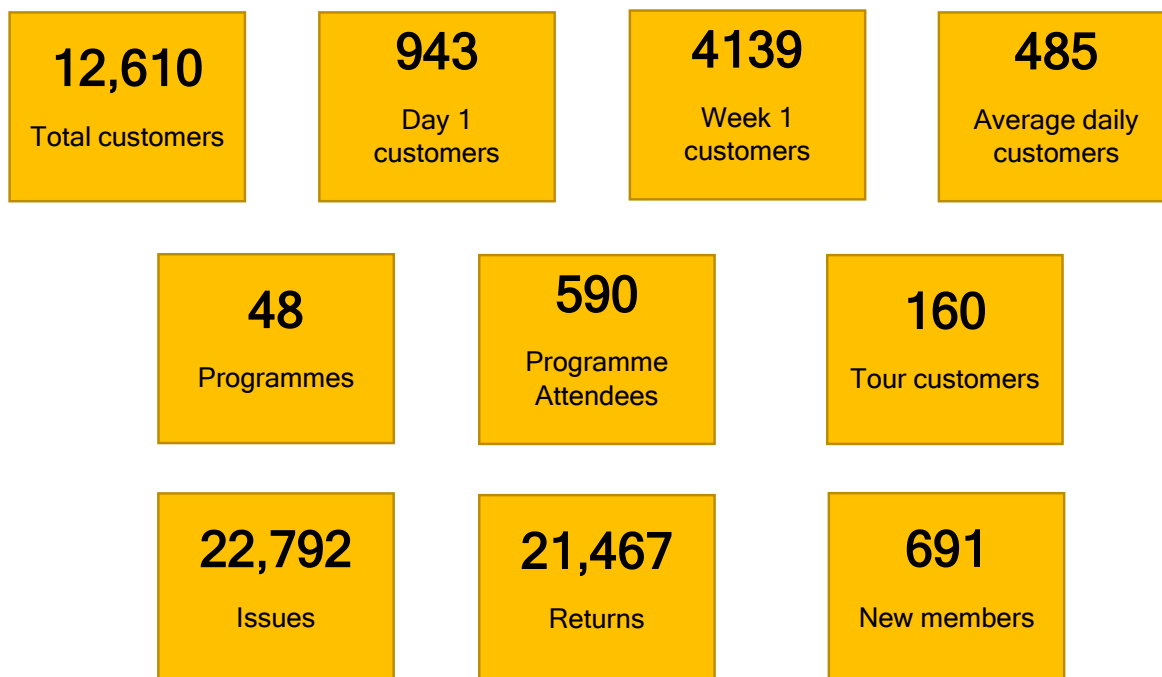
As a result of Covid-19 restrictions, a big opening event on the first day of opening was unable to happen. Instead management and staff hosted 16 functions and tours between the 23rd of November and 1st of December; introducing Te Ara Ātea to key stakeholders and community members. Before opening day, over 650 people were hosted within the building.

Function / Tour	Date	Attendees
Sam and Liz's visit	Tues 23 Nov	2
Whakatau Whare (blessing)	Wed 24 Nov	75
Internal SDC staff Tours x3	Wed 24 Nov	150 total
Reid Family	Wed 24 Nov	15
Wards and Neighbours	Thurs 25 Nov	65
Exhibitors	Fri 26 Nov	40
Rolleston Volunteers	Fri 26 Nov	5
School - Principals, BOT Chair, Pole Contributors	Fri 26 Nov	25
Heritage	Mon 29 Nov	35
Arts	Mon 29 Nov	25
GLAM (Galleries, Libraries, Archives, Museums)	Mon 29 Nov	40
Media	Tues 30 Nov	5
Waitaha	Tues 30 Nov	20
Papatipu Rūnanga	Tues 30 Nov	60
Whakatuwhera (opening)	Wed 1 Dec	100
TOTAL ATTENDEES		662

2



December



Summary

Te Ara Ātea opened its doors to the public on the 2nd of December. Rolleston was without a library for 6 days in the lead-up to this while the relocation of books was being carried out. December was an interesting month to open with Covid-19 procedures changing (including the introduction of double vaccination scanning before entry), and the Christmas and holiday period beginning so soon after the opening.

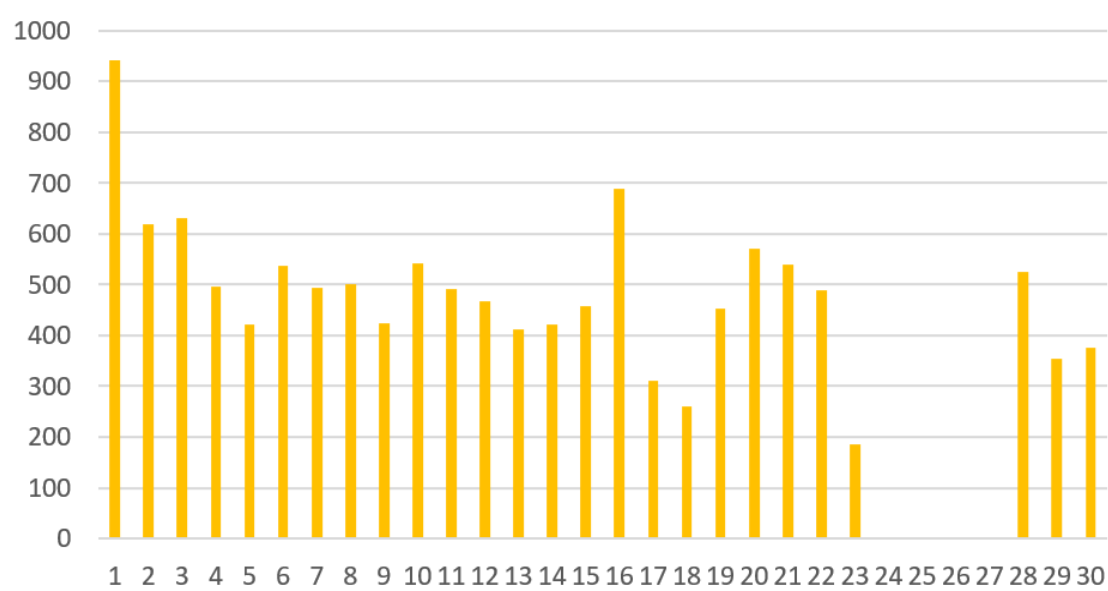
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On the first day of opening saw 943 people visit Te Ara Ātea, with a total of 4,139 people in the first week. The following week, the momentum continued with a foot traffic count of 3,262. The third week was similar with 3281. Overall, in December we had 12,610 customers through the doors in the 25.5 days we were open. This averages out at 485 people per day.

Programming ramped up with the opening of Te Ara Ātea in December with the return of regular programming and events designed especially for the space by programming staff. In December programming ran from 2nd December-17 December and was attended by 181 children and 409 adults.

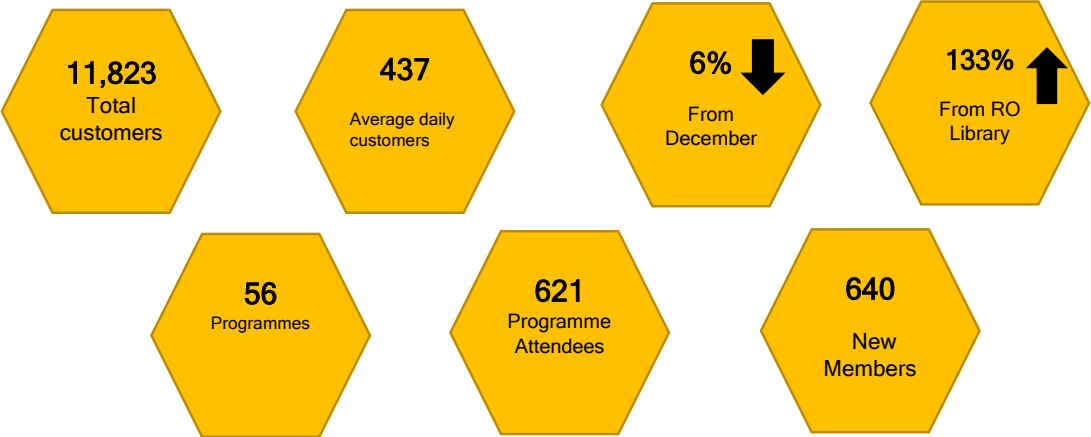
Regular programmes in December included: Baby Sensory, Discovery Time, Children's and Adult's Book Clubs, Rhymetime, Storytime, Justice of the Peace Services and Advanced Lego.

Te Ara Ātea Visitor Numbers December 2021



4

January



23,430

Issues

25,903

Returns

Summary

In its second month of opening Te Ara Ātea had a total of 11,823 visitors. This foot traffic count fell 6% from the opening month. This drop off could be caused by a variety of factors including the novelty of the new building wearing off after such fantastic visitation in December, the threat of omicron in the community and summer and the holiday period being healthy competition to being indoors.

Average daily customers stayed in the late 400s and Te Ara Ātea still out performed the old Rolleston Library by 133% (based on an average taken over 3 months in 2021).

Programming recommenced after the holiday period on the 17th of January. In January, there was 56 programmes held that attracted 621 customers. This broke down into 256 adults and 365 children. January is the middle of school holidays so there were many more programmes that are directed at children on offer.

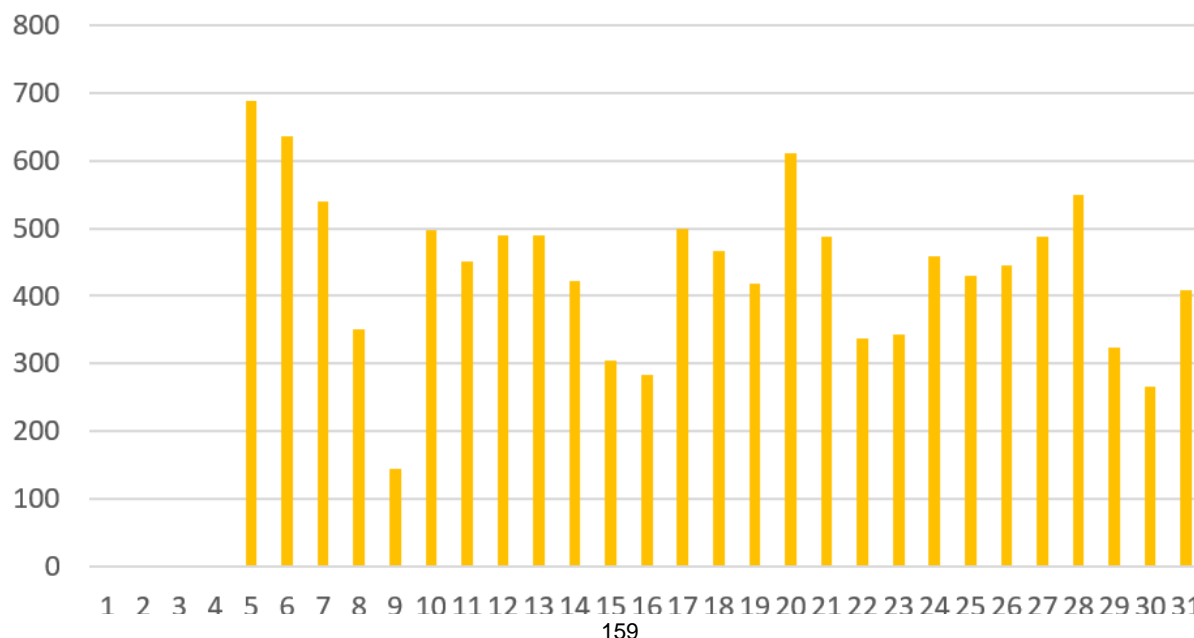
Regular programmes in January included: JP, Coding Club, Storytime, Rhymetime, Advanced Lego, Virtual Reality, Discovery Time, Baby Sensory and Board Games Club

Special programmes and events in January included: Tuatara Trail, Digital Art, Herbal Tea Workshop, Whisky Workshop, Murder Mystery, Bike Repair Workshop, Edible Weeds Workshop, Goal Setting Workshop, Chinese New Year Dumpling Workshop and Upholstery Workshop.

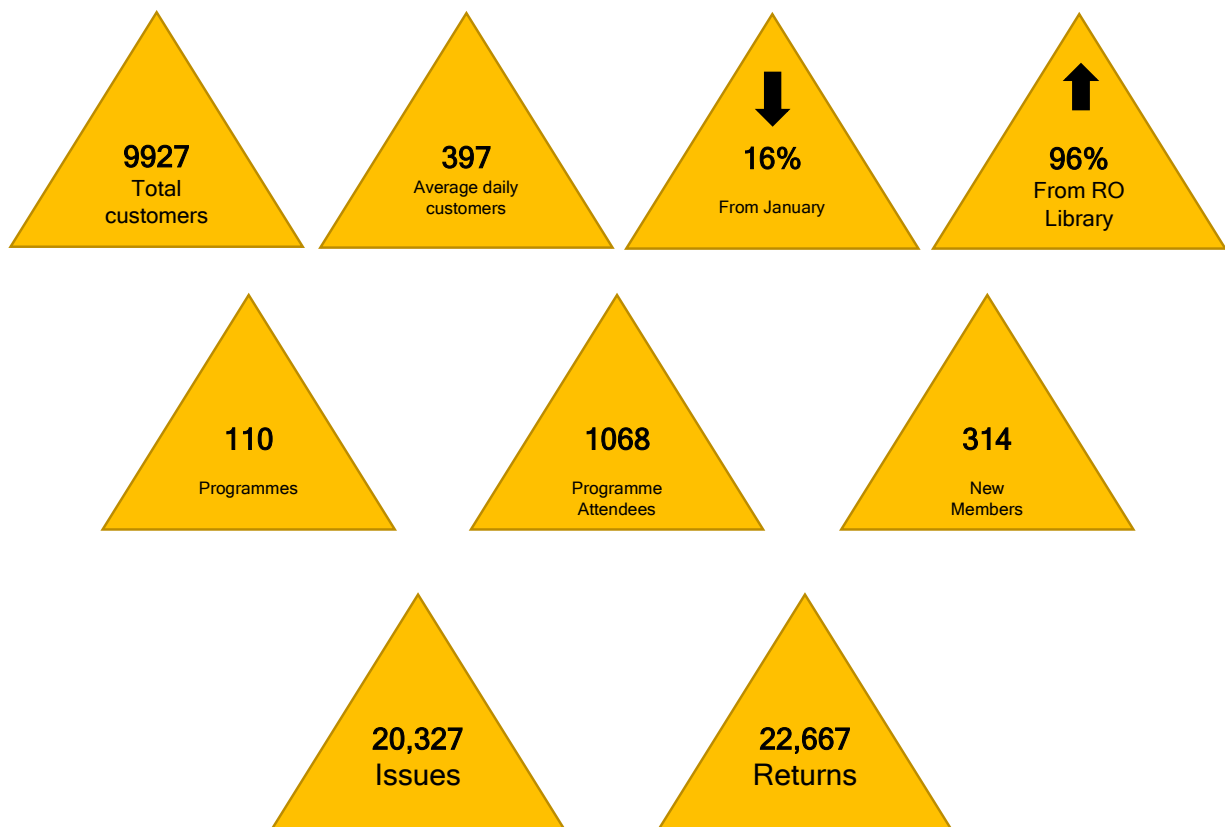
The community continued to use the library services with January being the biggest month for issues with 23,430 issues, 25,903 returns and 640 new members joining. This is on average 21 new members a day- in comparison to an average of 4 per day at Rolleston Library.

5

Te Ara Ātea Visitor Numbers January 2021



February



6

Summary

February was Te Ara Ātea's third month of opening. We were in Covid 19 Traffic Light- Red setting for the entire month and the spread of omicron was growing increasingly in the Selwyn community. Foot traffic numbers sat at 9,927, this is 16% less than January and 22% less than our opening month December. Numbers remain 96% more than typical numbers at the Rolleston Library in 2021, therefore, still a decent increase in business.

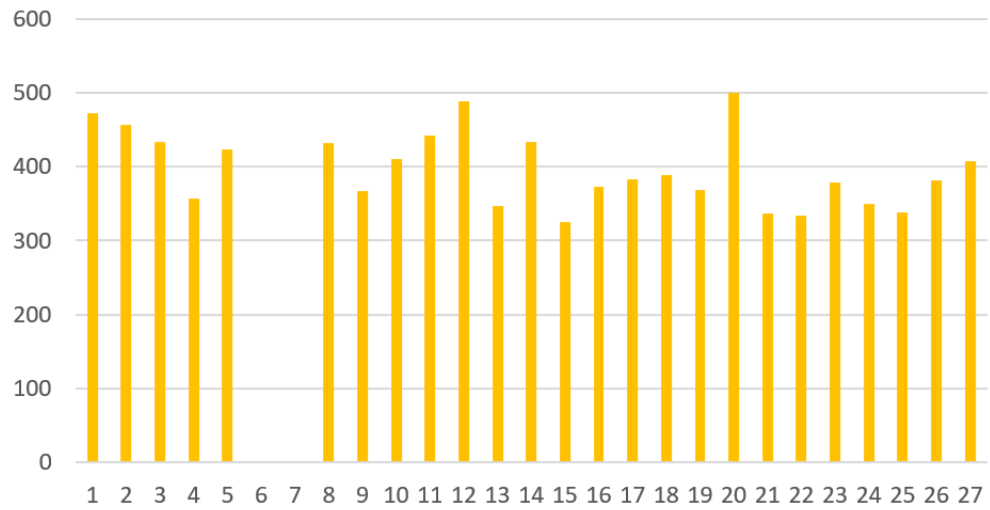
Schools went back into session at the beginning of February and programmes have run all month. In February 110 programmes were held. 520 children and 548 adults attended these sessions with a total of 1068. This number is a 71% increase on the previous month. In the current climate, programming appears to have really helped to continue to pull people into Te Ara Ātea.

Regular programmes in February included: JP, Coding Club, Storytime, Rhymetime, Advanced Lego, Virtual Reality, Discovery Time, Baby Sensory and Board Games Club, Device Drop In, English Coffee Club, Sign Language, Bilingual story time.

Special programmes and events in February included: Therapy Dogs, Mocktail Workshop, Author Talk, Worm farm Workshop, Photo Album Workshop, Cheese Making, Flock Migration, Heart Health Sessions, Gin Curious Workshop, Rekindle, Goal Setting, Star Wars Quiz night, Dj course,

The community continued to use the library services with 20,327 issues, 22,667 returns and 314 new

Te Ara Ātea Visitor Numbers February 2021



7



Day to Day Insights

With Te Ara Ātea being open for three months, patterns are expected to emerge indicating the times of the day that attract the most visitors.

Below is some heat mapping which shows a week from each month of opening and the visitor numbers on an hour by hour basis. These heat maps do not show many conclusive stable patterns over this period. This could be attributed to school holidays falling within this period and a change of patterns during the pandemic as well as the general settling down of the new building.

What can be seen is that generally, particularly in Dec/Jan mornings between 9am-12pm were busier than other periods. Similarly, the after school period showed a peak in Dec/Feb.

From the data below Fridays, Thursdays and Mondays have been the busiest days on average, with the weekends having lower numbers than the week days. This appears to be changing in February however, as weekend numbers are above that of the week days in this month,

Friday =
Busiest Day

10am-11am=
Busiest Time

8

Te Ara Ātea- 13-19 December								0-10 10-30 30-50 50-80 80-100 100-120 120-150 150-250
	13 Dec Mon	14 Dec Tues	15 Dec Wed	16 Dec Thurs	17 Dec Fri	18 Dec Sat	19 Dec Sun	
9am	37	48	62	52	106			
10am	59	53	49	54	126	77	46	
11am	66	62	62	52	90	61	53	
12pm	38	42	46	49	70	38	50	
1pm	66	61	46	67	85	61	41	
2pm	48	38	42	82	82	46	42	
3pm	89	54	52	29	71	28	27	
4pm	38	39	31	25	35			
5pm	16	9	22	16	13			
6pm				11				
7pm				3				
Total	457	406	412	440	678	311	259	

Te Ara Ātea- 17-23 January							
	17 Jan Mon	18 Jan Tues	19 Jan Wed	20 Jan Thurs	21 Jan Fri	22 Jan Sat	23 Jan Sun
9am	61	48	52	52	40		
10am	107	67	61	101	68	75	59
11am	74	71	63	87	60	110	64
12pm	70	33	37	68	45	40	48
1pm	54	67	63	102	62	49	80
2pm	40	65	50	52	63	38	58
3pm	52	52	48	40	33	19	34
4pm	30	40	35	25	46		
5pm	10	20	9	19	31		

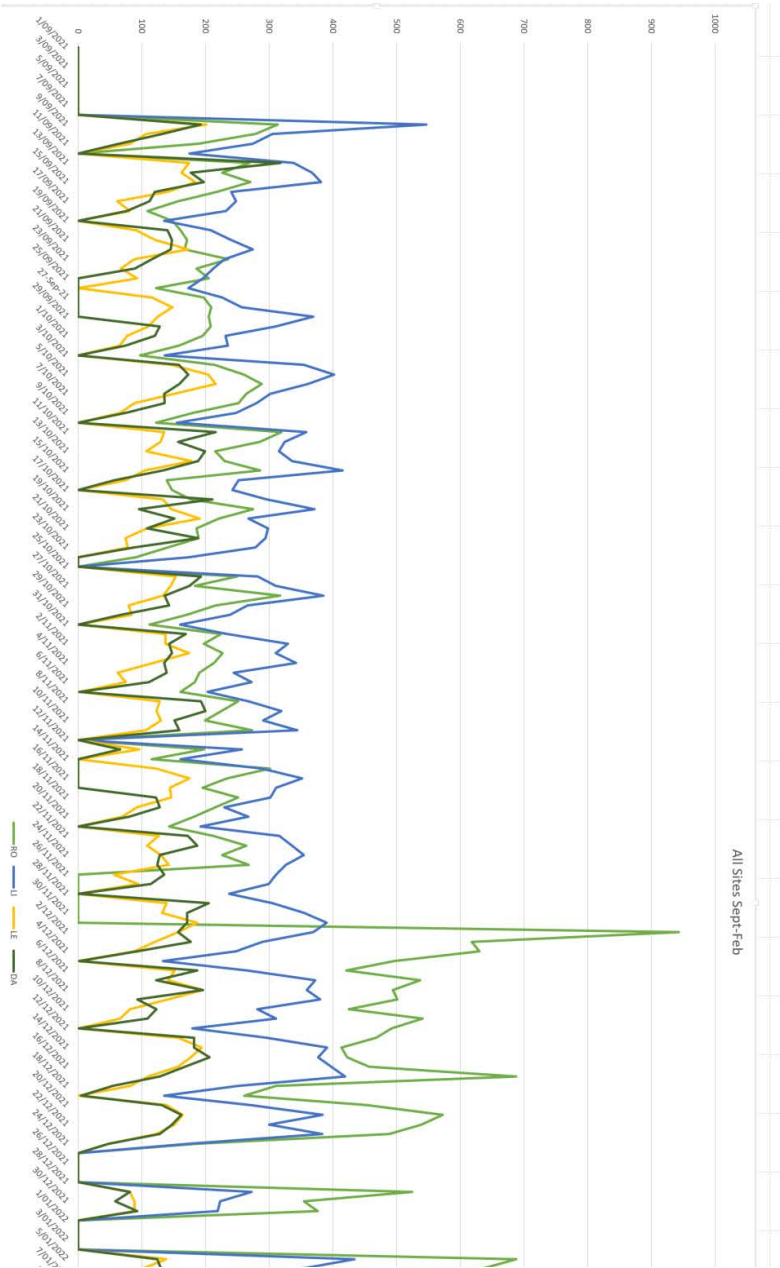
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Impacts on other sites

With the opening of Te Ara Ātea, management and staff were conscious there may be a dip in visitor numbers to the other sites, specifically Lincoln.

Before Te Ara Ātea opened, Lincoln Library and Service Centre was getting on average 58% of the Lincoln/Rolleston customer base and Rolleston Library was getting 41%. This has essentially swapped in the



11

Feedback

Te Ara Ātea has received a positive response from the Selwyn community. Since opening there has been a 95.9% satisfaction rating, this is up from 88% at the old Rolleston Library.

Many Feedback Forms have been recorded with the following being examples of the sort of comments that are coming in:

What a lovely building and a fabulous team. Thank you so much from a happy rate payer.

Wonderful asset for the community. Love it!

Fantastic to see a well needed community service up and running and all sparkly new staff are wonderful.

Very peaceful and love the energy

Driving robots around was WONDERFUL for 3yo, 5yo, 9yo AND 41yo :) Bathrooms plentiful, easy with young ones. Excellent selection of very good books, lounging spots, interactive areas. Café still offers view of reading area. Excellent selection of seating. Light airy feel, open plan but defined area that flow well together

Management and staff have been responsive to feedback and suggestions that have been provided by customers. Examples of the Council responses include:

- Replacing the locks on the toilet doors to make them easier for children to use.
- Installing desktop computers in the upstairs area so customers can use them in peace while children are utilising the space adjacent to downstairs computers.
- Moving position of self-issue kiosk to more obvious location.
- Installing Signage on returns shoot.
- Rostering staff to the upstairs zone so help is always at hand.

Conclusion

REPORT TO COUNCIL

TO: Chief Executive

FOR: Council Meeting – 13 April 2022

FROM: Group Manager, Community Services and Facilities

DATE: 31 March 2022

SUBJECT: UPDATE ON THE SELWYN HERITAGE STRATEGIC PLAN

RECOMMENDATION

‘That Council receive the report “Update on the Selwyn Heritage Strategic Plan (the Plan)” and approve:

- a) Extension of the timeframe for presentation of the draft Plan to Council to 14 December 2022.*
- b) Extension of the timeframe for presentation of the Report for the draft Plan to March 2023.’*

1. PURPOSE

The purpose of this Report is to update the Council on progress towards the development of the Selwyn Strategic Heritage Plan and to recommend that the timeframe for the development of the draft Plan and the Report be extended.

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

The decision in relation to this matter has been assessed against the Significance and Engagement Policy. Engagement is yet to take place with identified stakeholders and communities. Consideration has been given to criteria set out in the Policy, including:

1. The impact an extension of time for the Plan’s development will have on the region and its communities.
2. The impact on the current and future wellbeing of communities.
3. No new costs are required that have not already been included in the Long Term Plan Budget 2021 – 2031.
4. The expected level of impact on the values and interests of Ngāi Tahu as mana whenua for the region.

The decisions and matters of this specific report are assessed as of low significance in accordance with the Council’s Significance and Engagement Policy. However, this report is part of a broader process that is, or may be in future, assessed as of medium significance. The Plan and accompanying Report will likely have financial implications.

3. HISTORY/BACKGROUND

Council's decision to develop a strategic heritage plan was recorded in the LTP 2021-2031

In the Long-Term Plan 2021-2031, Council agreed to work with Selwyn's heritage groups and Heritage New Zealand on the development of a strategic heritage plan for Selwyn. Furthermore, the Council agreed to provide \$50,000 in heritage funding for 2021/22 and that this funding was also to help with development of the Plan.

The Council's decisions were informed by feedback and submissions about heritage activities and assets during consultation on the LTP 2021-2031.

The draft Plan was to be presented to Council in July/August 2022 with a Report that included a proposal for future financial resourcing options to meet the Plan's goals and objectives (including a possible \$20 rate funding as part of the 2022/23 Annual Plan).

The Plan's purpose and goals, along with engagement and management processes for its development, were described in various documents including the LTP 2021-2031 and the report to Council on 21 October 2021 titled 'Development of a Selwyn Strategic Heritage Plan and establishment of an interim Selwyn Heritage Contestable Fund'. This report included the preliminary project brief and terms of reference for the Heritage Committee. Refer Appendix 1 for more detail.

A new interim Selwyn Community History Fund was approved for establishment

In a Report to Council on 8 November 2021, an interim \$50,000 community history fund was approved for the 2021/22 year to support kaitiaki (guardians, conservators, and protectors), communities, and community groups and their heritage activities during the period that a strategic heritage plan was being developed. The fund was also intended to cover the cost of developing the Plan.

The Selwyn Community History funding round closed on 1 February 2022 with six applications received. These applications will be presented to the Heritage Committee for consideration on 30 March 2022. It is anticipated that the full allocation of funding associated with Selwyn Community History Fund in 2021/2022 year will be spent.

The Annual Plan for 2022 / 2023 to be consulted on, has made provision for a second round of the Selwyn Community History fund in 2022/2023.

The Report to Council on 8 November 2021 confirmed that collaborative engagement would best support the Plan's development

The significance assessment in the Report to Council in November noted that Ngāi Te Ruahikihiki and Te Taumutu Rūnanga form an important part of the Selwyn district, as do Ngāi Tuahiriri. The Report also noted that there had been no formal communication with Te Taumutu Rūnanga about the Plan. Informal discussions have since commenced. The importance of engaging collaboratively with diverse stakeholders, including but not limited to, local heritage groups, has also been noted.

4. PROPOSAL

It is proposed that Council approve the extension of the timeframe for the development of the Plan to 14 December 2022, and the accompanying Report to March 2023. The Report will include a proposal for future financial resourcing options to meet the Plan's goals and objectives; the extension will enable this work to be completed.

The primary reason for the delay has been twofold; difficulties locating the appropriate staffing resource and the engagement planning exercise which showed the available timeframe for effective community engagement was too short.

It is intended that the engagement be sequenced over a longer period of time with diverse stakeholders including mana whenua, youth, key strategic partners such as Heritage New Zealand and Canterbury Museum, Selwyn heritage groups, other community groups/members (including newcomers) and local businesses with a heritage focus.

Broad engagement should enable a wide range of heritage stories/taonga to be shared in ways that appeal to the different audiences and needs. We also anticipate that diverse voices could better inform the Council about the strategic heritage activities it might support in future.

A very important aspect to the engagement process will be with Selwyn young people. Youth are the future users, protectors and promoters of Selwyn's heritage. Hearing how they want to engage with and learn about the district's history, will help future proof the Plan and shape the goals.

The sequencing means that a longer timeframe is required for engagement and so it is proposed that the period for the development of the Plan be extended until the Council meeting scheduled for 14 December 2022.

Table 1. High-level view for the development of the Plan, including stakeholder engagement

High level schedule for development of the Plan	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Engagement plan and stakeholder list approved, Heritage Committee input agreed										
Initial draft of vision and values for engagement discussions										
Information sheets/collateral developed and engagement activities organised with s/holders										
Engagement timeline and activities developed for mana whenua, youth, HNZ, Canterbury Museum										
Engagement meetings with stakeholders including heritage groups, business, community, others										
Drafting of the Plan throughout engagement process										
Draft Plan signed off by CSF Manager, Heritage Committee and s/holder feedback sought										
Feedback taken in and draft Plan finalised with sign off by CSF Manager										
Desktop research to inform the Plan (ongoing)										

High level schedule for development of the Plan	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Draft Plan for Council signed off by CEO										
Draft Plan presented to Council on 14 December										

Following this, the Report will be prepared for presentation to Council in March 2023. This timeframe will allow completion of the financial analysis and planning on future resourcing of the Plan.

5. OPTIONS

In respect of this Report, the following options are available:

1. Approve the extension of the timeframe for the Plan to 14 December 2022 and the Report to March 2023; or
2. Continue with the original July/August 2022 timeframe for the Plan and Report to Council noting that the very limited timeframe for engagement creates a significant risk to the quality of the Plan and to Council's relationship with mana whenua and other key stakeholders.

6. FUNDING IMPLICATIONS

There are no funding implications as the engagement and plan preparation will continue within current budget.



Denise Kidd

GROUP MANAGER – COMMUNITY SERVICES AND FACILITIES

APPENDIX 1: THE PURPOSE, GOALS, ENGAGEMENT ACTIVITIES, AND MANAGEMENT PROCESSES OUTLINED IN VARIOUS COUNCIL DOCUMENTS ABOUT THE PLAN

Purpose – the Plan will provide an overarching framework that will:

1. contribute to community well-being by:
 - a. providing context for community identity which helps people relate to Selwyn district
 - b. expressing how Selwyn can become stronger by having a strong connection to our past and our taonga
2. inform future funding for groups and projects, including a possible \$20 rate funding as part of the 2022/23 Annual Plan
3. inform other Council plans

Goals (outcomes to achieve) – the Plan will:

4. identify and enhance Selwyn's heritage
5. protect and promote Selwyn's heritage
6. assist residents and visitors to learn about and better understand and appreciate the unique stories, celebrations and places which are Selwyn's taonga
7. develop and maintain strong working relationships with strategic partners and key community organisations involved in heritage (local, regional and national) to enable a collaborative approach to implementation of the plan
8. identify the dynamic interaction between tourism and heritage

Engagement – the Plan will:

9. include engagement with Ngāi Tahu who are expected to have a particular interest
10. include engagement with the heritage sector including Heritage New Zealand and a range of other stakeholders including communities and local history-focused businesses
11. include consultation with relevant Council teams
12. recognise Selwyn's strategic partners and stakeholders including Lincoln University, Canterbury University, Canterbury Museum, Archives New Zealand, and Heritage New Zealand
13. be informed by the Council's LTP and consideration of other local government heritage plans

Management of the Plan's development – the Plan will:

14. have a vision statement, values, and objectives
15. identify the objectives i.e. the targets and propose actions for a 5–10-year period to achieve the targets
16. reflect on existing Council contributions to heritage and those of other local authorities and consider future resourcing to support the implementation of the Plan. The future financial resources will be included in the Report presented to Council in July/August 2022.
17. have a project brief approved by the Selwyn Community History Committee (the Committee)
18. have a Terms of Reference for the heritage strategy development
19. enable the Council to have an ongoing role enabling the Plan's implementation.

REPORT

TO: Chief Executive Officer

FOR: Council Meeting – 13 April 2022

FROM: Group Manager Environmental and Regulatory Services

DATE: 28 March 2022

SUBJECT: ENVIRONMENTAL AND REGULATORY SERVICES UPDATE

RECOMMENDATION

'That the Council receives the report on activities within the Environmental and Regulatory Services Group for information.'

1. PURPOSE

The purpose of this report is to provide the Council with an update on the range of functions and activities undertaken by the Environmental and Regulatory Services Group.

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

As this report is for information only it is not considered to be significant in the context of Council's Significance Policy.

3. HISTORY/BACKGROUND

The Environmental and Regulatory Services group provided its last update in December 2021. The Environmental and Regulatory Services Group of activities contributes to the well-being of the residents of the District by working to protect the community from a variety of risks and to enhance the quality of the built and natural environment in which we live.

The report does try to avoid unnecessary duplication of other reporting channels and accordingly its focus is on those parts of the activity that are topical and moving at a fast pace including building activity, plan change requests, developments in Greater Christchurch's Spatial Plan, addressing the consequences flowing from the Enabling Housing Supply Amendment Act, the District Plan, the Selwyn District Council Biodiversity Strategy and the Greater Christchurch Partnerships work programme. A supporting statistics report is attached at Appendix 1.

4. BUILDING CONSENTS

The building consent application volumes since the beginning of the year have steadily increased. 253 applications were received in February 2022 compared to 125 in January with 244 consents were issued in February compared to 204 in January.

March is historically the building team's peak application month. At the time of writing this report (28/03/2022), the number of building consents lodged in March of 2022 is 314.

Processing times, in particular the average days it takes to process a consent are continuing to improve. International Accreditation New Zealand (IANZ) provided provisional confirmation of accreditation status as a BCA. IANZ requested to see a few more monthly statistics which the Council's building department are currently responding to.

5. RESOURCE CONSENTS

In 2021, 1022 resource consent applications were received, this is the highest on record. The first three months of 2022 Council have received the exact same number of consent applications as the same period in 2021 therefore the resource consent team are on track for another busy year.

Processing times continue to remain steady with the average processing days for non-notified consents at 17 days.

Duty planner enquiries (via phone, email and in person) have increased 30% from November 2021 and the demand for pre-application meetings is also high.

The Resource Consent Technical Advisors are also busy with a high number of development contributions assessments and section 223/224 approvals for subdivisions consented last year.

6. PLAN CHANGE REQUESTS

There are 16 live Private Plan Changes at varying stages. Details on each are provided on the table in Appendix 1 or can be found at the link below [Current Private Plan Changes.](#)

Plan Change 63 in Darfield, Plan Change 66 in Rolleston and Plan Change 62 in Leeston are now operative.

The new building intensification rules require councils to vary private plan changes that were notified prior to the new legislation coming into effect (20 December 2021).

Current private plan changes that have requested rezoning within Rolleston, Lincoln and Prebbleton will be considered for inclusion in the variation to the Proposed District Plan, depending on what stage of the process they are in and what they are seeking.

7. THE GREATER CHRISTCHURCH WORK PROGRAMME

Selwyn District Council had started updating its long-term strategic planning towards the end of 2020. This work involved updating Selwyn 2031, the District Development Strategy, which sets the key growth principles and overall direction for the District.

The upcoming long-term work would eventually lead to the development of a Spatial Plan for the Eastern Selwyn Area. This work would combine and update the Lincoln and Rolleston Structure Plans and start work for West Melton and Prebbleton. Since then The Greater Christchurch Partnership progressed GC2050 to 'set a vision and plan for Greater Christchurch (GC) to achieve intergenerational wellbeing that also responds to climate change and moving towards a zero-carbon economy'. This also will provide a basis for urban growth partnership with government and outline some large-scale transformational moves. GC2050 is nearing completion.

The Greater Christchurch Spatial Plan continues to be developed with the objective of providing a preferred Urban Form package by June of 2022.

The purpose of the Urban Form Concepts are to evaluate how shifts in our urban form (settlement pattern, intensification and transport interventions, including MRT corridor options) can assist in achieving our desired outcomes in accordance with the agreed Urban Form Concepts.

The Urban Form Concepts include the following key components:

- a. A narrative describing the characteristics of the urban form concept
- b. A map illustrating the proposed urban form concept – including settlement pattern and key transport corridors
- c. A description of the policy interventions and investments which may be needed to support the feasibility of urban form concepts

8. DISTRICT PLAN

Hearings for the Proposed District Plan are well under way, since August 2021, 14 hearings on chapters of the Proposed District Plan have been held.

The requirement to prepare a variation to the Proposed District Plan in response to the Government's new housing intensification rules means some hearings of submissions on the Proposed District Plan have been postponed.

Hearings of submissions on the Residential and Subdivision Chapters of the Proposed Plan will now need to be considered alongside submissions on the variation. These hearings are expected to take place in early-to-mid-2023.

Hearings of submissions seeking to rezone land through the Proposed Plan will occur after the hearings of submission received on the variation, with decisions on submissions on the Proposed Plan now not being released until late 2023/early 2024.

Please see the following link for a schedule of all hearings [The latest provisional schedule of all the hearings](#).



Enabling Housing Supply Amendment Act

The Act amends the Resource Management Act 1991 to enable greater supply of housing in urban areas. In particular, the Act seeks to address issues relating to housing affordability and choice by bringing forward the implementation of intensification policies contained in the National Policy Statement on Urban Development (NPS-UD). Bringing forward the NPS-UD would:

- require territorial authorities in Aotearoa New Zealand's major cities to set more permissive land use regulations
- require tier 1 territorial authorities to amend their RMA plans to enable intensification.

The Act also introduces medium density residential standards in all tier 1 urban environments, and an intensification streamlined planning process.

This Act has significant implications for processes and timetable for the Proposed District Plan, Private Plan Changes, and Spatial planning. As the Council will recall the Council is pursuing a development of an Intensification Variation to give effect to the Act. The scope of the variation includes the residential parts of the District Plan and will also include a number of private plan changes.

9. BIODIVERSITY

There are a number of biodiversity initiatives underway. The Selwyn Biodiversity Strategy Project Team and the Project Steering Group held their first meeting in March. The strategy will guide and enable indigenous biodiversity management, protection and restoration within the district. The strategy will be written by Council staff with input from partners / stakeholders and the community.

Procurement for the Freshwater Improvement Fund (Te Waihora Freshwater Wetland Restoration, Tararekautuku Yarrs Lagoon project) has now been confirmed with a successful supplier. The project is seen as a subset of the wider work around Te Waihora and is co-funded by the Ministry for the Environment and Environment Canterbury. The project will run for approximately four and a half years and commenced in February.

10. REGULATORY SERVICES

January saw 83 complaints received (up on last year) and considering Council was closed for 10 days over the Christmas period this is a higher than normal number. This number of complaints does not include the after-hours noise complaint numbers but does include office hour noise complaints. Noise complaints for January equated to 93 complaints in January with 78 being after-hours.

The Gambling Policy review process is going well with the next step being a hearing, which is booked in for Thursday 5 May 2022. There were 61 submissions with nine submitters wishing to be heard. The hearing will be conducted via an online Zoom meeting With Councillor Sophie McInnes as Chair, with Councillor Jeff Bland and Councillor Jenny Gallagher filling the remaining positions on the panel. It is expected that the hearing will be completed in one day with deliberations the following day. Once completed the next step will be to present a report to Council with the panel's recommendations. Depending on timing this will be either the June or July meeting.

11. OPTIONS

This report is for information only however staff would appreciate feedback on the subject matter and level of information provided in this report.

12. VIEWS OF THOSE AFFECTED / CONSULTATION

(a) Consultation

No applicable.

(b) Māori implications

Not applicable.

(c) Climate Change considerations

Nothing directly applicable.

13. FUNDING IMPLICATIONS

All of the activities discussed above are incorporated within existing approved budgets and no funding implications have been identified in relation to the recommendation of this report.



Tim Harris

GROUP MANAGER ENVIRONMENTAL AND REGULATORY SERVICES

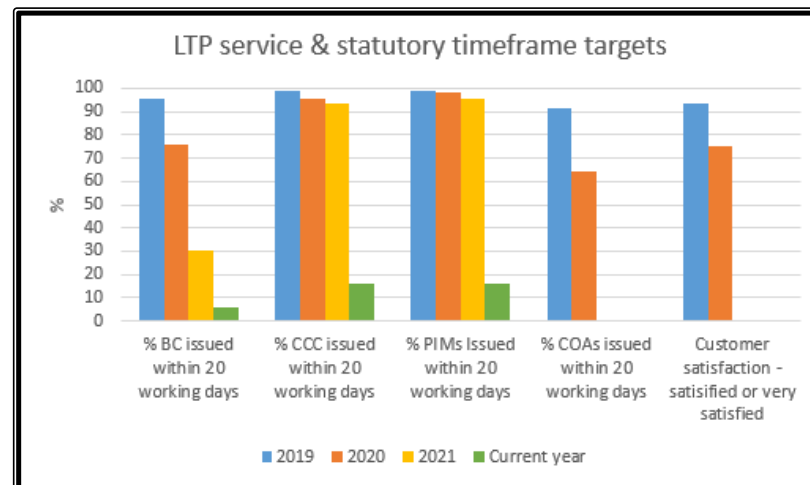
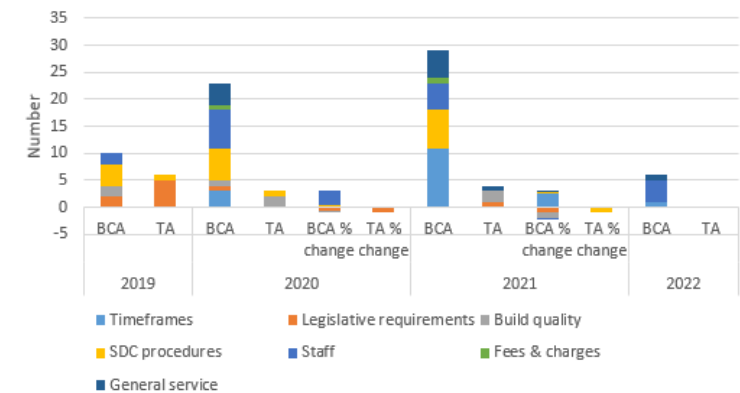
February 2022 ERS Monthly Statistics - Building



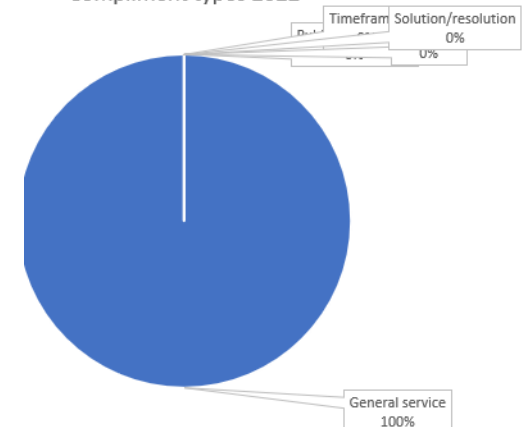
Business Risks:

- 40% statutory compliance in February 2022 for BCs issued within 20 working days, averaging 22 working days
- IANZ have cleared all remaining GNCs, noting that the GNC relating to statutory compliance has been conditionally approved – we will continue to supply statistics on a monthly basis to show we are continuing to bring our timeframe back to full compliance.

Complaint types by function



Complaint types 2022

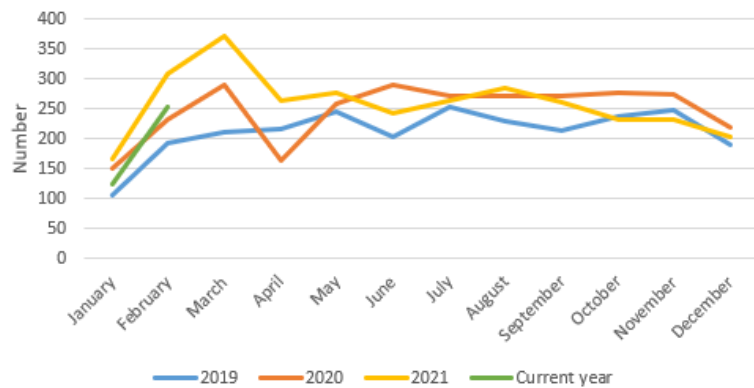


February 2022

ERS Monthly Statistics - Building



Building consents received



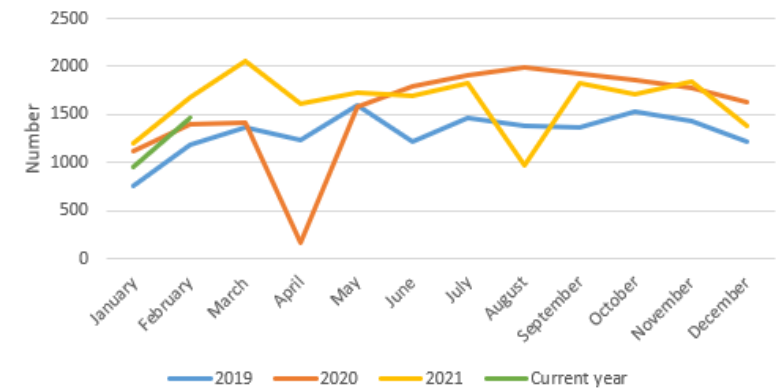
Top 5 Processing RFI Issues

B1: Wall Bracing
E3: Internal Moisture
Site Considerations
B1: Roof Structure
G13: Foul Water

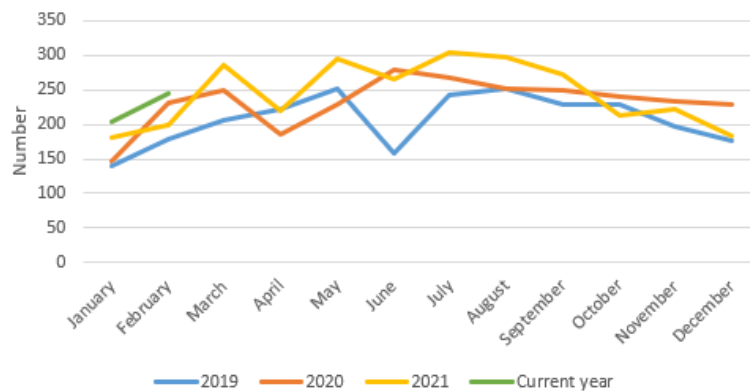
Top 5 Inspection Fails

Required Documents to be supplied
Postwrap / Cavity
Framing / Prewrap
Preline
Drainage

Inspections completed



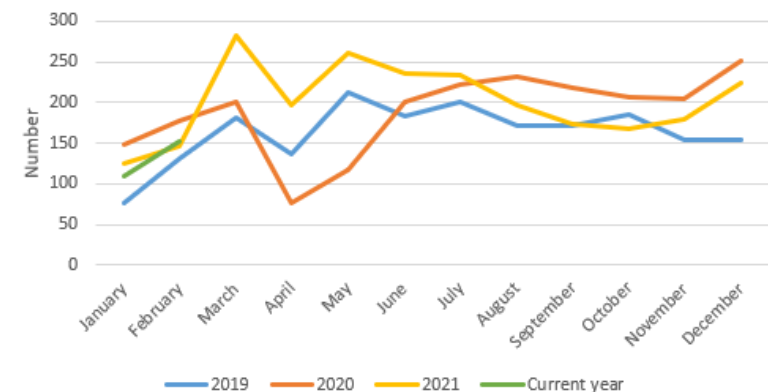
Total building consents issued



Key highlights:

- 253 applications in February compared to 125 in January.
- 244 consents issued in February compared to 204 in January.
- New residential dwellings = 69% of applications received
- Inspection bookings timeframe is currently back to within 48 hours.

Code compliance certificates issued



February 2022 ERS Monthly Statistics - Building

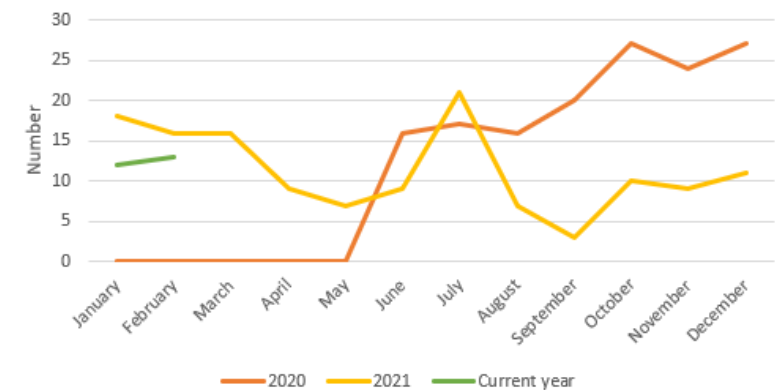


Resourcing:

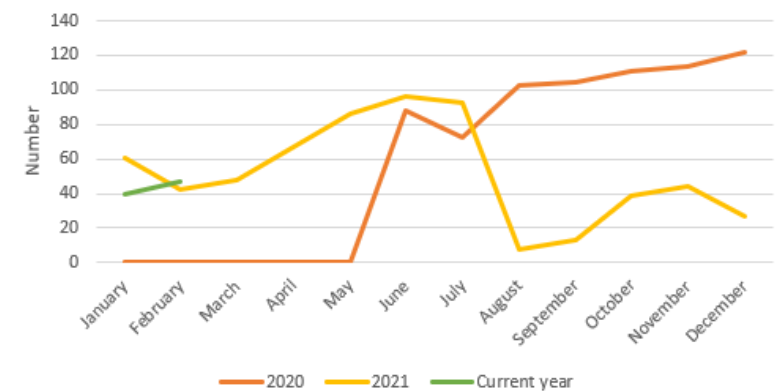
- Only 2 x Senior Commercial Building Surveyor roles left to fill – currently advertising.
- Working with PCC to map career path and training curriculum in Compass.

NOTE: BC Lapse and CCC 24 Month Decisions are required to be zero to meet BCA Accreditation requirements

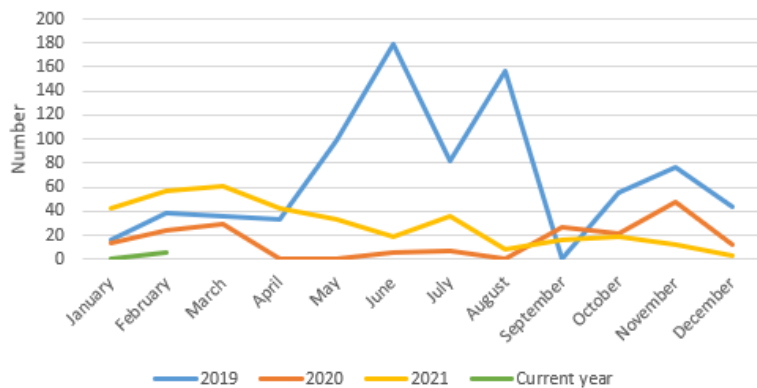
BC overdue lapsed decisions



CCC overdue 24 month decisions



Residential pool inspections completed



February 2022

ERS Monthly Statistics – Resource Consents



Key highlights:

- Consent numbers climbed steadily after Covid-19 lockdown
- 1022 Consents were received to the end of 2021.
- 2020 reached the previous highest number of consents ever at 864
- The average processing days for non-notified consents steady at just around 17 days



February 2022

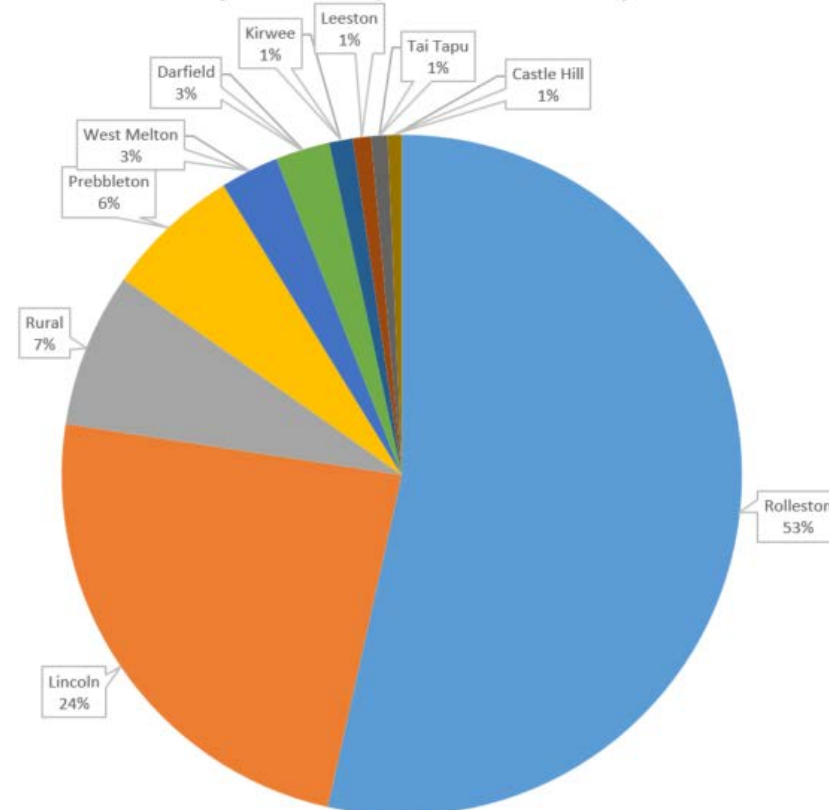
ERS Monthly Statistics – Strategy and Policy



Key highlights:

- **Growth**
 - Net new dwelling consents reached 1,593 in 2020. In 2021 net new dwelling consents received 1,795, the highest ever and an 13% rise on 2020.
 - Approximately 48% of these consents were to Rolleston in 2021 which is a drop in percentage compared to recent years.
- **DPR**
 - Submissions have closed – 460 submissions were received.
 - The summary of submission has been advertised and closed. 218 further submissions were received.
 - Hearings have begun with Strategic Directions, Part 1, Energy and infrastructure and Transport Hazardous substances, Heritage and notable trees, Natural Hazard, Earthworks, Nosie and Urban Growth hearings being completed.
 - Commercial, Rural and Industrial in March with some Special Purpose area zonings, temporary activities and Maori Purpose Zone coming up in April
 - Subdivision which was due to be heard in December has been delayed due to the recent Enabling Housing Supply Bill release
- **Private Plan Changes**
 - There are 16 live Private Plan Changes at varying stages. All of these are in the Greater Christchurch area of Selwyn.
 - Details on each are provided on the next slide or can be found at the link below
 - <https://www.selwyn.govt.nz/property-and-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes>

Growth by Township for the last 5 years



*Greater than 20 Net New Dwellings within timeframe

February 2022

ERS Monthly Statistics – Strategy and Policy



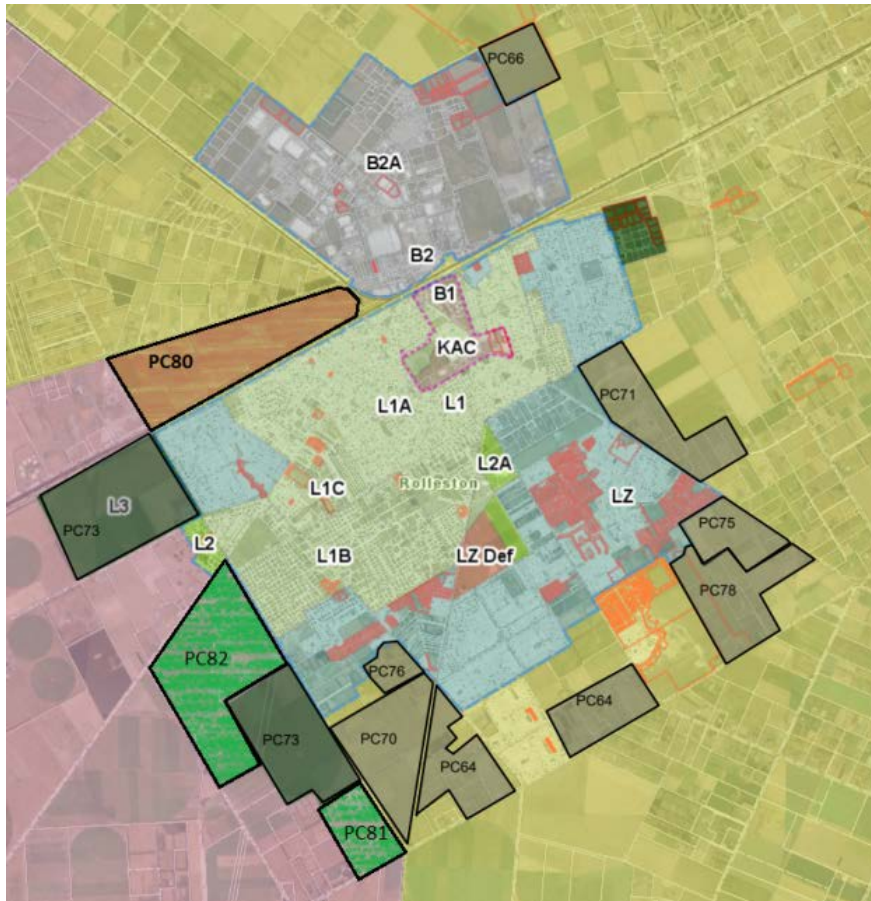
Plan Change #	Planner	Approx. Potential Yield	Stage	Link
PC 67 (West Melton)	Rachael	131 lots	Hearing closed 26 October 2021. Commissioner considering recommendation.	PC 67 West Melton South
PC 68 (Prebbleton)	Jess	820 lots	Hearing week of 21 March @ Tai Tapu Community Centre	PC 68 Prebbleton Southwest
PC 69 (Lincoln)	Jocelyn	2000 lots + Commercial	Hearing closed 4 February 2022. Awaiting Council decision.	PC 69 Lincoln South
PC 70 (Rolleston)	Jocelyn	800 lots + Commercial	On hold at applicant request while pursue Covid Fast track.	PC 70 Rolleston Far West
PC 71 (Rolleston)	Rachael	440 lots + 220 deferred lots	Hearing held. Awaiting Commissioners recommendation.	PC 71 Rolleston East
PC 72 (Prebbleton)	Rachael	295 lots	Hearing held. Awaiting Commissioners recommendation.	PC 72 Prebbleton South East
PC 73 (Rolleston)	Jocelyn	2100 lots + commercial	Decision to Decline. Appeal period underway.	PC 73 West Rolleston
PC 74 (West Melton East)	Rachael	130 lots	RFI received on 15 December 2021.	PC 74 West Melton East
PC 75 (Rolleston)	Jocelyn	280 lots	Commissioner Recommendation received. To go to Council	PC 75 Rolleston South East

Plan Change #	Planner	Approx. Potential Yield	Stage	Link
PC 76 (Rolleston)	Jocelyn	150 lots	Appeal period underway.	PC 76 Rolleston South West
PC 77 (West Melton West)	Incite – Rachael	525 lots	Waiting for RFI response	PC 77 West Melton West
PC 78 (Rolleston)	Harrison Grierson - Rachael	750 lots	Commissioner Recommendation received. To go to Council	PC 78 Rolleston Far South East
PC79 (Prebbleton)	Planz - Rachael	400 lots	Waiting for RFI response	PC 79 Prebbleton South
PC80 (Rolleston)	Liz White	Industrial	Accepted for Notification	PC80 Rolleston Business Zone
PC81 (Rolleston)	Jocelyn	350 lots	Accepted for Notification	PC81 Rolleston Far South West
PC82 (Rolleston)	Jocelyn	1320 lots + commercial	Accepted for Notification	PC82 Rolleston - Brookside Road

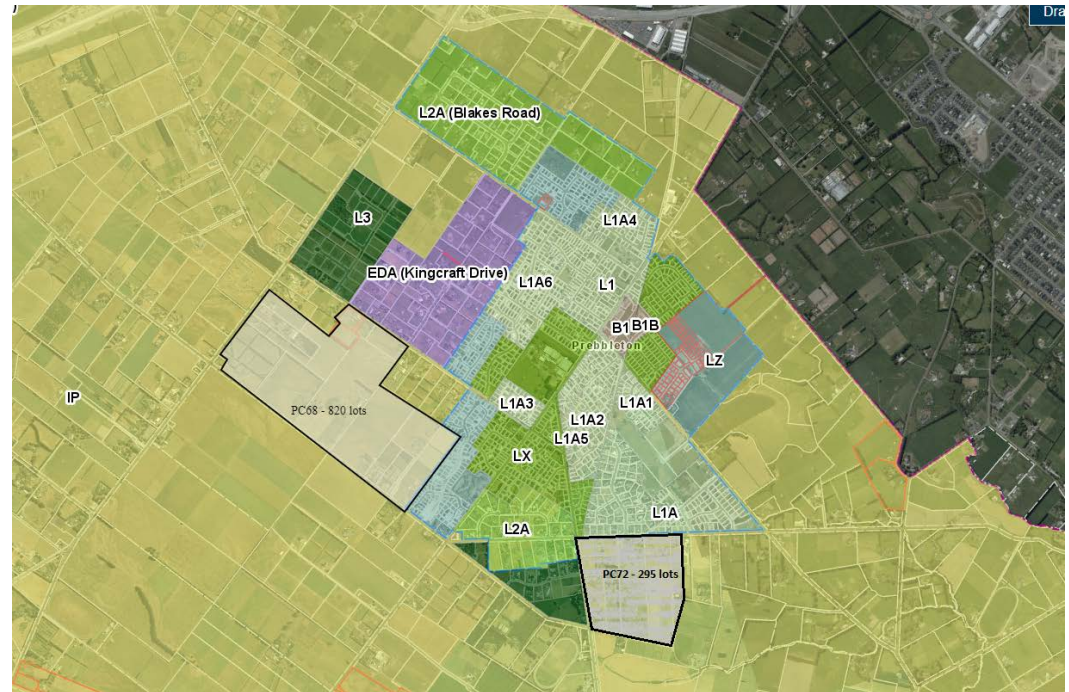
February 2022 ERS Monthly Statistics – Strategy and Policy



Rolleston



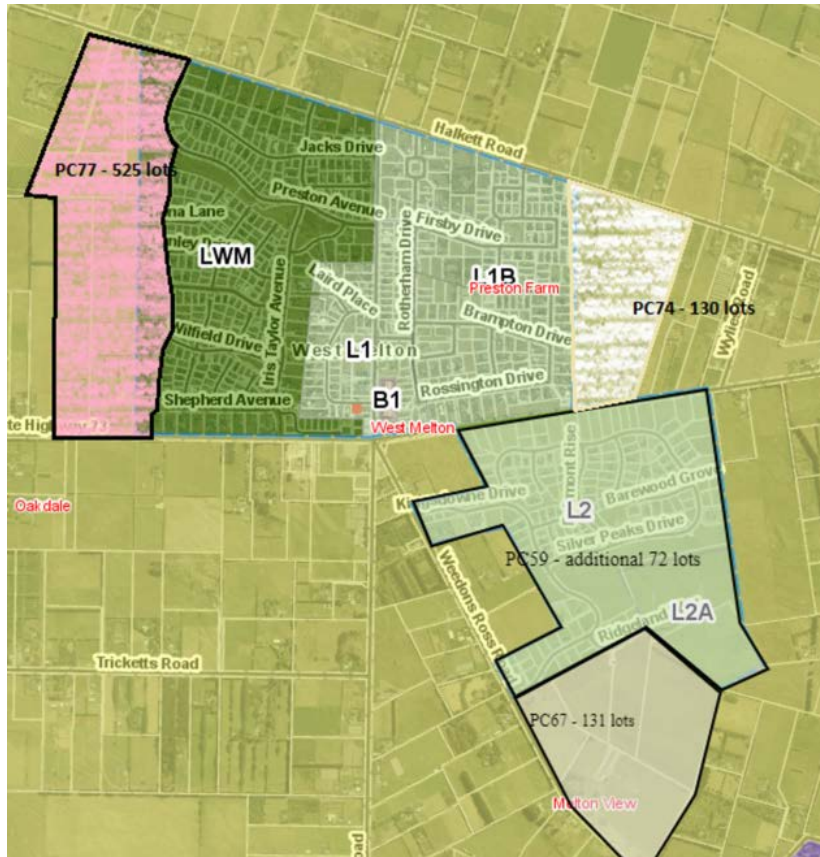
Prebbleton



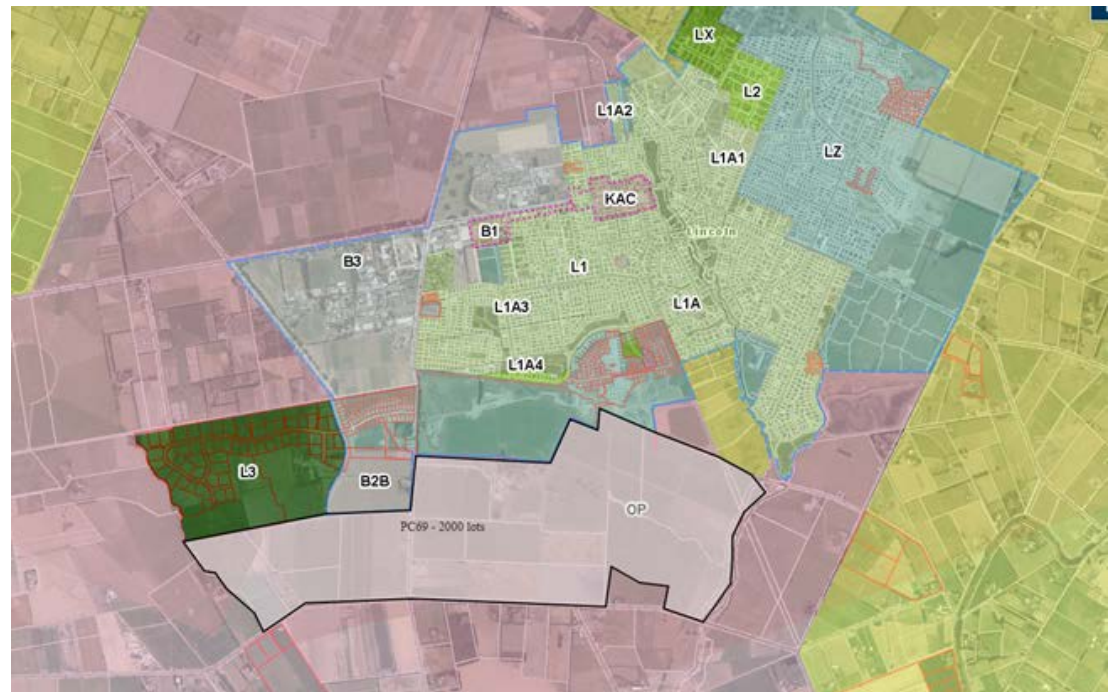
February 2022 ERS Monthly Statistics – Strategy and Policy



West Melton



Lincoln

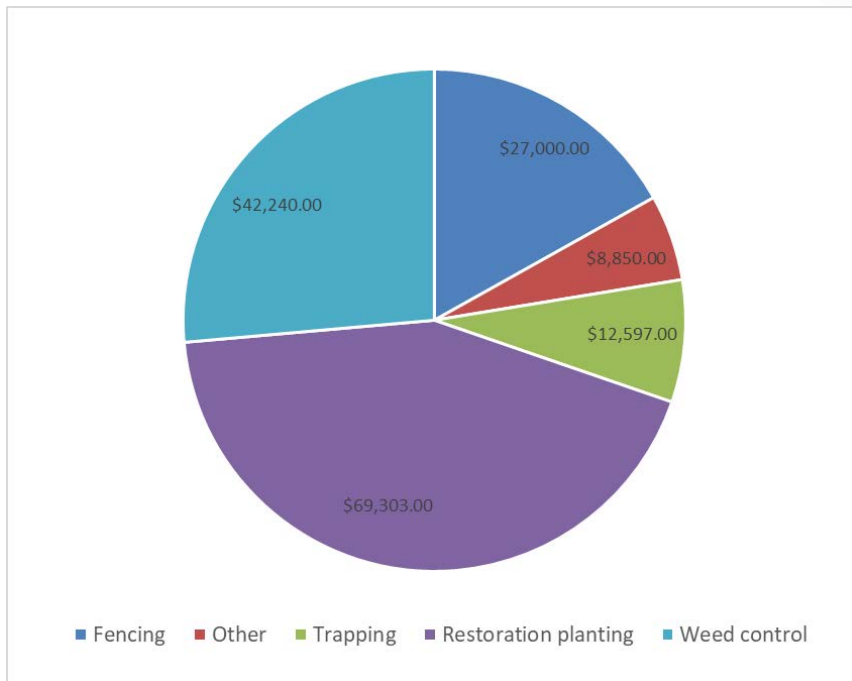


February 2022 ERS Monthly Statistics - Biodiversity



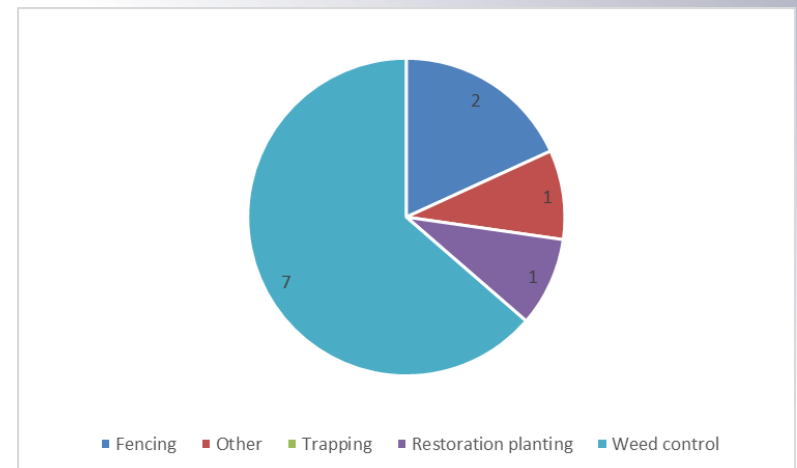
Selwyn Natural Environment Fund

SNEF 2021/22 – Funding amount \$160,000



Tier	Number	\$ funded
Tier 1 (SNA or Covenant)	12	\$51,350
Tier 2 (Some existing native vegetation)	12	\$53,737
Tier 3 (No existing native vegetation)	11	\$44,803
Tier 4 (Education/Research)	2	\$10,100

Tier 1 – Significant Natural Area or Covenant



February 2022 ERS Monthly Statistics - Biodiversity



Key Biodiversity Projects

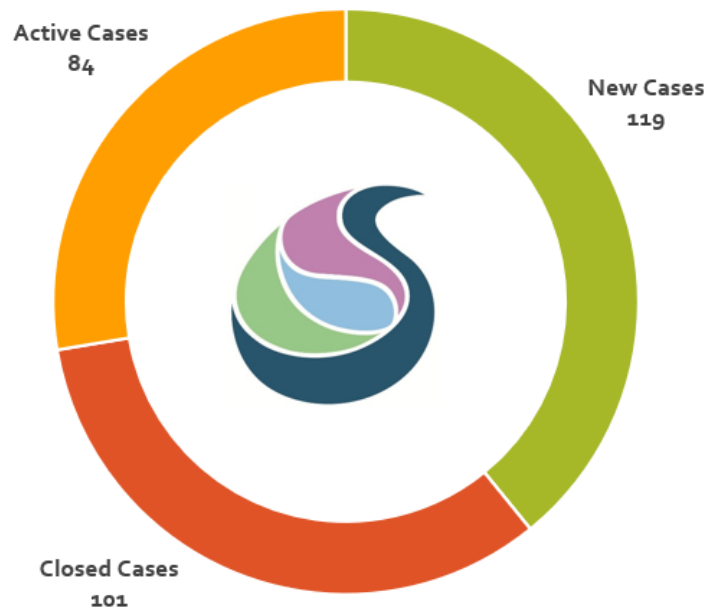
- Selwyn Biodiversity Strategy
- Significant Natural Area programme
- Tārerekautuku Yarrs Lagoon restoration project
- Upper Waimakariri Weed Group
- Rakaia Gorge weed control
- Predator Free Banks Peninsula
- Dunsandel Mudfish project
- Compliance issues as they arise
- Community engagement



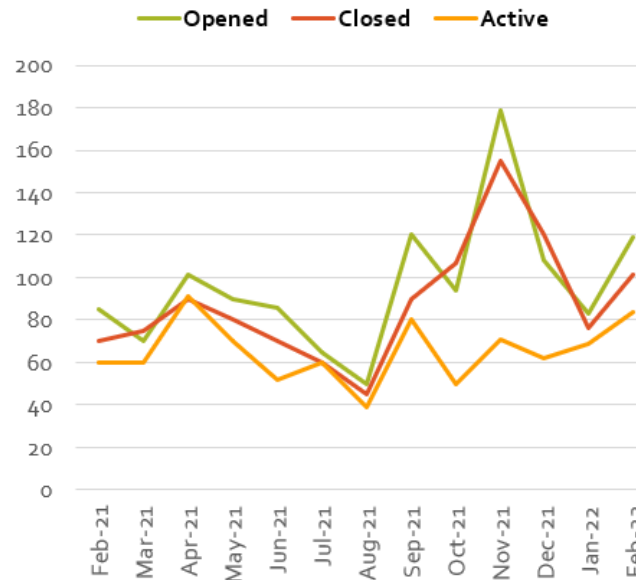
February 2022 Monthly Statistics - Regulatory



Compliance Case Summary



Monthly Comparison



Key highlights:

- Continued growth in number of cases, higher than the same period last year
- RC Monitoring KPI not achieved – 83%
- Monthly comparisons indicate growth in case numbers less being completed and more remaining active due to volume and COVID restrictions

January case numbers and monitoring KPIs compared to the average based on the previous 12 months figures. Resource Consent Monitoring



New Cases (119)
+17%



Closed Cases (101)
+1%



Active Cases (84)
+34%

Number of Conditions
420

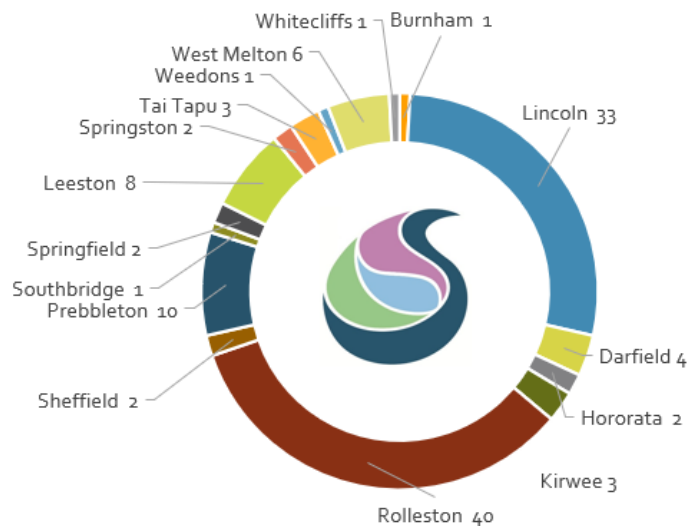


Number of Consents
289

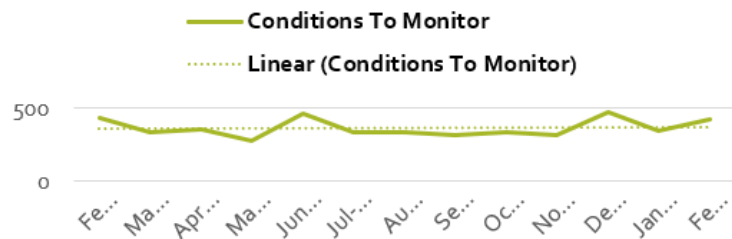
February 2022 Monthly Statistics - Regulatory



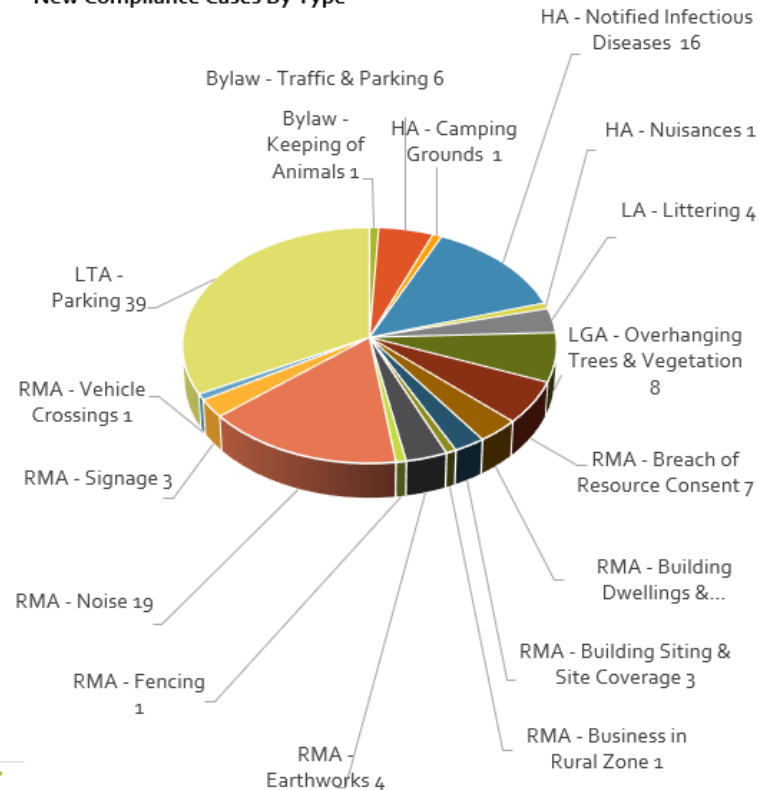
New compliance cases by location



Monthly Comparison



New Compliance Cases By Type



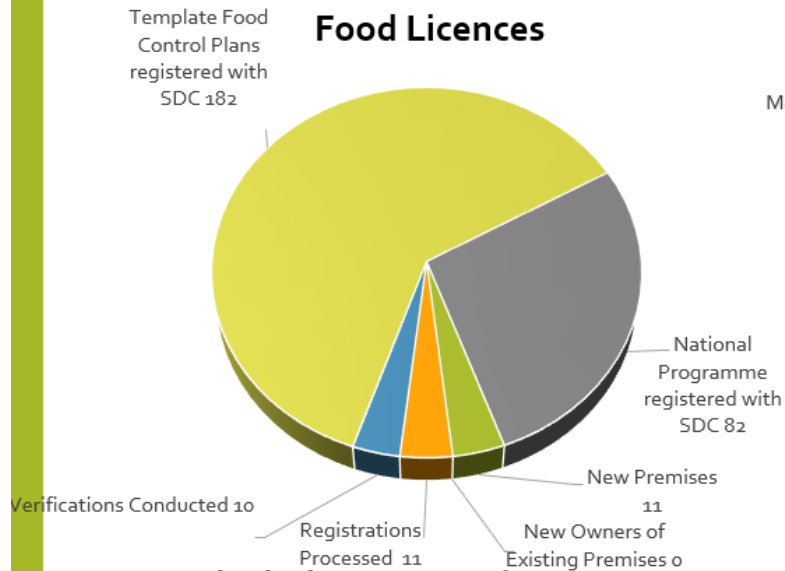
Key highlights:

- A total of 45 parking complaints (Bylaw and LTA) which are reactive based on complaints (no proactive work).
- There have been 19 noise complaints (Business hours noise)
- There is an ongoing variety of cases which keep the team's knowledge base current and diverse.

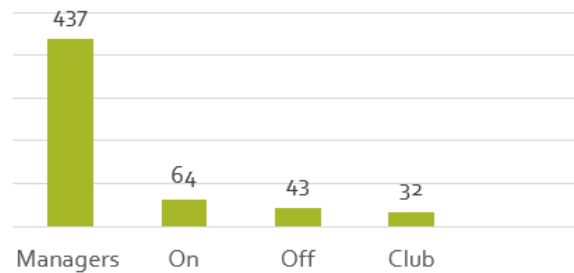
February 2022 Monthly Statistics - Regulatory



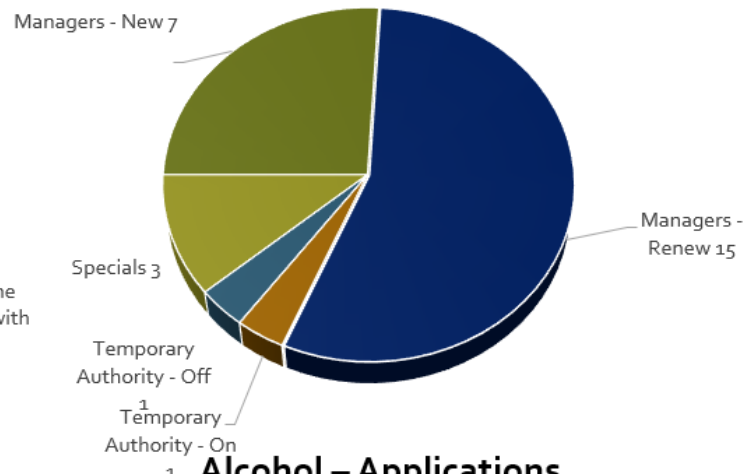
Food Licences



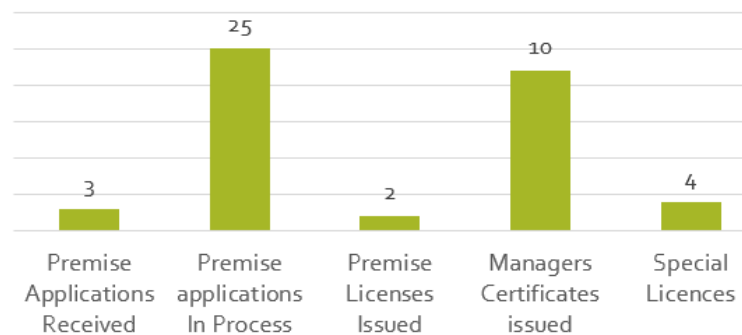
Alcohol – Current Licences



Alcohol Licences



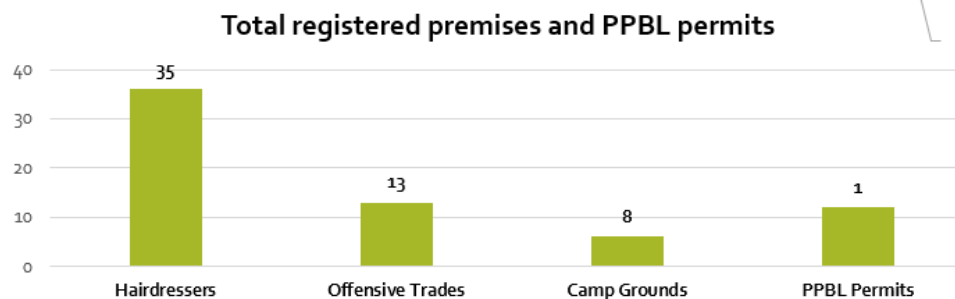
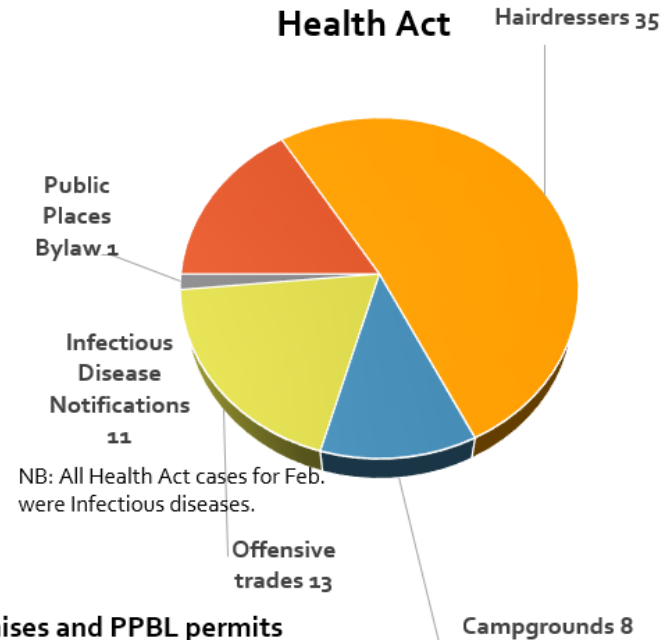
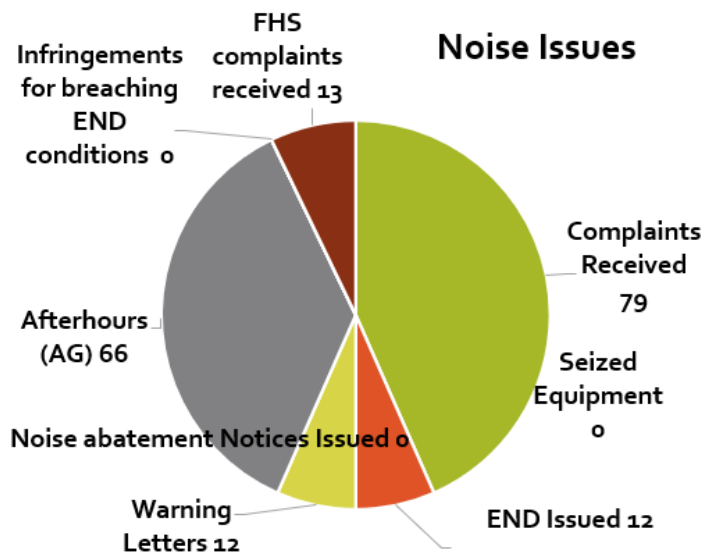
Alcohol – Applications



Key highlights:

- No DLC meetings
- 4 Hearings coming up.
- Calls received – 35
- No concerns in the Food area for February

February 2022 Monthly Statistics - Regulatory



Key highlights:

- 11 infectious disease outbreaks were reported this month.
- No infringements were issued.
- Seizures of equipment did not happen due to Covid-19 protocols.
- Noise complaints increasing with summer months.

February 2022

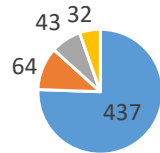
ERS Monthly Statistics - Regulatory



Key highlights:

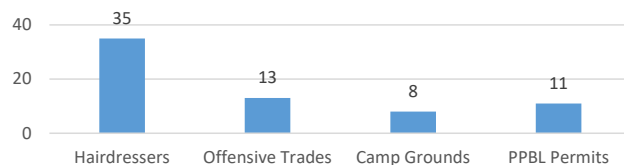
- Total dog increased in February by 114.
- Alcohol: 25 total applications processed in February.

Alcohol Licences



■ Managers ■ On ■ Off ■ Club

Other Current Licensed Businesses

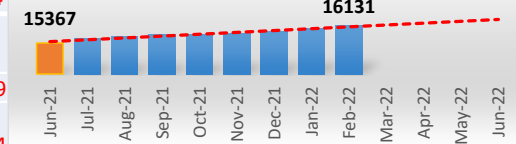


Feb 2022	Open	Closed	Dog added in Feb	205
Infectious Diseases	11	11	Dogs deceased/transferred out:	91
			Nett Increase:	114

FEB 2022	After hours (AG)	Business hours (FHS)	END Notices Issued	Total Noise
Noise	66	13	0	79
Yearly total (Financial Year 21/22)	397	67	65	464

Financial Year 21/22	Jul-21	Aug-21	Sept-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Total
Food													
Registrations Processed	13	14	13	18	11	1	5	11					86
Verifications Conducted	8	10	5	8	10	5	10	10					66
New Businesses	1	4	1	6	3	1	1	11					28
Changed (New) Owner	1	1	0	2	1	0	1	0					6
Food - Current Registrations													
National Programme	82												82
Food Control Plan	182												182
Total	264												264
Alcohol - Issued													
On - New	2	1	2	0	0	1	0	0					6
On - Renew	2	2	2	2	0	0	1	0					9
Off - New	1	0	0	0	0	0	0	0					1
Off - Renew	3	0	2	1	1	0	0	0					7
Club - New	0	0	0	1	0	0	0	0					1
Club - Renew	2	1	2	5	1	1	0	0					12
Managers - New	11	4	9	18	4	8	4	7					65
Managers - Renew	10	9	8	13	15	13	6	15					89
Specials	6	15	3	8	5	7	3	3					50
Total	37	32	28	48	26	30	14	25					240
Alcohol - Current Licences													
On	64												
Off	43												
Club	32												
Managers	437												
Total	576												
TA -Temp Authority				2									

Dog Numbers



REPORT

TO: Chief Executive

FOR: Council Meeting – 13 April 2022

FROM: Asset Manager Water Services, and
Water Service Delivery Manager

DATE: 4 April 2022

SUBJECT: **WATER SERVICES MONTHLY UPDATE**

RECOMMENDATION

‘That the Council receives the report “Water Services Monthly Update” for information’.

1. PURPOSE

The purpose of this report is to inform Council on matters of interest in the context of the 5 Waters activity.

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

As this report is for information only it is not considered to be significant in the context of Council's Significance Policy.

3. HISTORY/BACKGROUND

Selwyn District Council's goal for the 5 Waters activities is:

‘To provide water services that meet all relevant standards with a level of service the public can afford and have confidence in, both now and moving forward into the future’.

We discuss key considerations for the 5 Waters activities (Water, Wastewater Stormwater, Land Drainage and Water Races).

WaterNZ National Performance Review

Each year Council participates in the WaterNZ National Performance Review (NPR). The NPR is an annual performance comparison of drinking water, wastewater and stormwater service provision in New Zealand. The latest report is included in **Appendix**

1. Staff will talk to key slides at the meeting.

One water Strategy

This is a progressive piece of work to be co-designed with local Rūnanga. The Strategy will help to ensure that local policy objectives remain core to the management of waters within the Selwyn District going forward, regardless of the service provider.

Blue Print – Drinking Water

A Drinking Water Blueprint is currently being developed. The blueprint will provide direction including potentially moving towards centralised, sustainable and efficient water treatment and interconnecting reticulated networks.

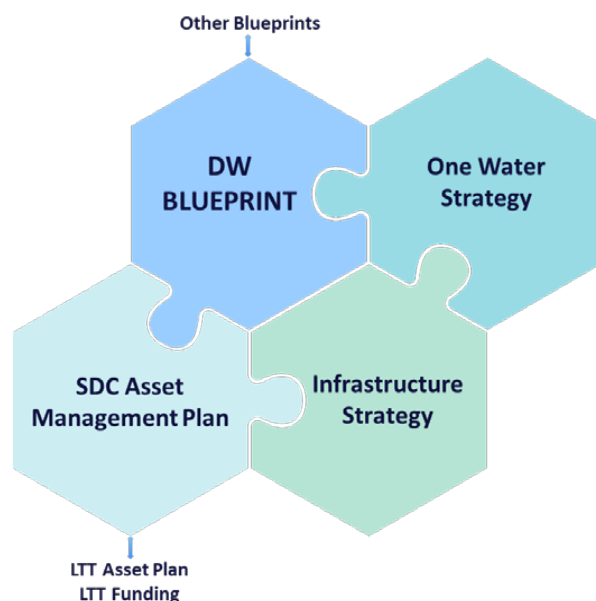
The blueprint is being developed in house with technical support from Waugh Infrastructure Management and Aqualinc.

It considers a number of key factors which will drive investment prioritisation over the next ten+ years. The drivers for this DW Blueprint are outlined below and include:

- Supporting Councils One Water Strategy being co-designed with Rūnanga
- Providing a basis for prioritisation of investment Councils water services in light of:
 - o Ongoing rapid population growth resulting in expansion of physical piped networks
 - o Steady reductions to in ground/surface water quality – demonstrated through increases in nitrate levels and potential emerging contaminants
 - o Water Regulation (Water Services Act 2021) and a water regulator (Taumata Arowai) expectation that Council demonstrate risk management against its chosen risk maturity level
 - o Preparation for 3 Waters National Transition Unit (NTU) requirements. The Blueprint is expected to be a key Council document to support this process.



The Blueprint is intended to provide guidance for Council and as appropriate the Three Waters National Transition Unit (NTU) and its Local Transition Team (LTT) regarding the strategic issues, challenges and high level funding requirements with respect to supply of drinking water. The first stage is targeted for completion in May 2022. Linkages to other documents is provided below.



Taumata Arowai Submission on Technical Documents

Staff lodged their submission (under Council delegation) with Taumata Arowai ahead of the 28 March deadline. A copy of the submission is included in **Appendix 2**

Springfield Water Supply

The Springfield water supply has been under a Precautionary Boil Water since the 5th February 2022, details of which were given in the previous Water Services Council Report. It is acknowledged that the drinking water supply currently being provided to the Springfield community is not acceptable and a number of short term measures have been implemented, including a potable water tanker, a shower unit located at the community hall and washing machine access.

Two key projects are currently in progress to provide a long term solution to the community, additional reservoir storage and a new membrane WTP, the details of which have been provided previously. Noting that at this stage the final WTP is approximately 18 months away, with timing reliant on the current volatile procurement market.

Therefore a medium term solution is being considered by staff. This will be tabled to Councillors prior to the meeting to be discussed.

3 Waters Reform

The Working Group on Representation, Governance and Accountability of the New Water Services entities, reported back to the Government in late February.

The Working group made a total of 47 recommendations. The working party of Crs. Gallagher, Bland and the Group Manager Infrastructure have commenced review of these recommendations for Council.

We await the Government response and tabling of an updated draft Water Entities Bill. Council have provided staffing and contractual information sought by the DIA National Transition Unit, and are working on a data and digital Information request.

Water Demand Management

As of the 31 March 2022 the Selwyn plains area continue to show moisture above historic averages for this time of year. **Refer Appendix 3.**

Ground water levels are at levels which will allow good for good recovery ahead of next summer. **Refer Appendix 4.**

Stimulus Funding – Darfield Pipeline

At the time of writing this report, progress has seen approximately 20km of pipeline installed.

Six install crews continue with the remaining install at multiple locations along the route at, Aylesbury Rd, Miles Rd, Courtney Rd, Pole Rd and now at the State Highway One and Kiwirail Crossing at Burnham. Learnings for previous H&S incidents have been documented, agreed and now implemented. The Covid lockdown, ongoing restrictions and positive cases along with the unseasonal inclement weather days have impacted the original timeline, options have deployed to recover lost time and the pipeline install remains on-track for completion when due.

Supply chain risks and resource risks are not causing any concern for the pipeline aspect of project at this stage and all pipe is held in-stock but in the current COVID impacted climate remain flagged as a constant potential risk. Material suppliers are issuing notifications of escalating production, delivery and pricing pressures which are becoming an issue for the pump stations components of the project. These may not be completed until October.

Note: A more complete project update along with financials is provided to Council via the Audit & Risk Major Projects Reporting and a dedicated public facing Selwyn District Council webpage is updated weekly with progress information and advanced warning of any traffic management impacts.

Pines WwTP Operational Health Check

As advised, DRAFT Ver01 of the Pines WwTP Operational Health Check (version2) from Waugh Infrastructure is complete and with both Corde and Council Staff for review.

A comprehensive piece of work which includes reviewing the content of Pines WwTP section of Contract 1241 and to recommend changes to strengthen this section as well as optimising plant operations. Once reviewed, recommendations will be focussed on risk, its management and overall plant performance measures.

As Council has been advised, in coordination with the Operational Health Check, a much wider Pines WwTP Network Risk analysis is active, with a view on ensuring compliance is achieved whilst also, meeting the continuing growth of the district. Trade waste discharges, the subject of much conversation have the potential to place strain on the plant and cause operational difficulty. This risk analysis is focussed on proactive warnings and management of these combined with a response plan of immediate measures to mitigate which have been effective in recent months and is actively being discussed with our significant trade waste dischargers.

Noting that, the detailed content of both reports is Commercially Sensitive, containing detailed cost make-up of the Corde operations as well as finer details of key plant

infrastructure. An overview summary will be reported back via this Public briefing Report and a detailed overview to Council in a separate specific Pines report at a later date.

4. FUTURE POINTS FOR DISCUSSION

During previous Council meetings, the following topics in addition to those covered above were requested to be presented at a meeting on a future date: Oral Health

5. PROPOSAL

Staff seek that the Council consider and implement the recommendation set out above.

6. OPTIONS

The options available to Council are to:

- (a) To approve the recommendation of this report, or
- (b) To decline the recommendation of this report

Staff would appreciate feedback on the subject matter and level of information provided in this report.

7. VIEWS OF THOSE AFFECTED / CONSULTATION

Not applicable

8. FUNDING IMPLICATIONS

No funding implications have been identified in relation to the recommendation of this report.



Murray England
ASSET MANAGER WATER SERVICES



Elaine McLaren
WATER SERVICES DELIVERY MANAGER

Endorsed For Agenda



Murray Washington
GROUP MANAGER INFRASTRUCTURE

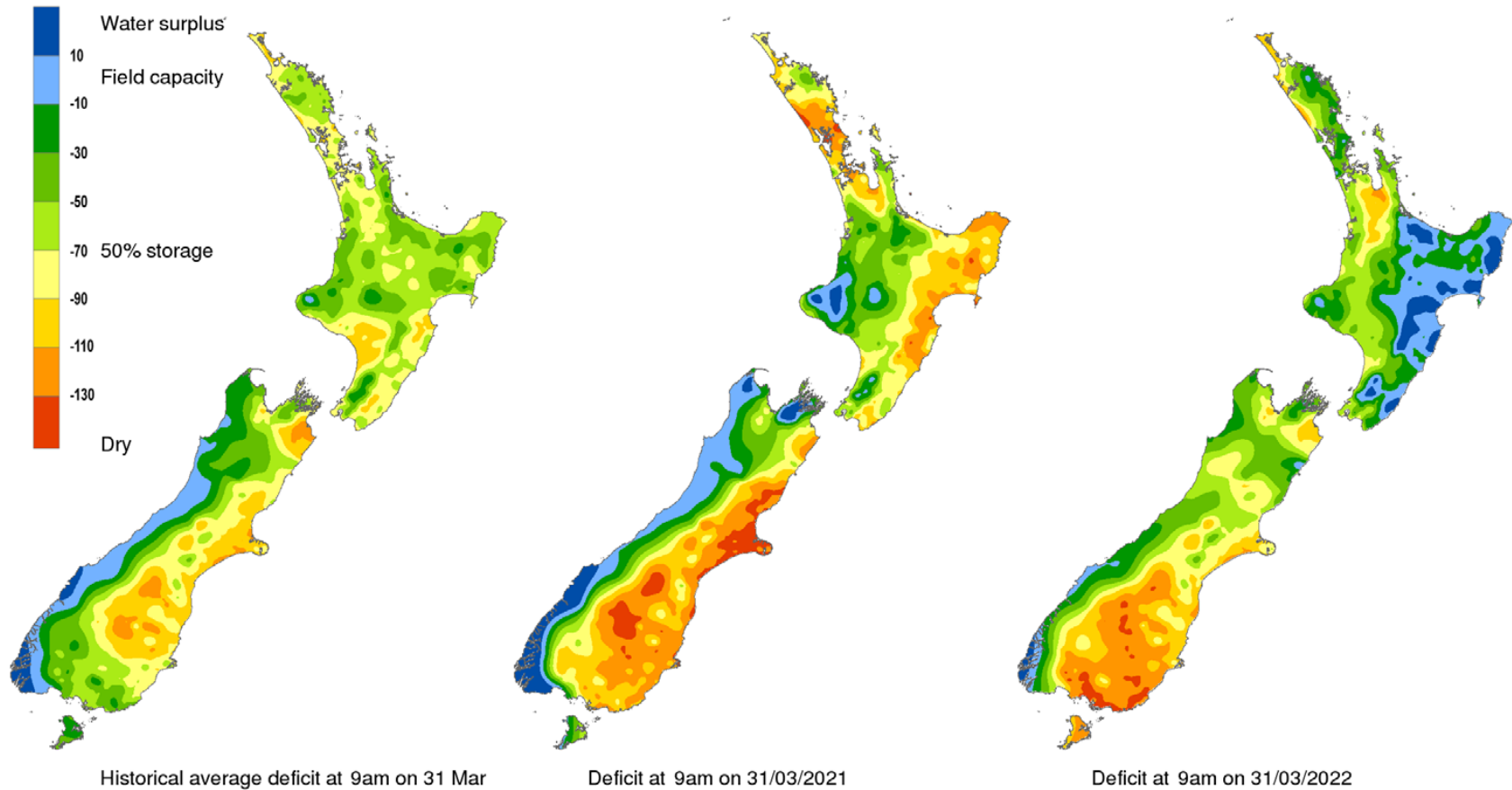
- Attachment 1 – WaterNZ National Performance Review**
- Attachment 2 – Taumata Arowai Submission on Technical Documents**
- Attachment 3 – Soil moisture Deficit**
- Attachment 4 – Ground water levels**

Attachment 1 – WaterNZ National Performance Review

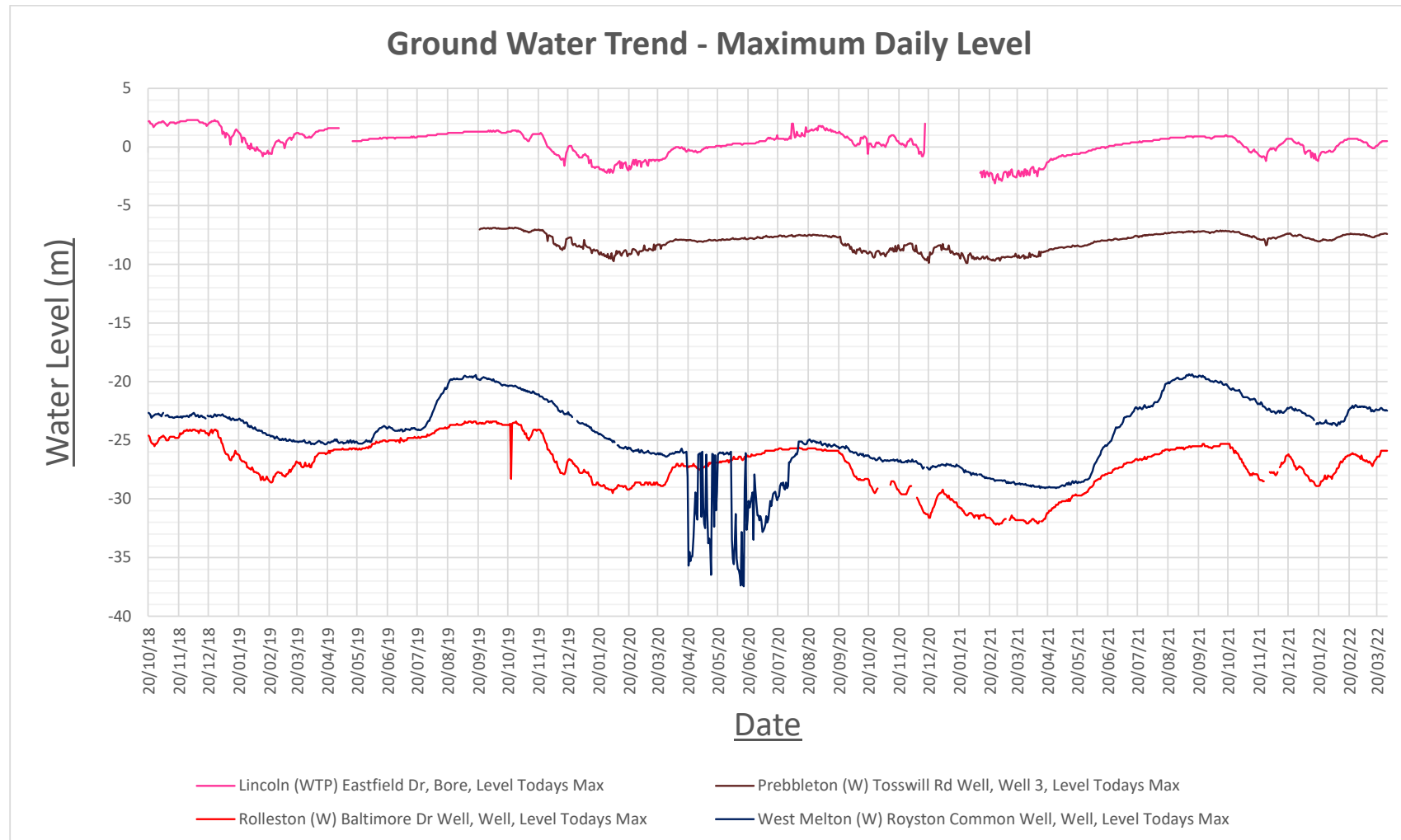
Attachment 2 – Taumata Arowai Submission on Technical Documents

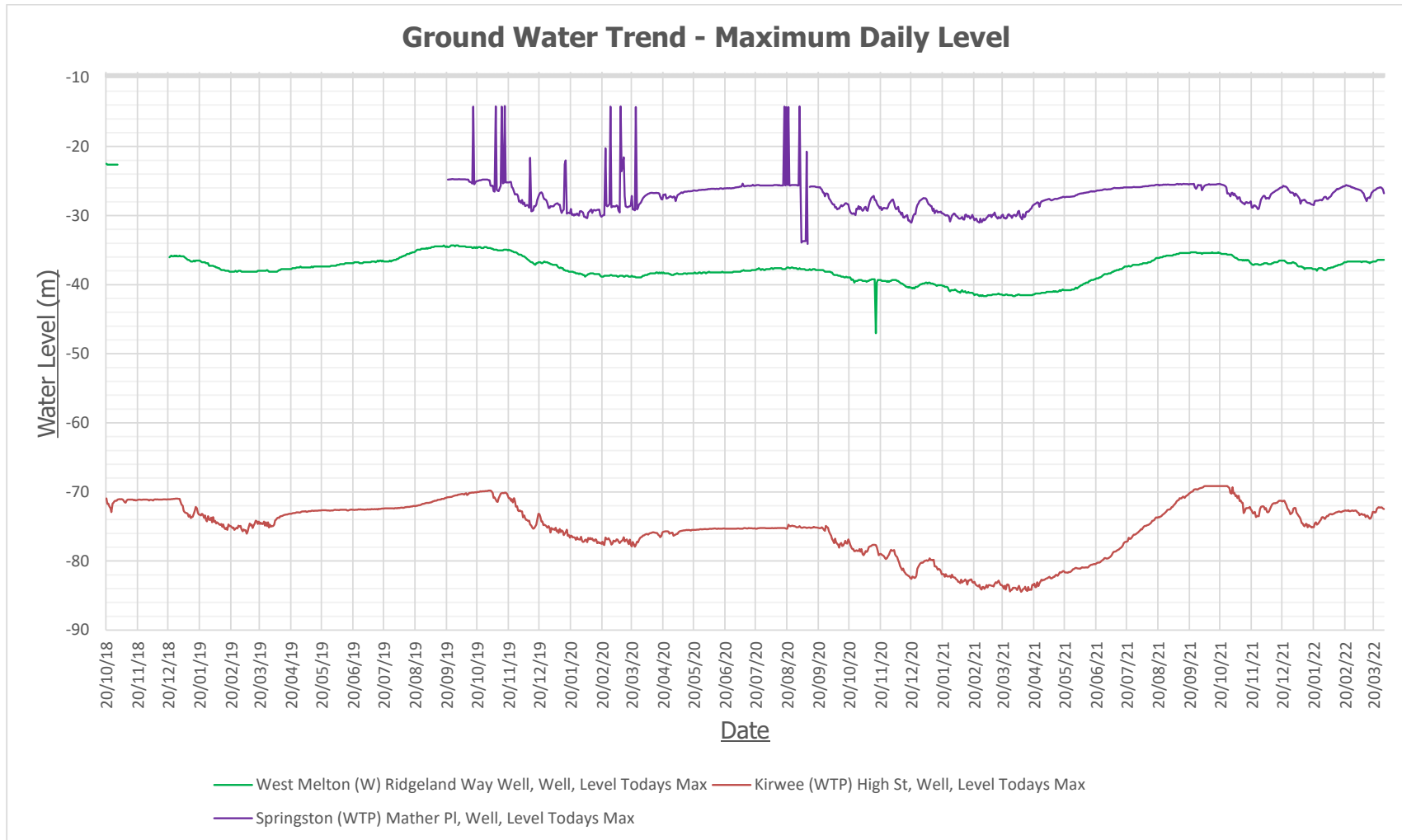
Attachment 3 – Soil Moisture Deficit

Soil moisture deficit (mm) at 9am on 31/03/2022



Attachment 4 – Ground water levels





Selwyn District Council

National Performance Review
2020
= **2021**



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Interpreting information in this report

This report has been developed specifically for your council based on information collected through the National Performance Review. An associated interactive data portal and report on consolidated national information is available from: <https://www.waternz.org.nz/Projects/NPR>.

Data shown here relates to the 2021 fiscal year (1/7/2020 to 30/6/2021). Definitions for data shown can be identified codes and brackets, and accessed here: <https://www.waternz.org.nz/DefinitionsGuide>.

Many of the information limitations associated with data are documented in the associated report. As you will be aware, a number of performance outcomes for water services are subject to influences outside of an organisation's control. Influencing variables that should be considered when evaluating performance include:

- Service area characteristics (density of connected properties, the split of residential versus non-residential users)
- Environmental factors (including topography, quality of source water, and receiving environments, and soil types)
- Weather conditions
- Historic design practices

Performance outcomes are also influenced by data collection and reporting systems. Water service management systems range from pen-and-paper-based data collection to comprehensive data management technologies. The robustness of your own data collection will influence how you rank against others. For example, a comprehensive customer complaints management system is likely to record more complaints than a pen-and-paper-based system, due to more accurate data capture.

In areas of this report where you think there might be an opportunity to lift your performance to match that of another council, we suggest you reach out. Water New Zealand will be happy to facilitate conversations.

Feedback and enquiries on data in this report are also welcomed. Contact: lesley.smith@waternz.org.nz.

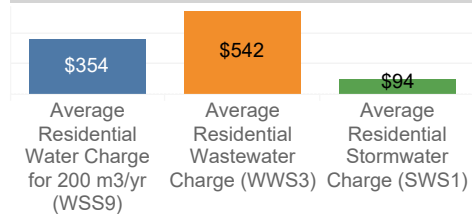
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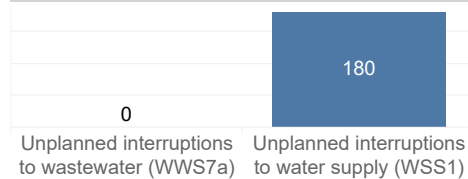
Your Council's data at a glance

This page provides a summary of information that you provided to the National Performance Review. Trends and comparative performance information are listed in the following pages of the report.

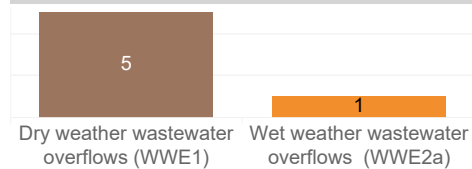
Average charges



Total interruptions



Wastewater overflows



Assets under management

Number of water treatment plants (WSA4)	33
Number of wastewater treatment plants (WWA7)	8
Kilometres of water supply network (WSA1a)	1,369
Kilometres of wastewater network (WWA1a)	588
Kilometres of stormwater network (SWA1a)	152
Average percentage of residential connections with meters (WSA9a/WSB2)	100%
Water Pump Stations (WSA5)	25
Wastewater Pump Stations (WWA5)	54
Stormwater Pump Stations (SWA7)	1

Finances

Annual three waters revenue	\$29,404,541
Total CAPEX (SWF17, WWF21, WSF20)	\$25,122,252
Total OPEX (WSF12 + WWF13 + SWF9)	\$11,738,975
Total value of assets (WWF24b, WSF23b, SWF20, WWF24a, WSF23a)	\$583,956,000

Direct employees

24.00

Contracted staff

40.00

Vacancies

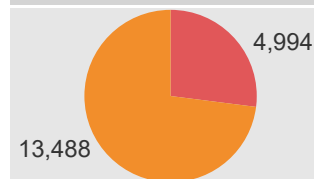
2.000

Average peak wet to dry weather flow ratio

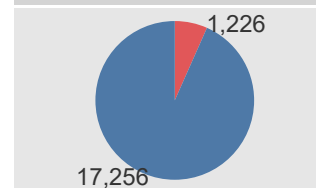
Average percentage water loss

20.5%

Wastewater serviced residential properties



Water serviced residential properties



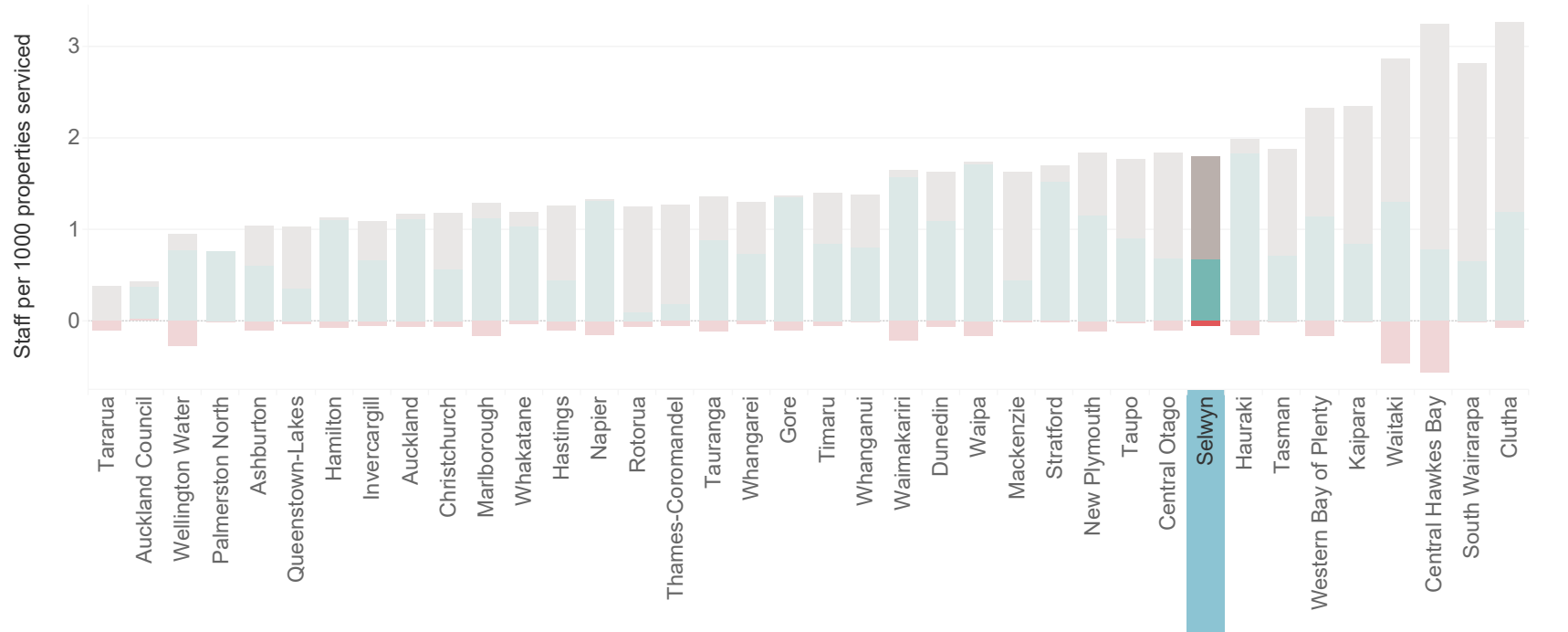
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Staff numbers

Permanent staff, contracted staff and staff vacancies per 1000 water and wastewater properties serviced (or stormwater properties in the case of Auckland Council). The number of vacancies is shown on the negative axis.

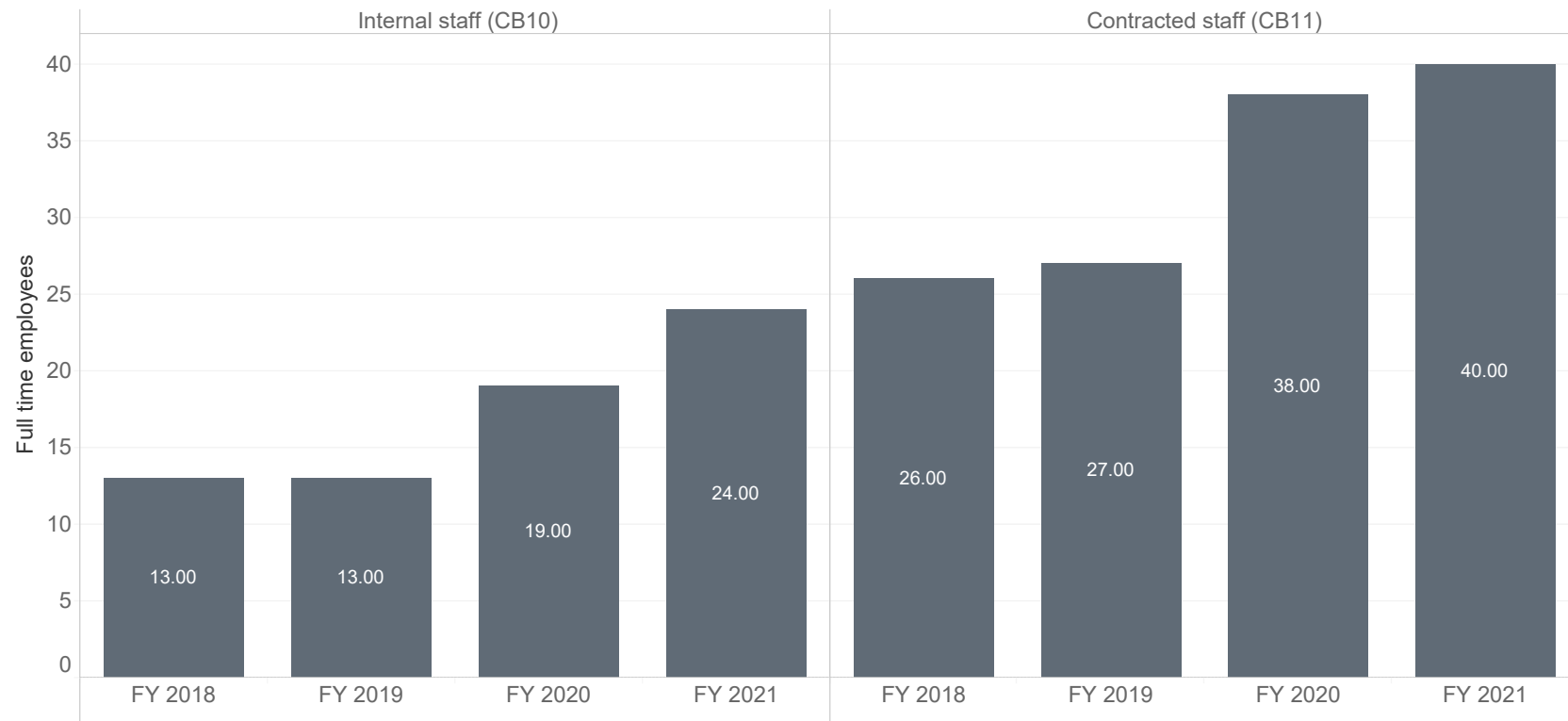
- Contracted staff per 1000 serviced properties (CB11/(WSB4+WWB4)/1000)
- Internal staff per 1000 water and wastewater serviced properties (CB10/(WSB4+WWB4))
- Vacancies per 1000 serviced properties (CB10a/(WSB4+WWB4)/1000)



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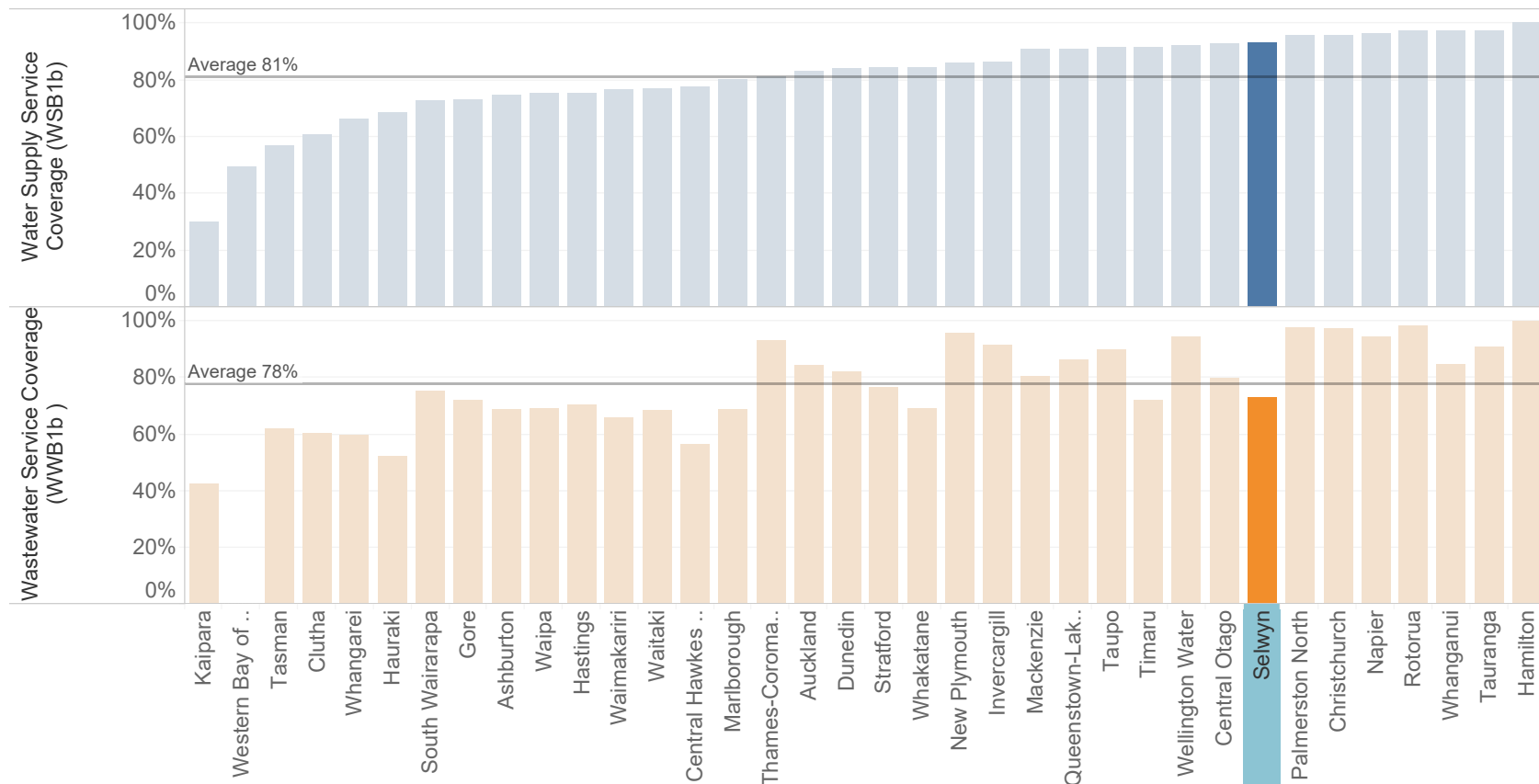
Full-time employees and contractors working in three waters at your Council



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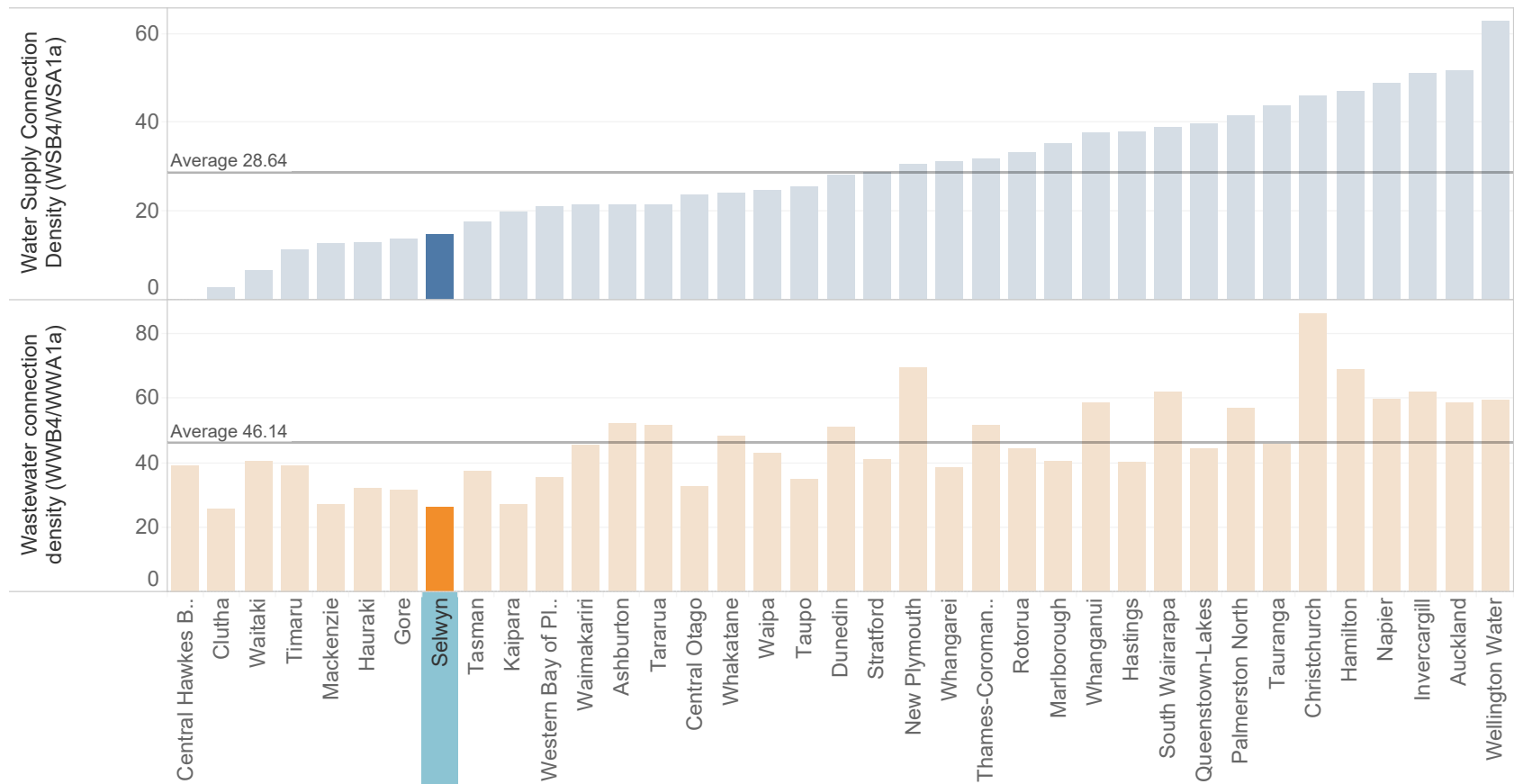
Service coverage levels



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Serviced properties per kilometre of pipe

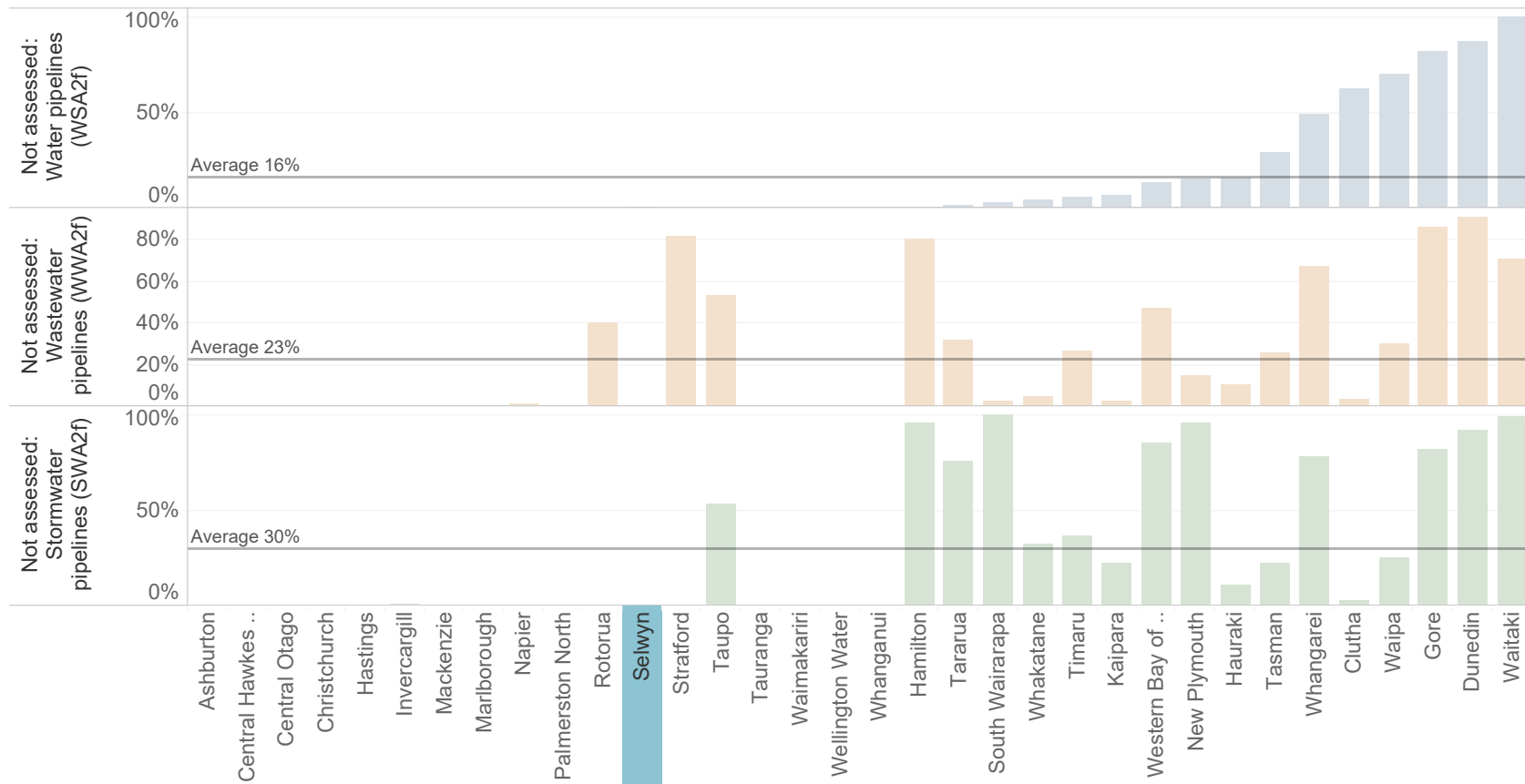


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Percentage of pipelines that have not received a condition grading

Available for water supply (WSA2f), wastewater (WWA2f) and stormwater (SWA2f)



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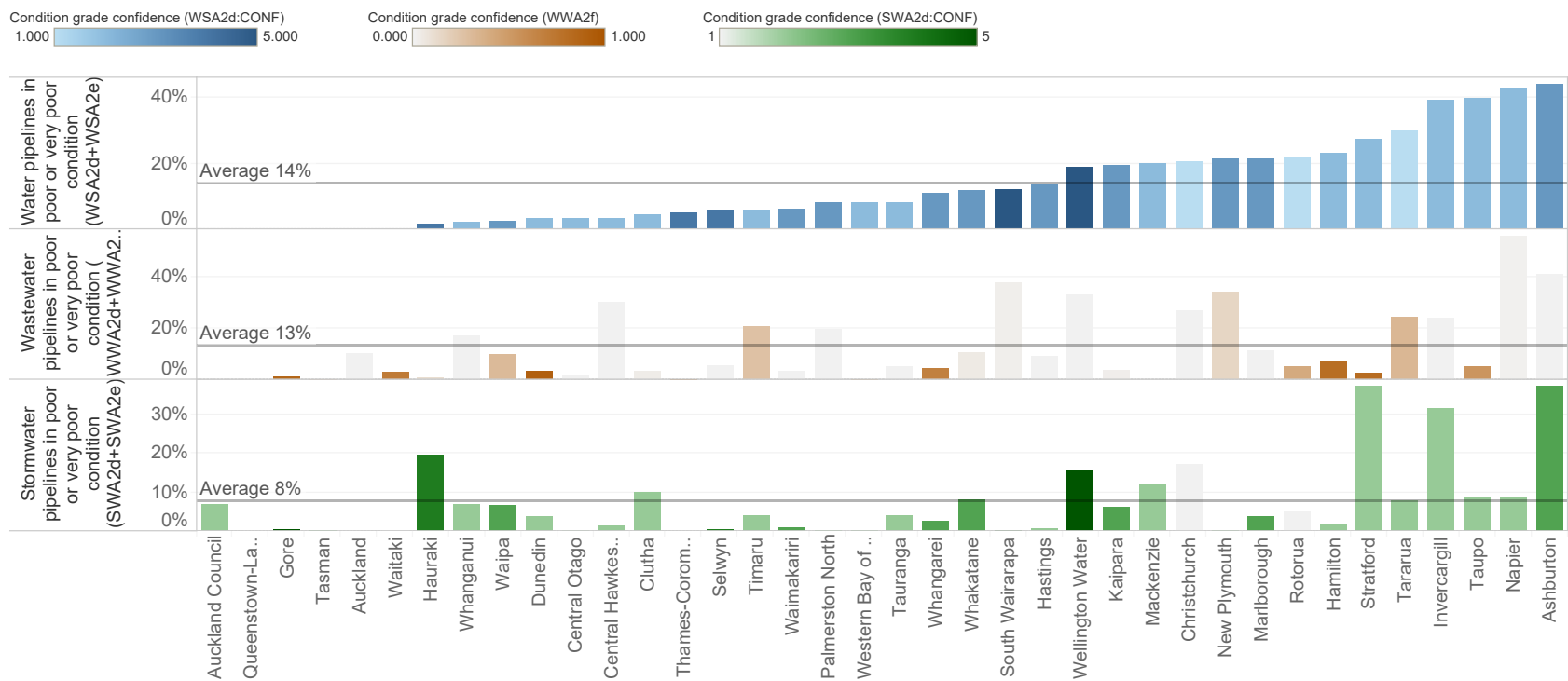
Percentage of pipelines assessed in poor or very poor condition

Determined by the proportion of pipelines assigned a condition grades 4 and 5.

Not all pipelines are assessed using the same condition grading approach, limiting the comparability of data.

Not all pipelines have received a condition grading. Pipelines that have yet to receive a condition grading are illustrated in the previous figure.

Colour gradings illustrate confidence in data provided.



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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
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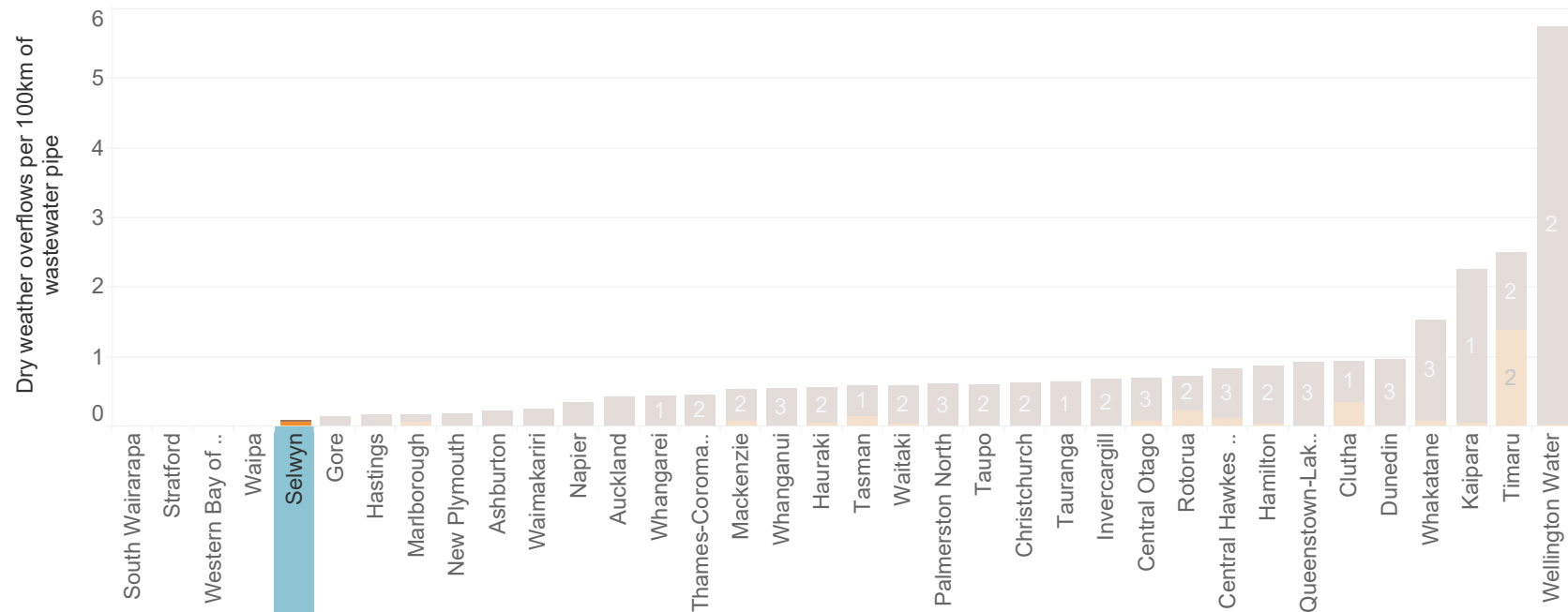
Dry weather wastewater overflows

The graph shows wastewater overflows per 100km of wastewater pipe. It distinguishes between dry weather overflows caused by blockages and those caused by plant failures (including power outages). Where it was not possible to disaggregate these have been assigned to blockages.

Confidence in data

- 1 = Highly reliable
- 2 = Reliable
- 3 = Less reliable
- 4 = Uncertain
- 5 = Highly uncertain

- Overflows caused by blockages (WWE1a/WWA1a)
- Overflows caused by plant failures (WWE1b/WWA1a)



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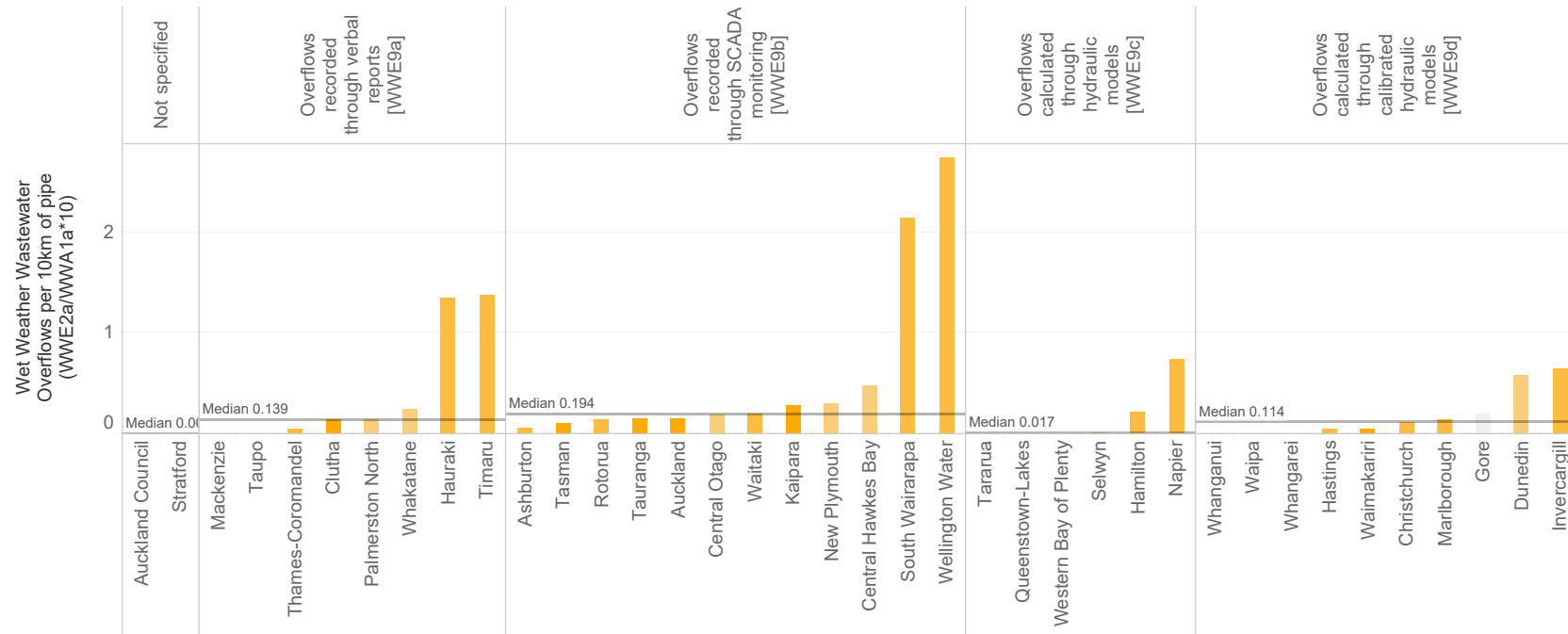
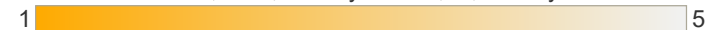
Wet weather overflows per 10km of wastewater pipe

Categorised by the most sophisticated approach in place to record wet weather overflows. Participants with higher order approaches (i.e. overflow determination through use of calibrated hydraulic models) generally employ lower order overflow monitoring techniques concurrently (i.e. verbal reports and SCADA monitoring).

The shade of the column indicates participants' confidence in their data.

Overflows from combined stormwater and wastewater networks are not shown.

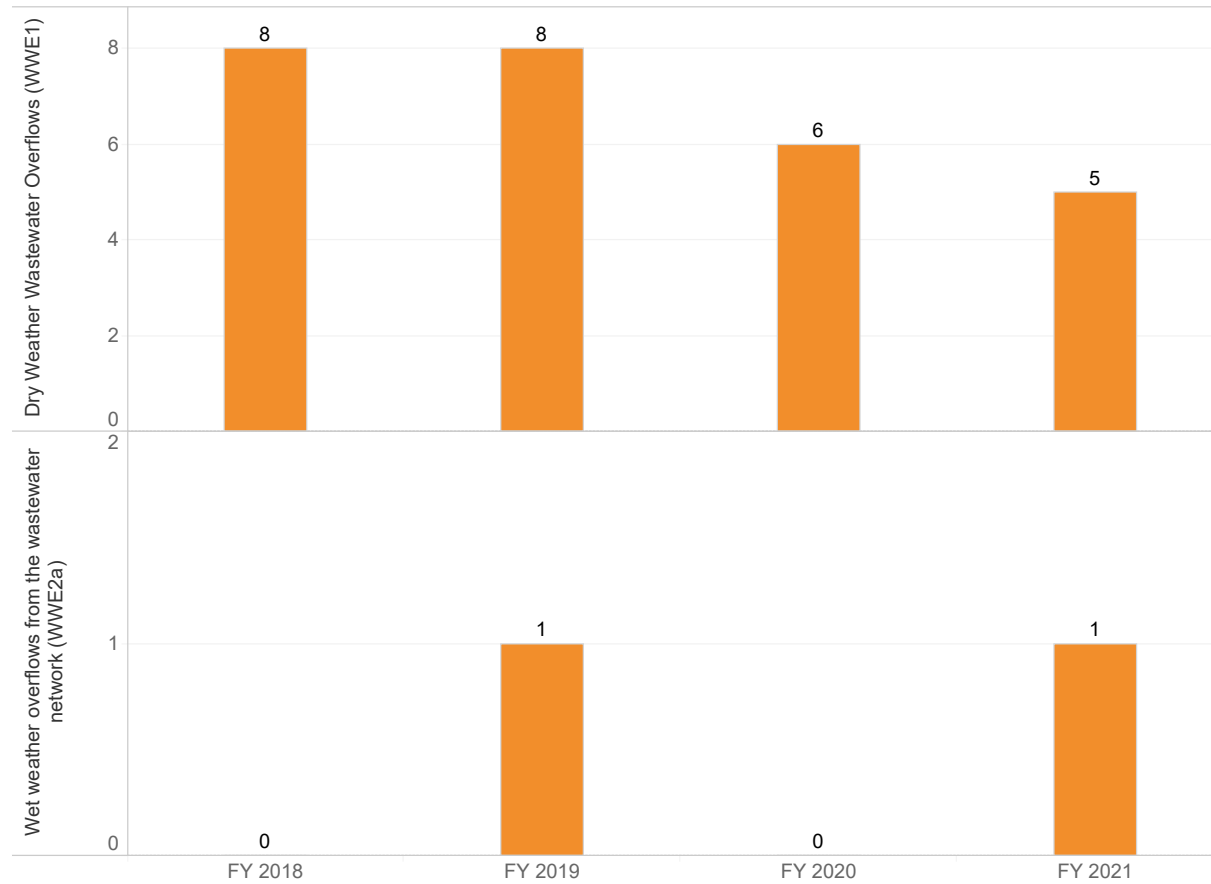
Confidence in data, from, 1: Very reliable, to, 5: Very uncertain



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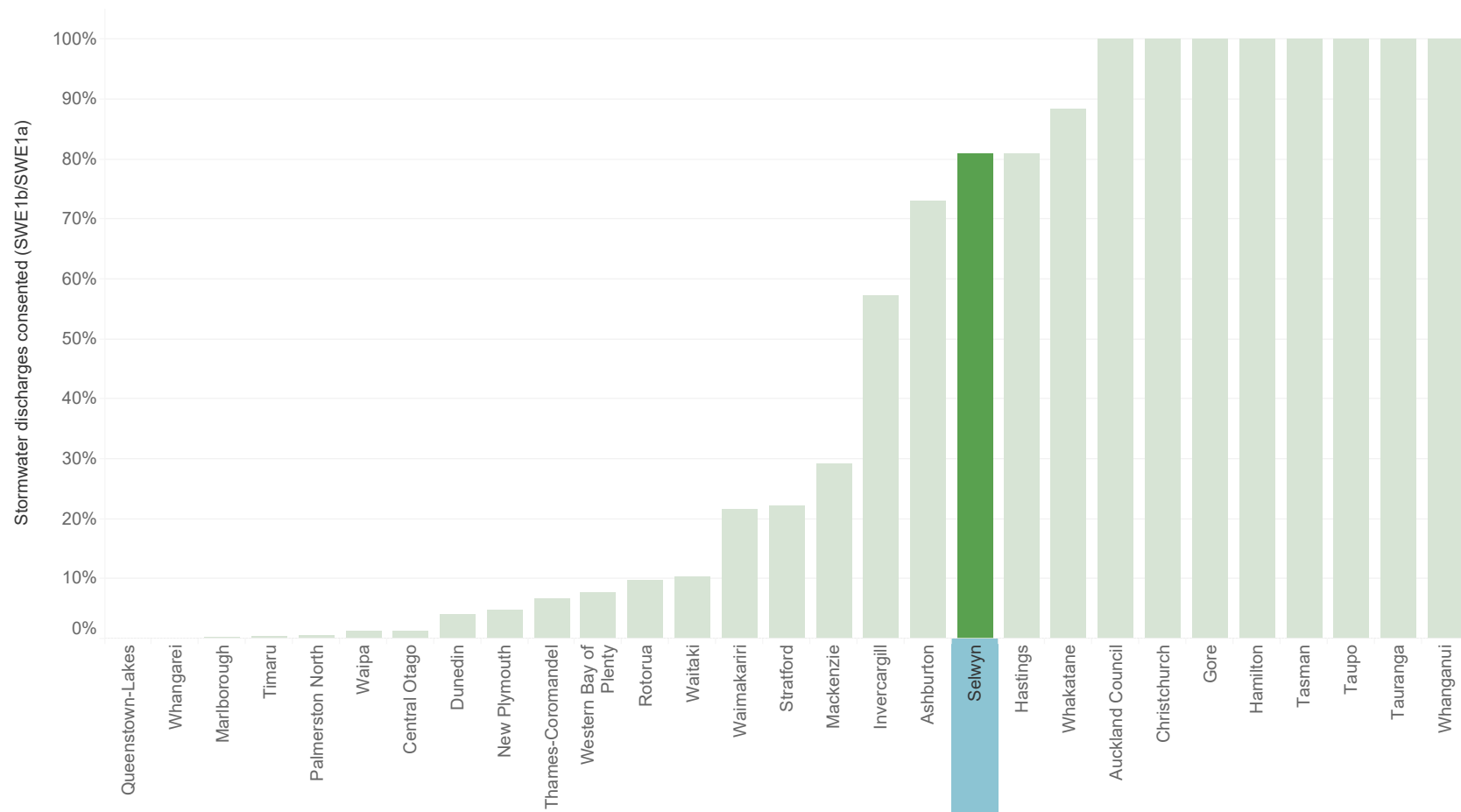
Overflows per year for your Council



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Proportion of stormwater discharges covered by a resource consent

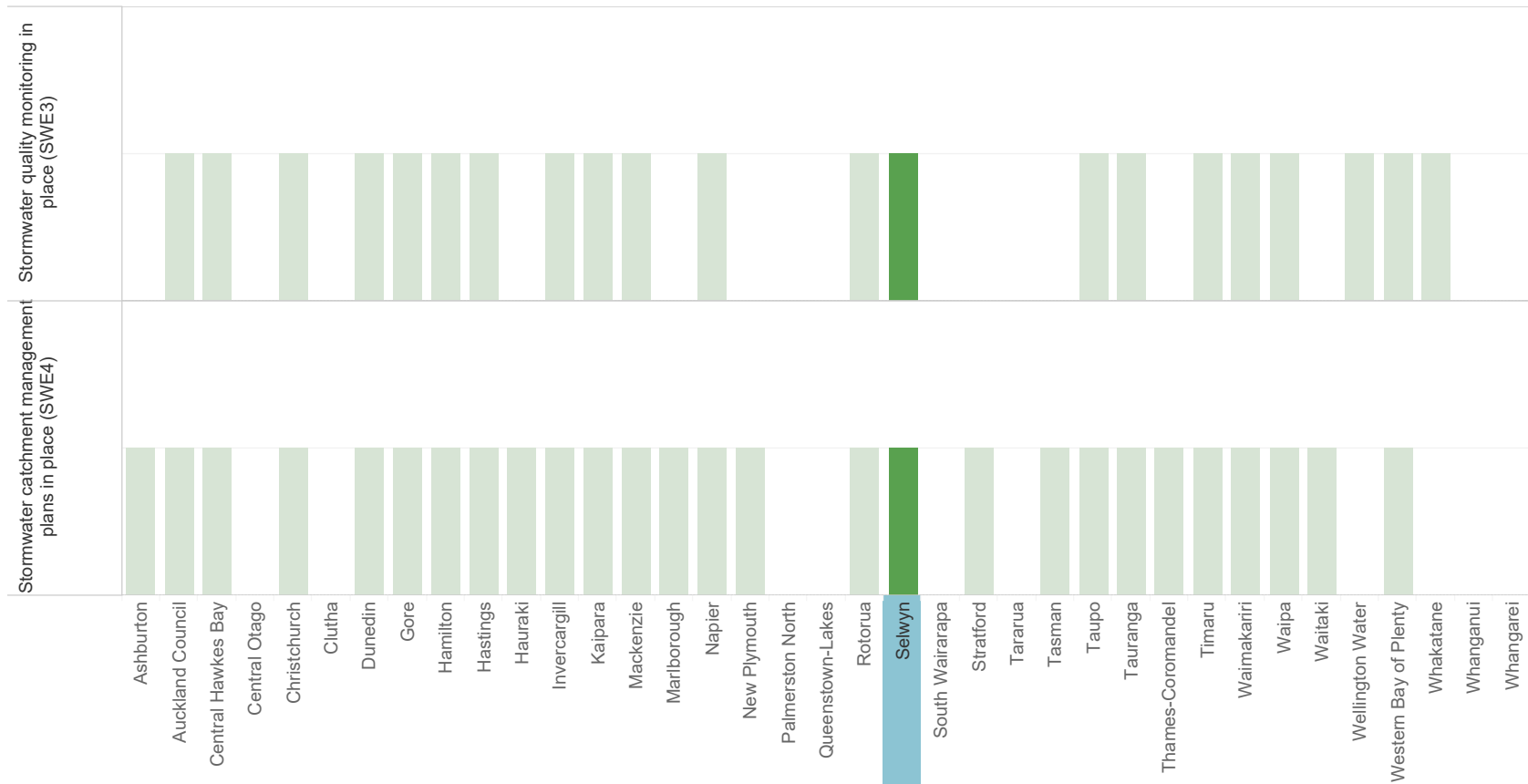


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Stormwater quality management actions in place

Rectangles illustrate organisations that have in place stormwater quality management plans and/or stormwater monitoring.

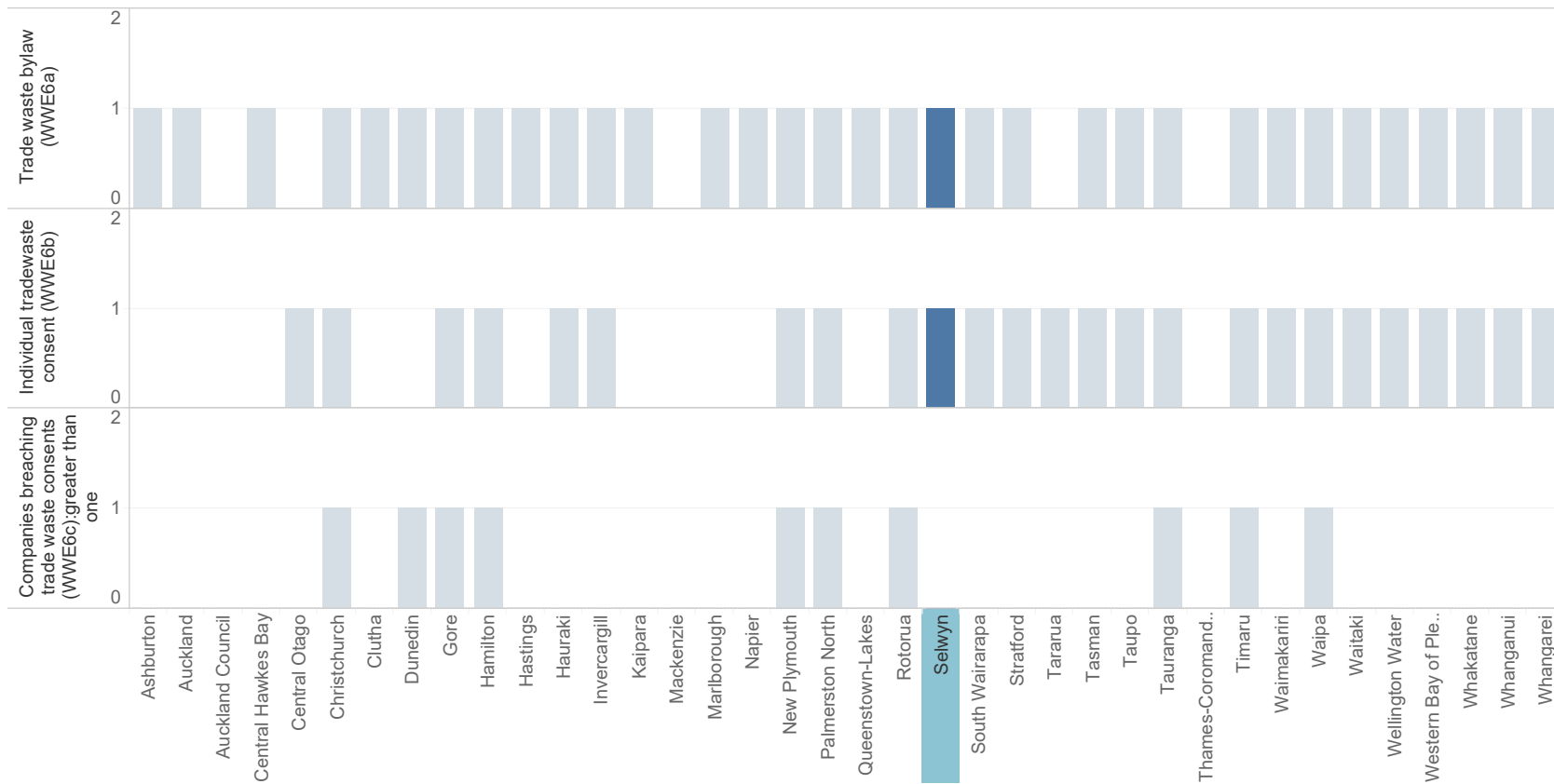


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Trade waste consents

Rectangles illustrate organisations that have in place trade waste management enforced through by laws and/or individual trade waste consents. It also shows if one or more companies have breach trade waste agreements.



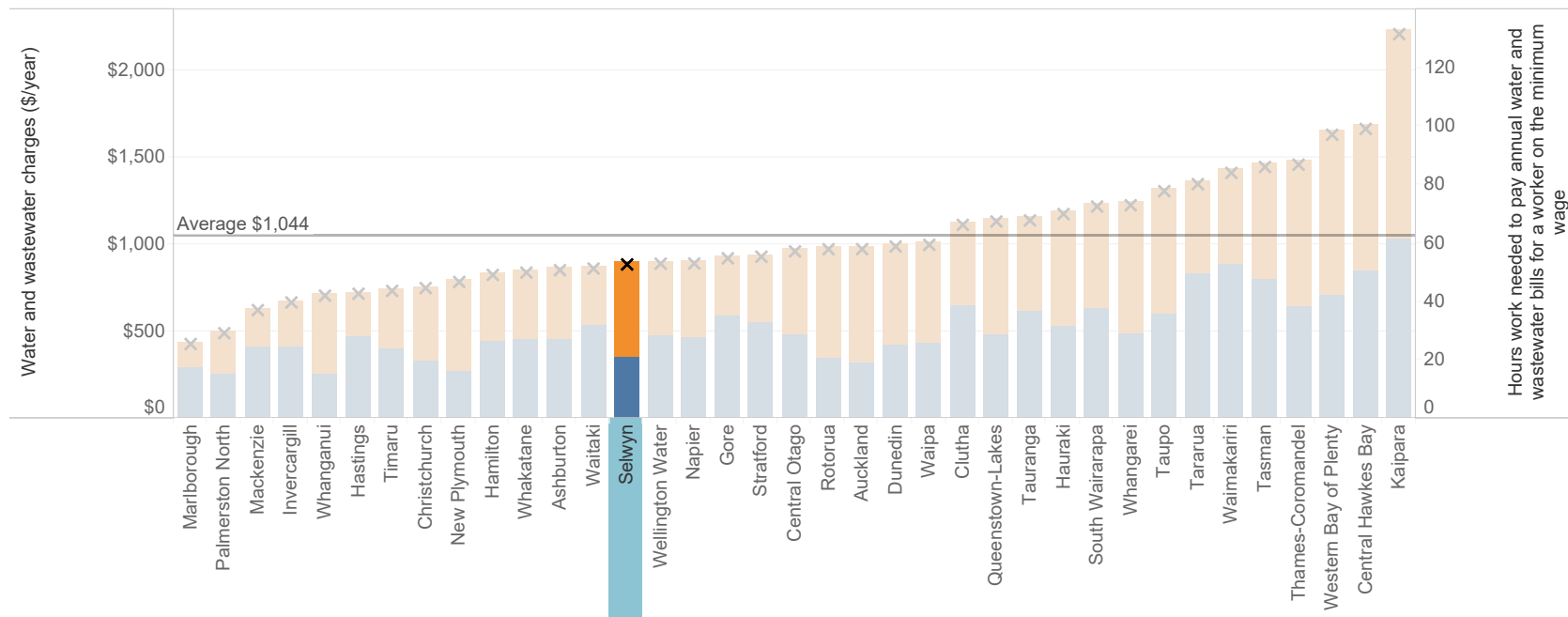
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Water and wastewater charges

Average annual residential water and wastewater charges for water usage of 200 cubic meters are shown on the primary axis. The number of hours worked on a minimum wage to finance those charges is shown on the secondary axis, and illustrated by a x.

- Average Annual Residential Wastewater Charge (WWS3)
- Average Residential Water Charge Based on 200 m3/yr (WSS9)

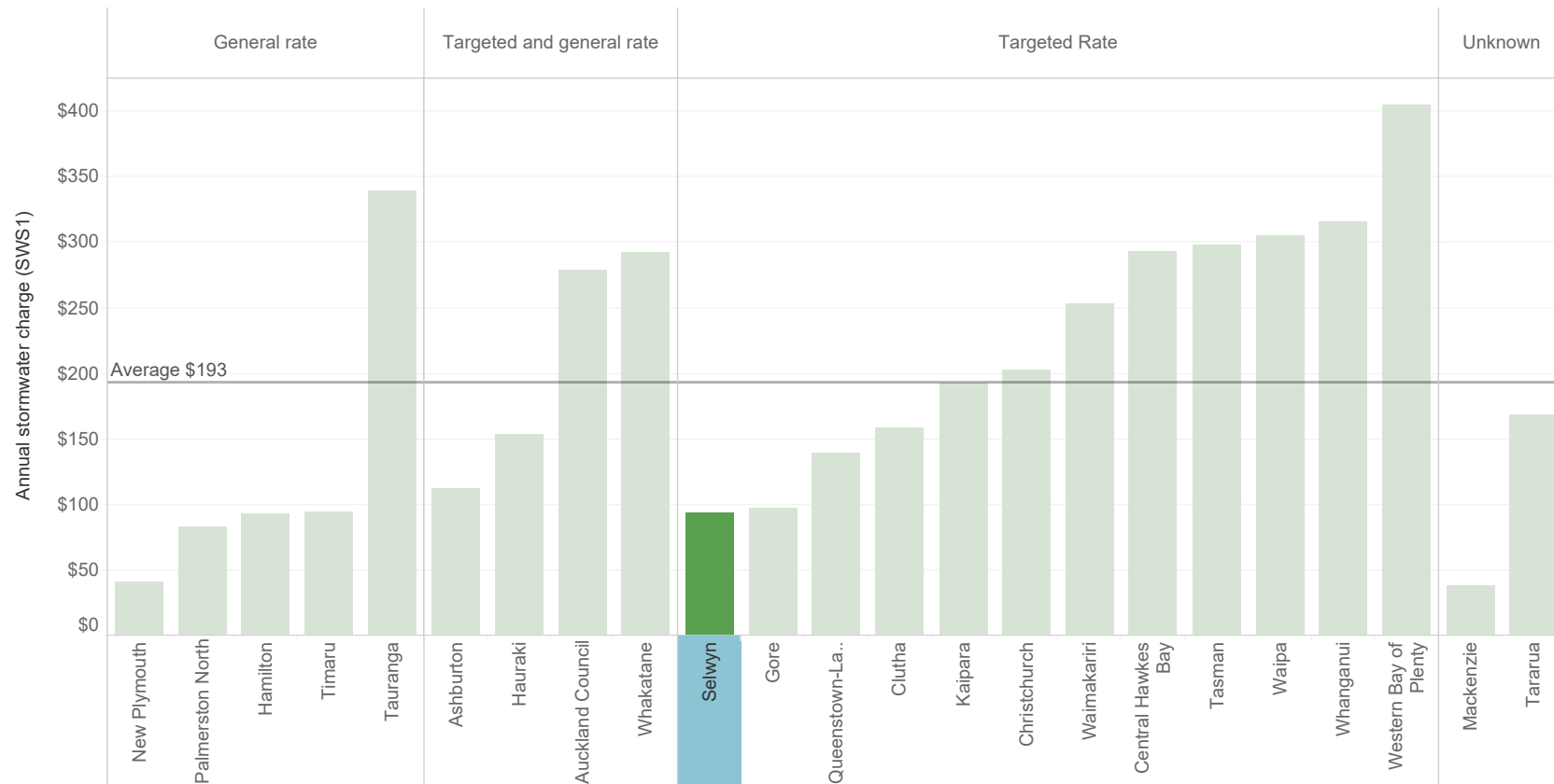


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Stormwater charge

Charges have been categorised by the rating approach used to charge for stormwater (SWS2). Where stormwater charges are based on property values average property values for the district as of January 2021 have been used to calculate the average charge.



2020-21 National Performance Review

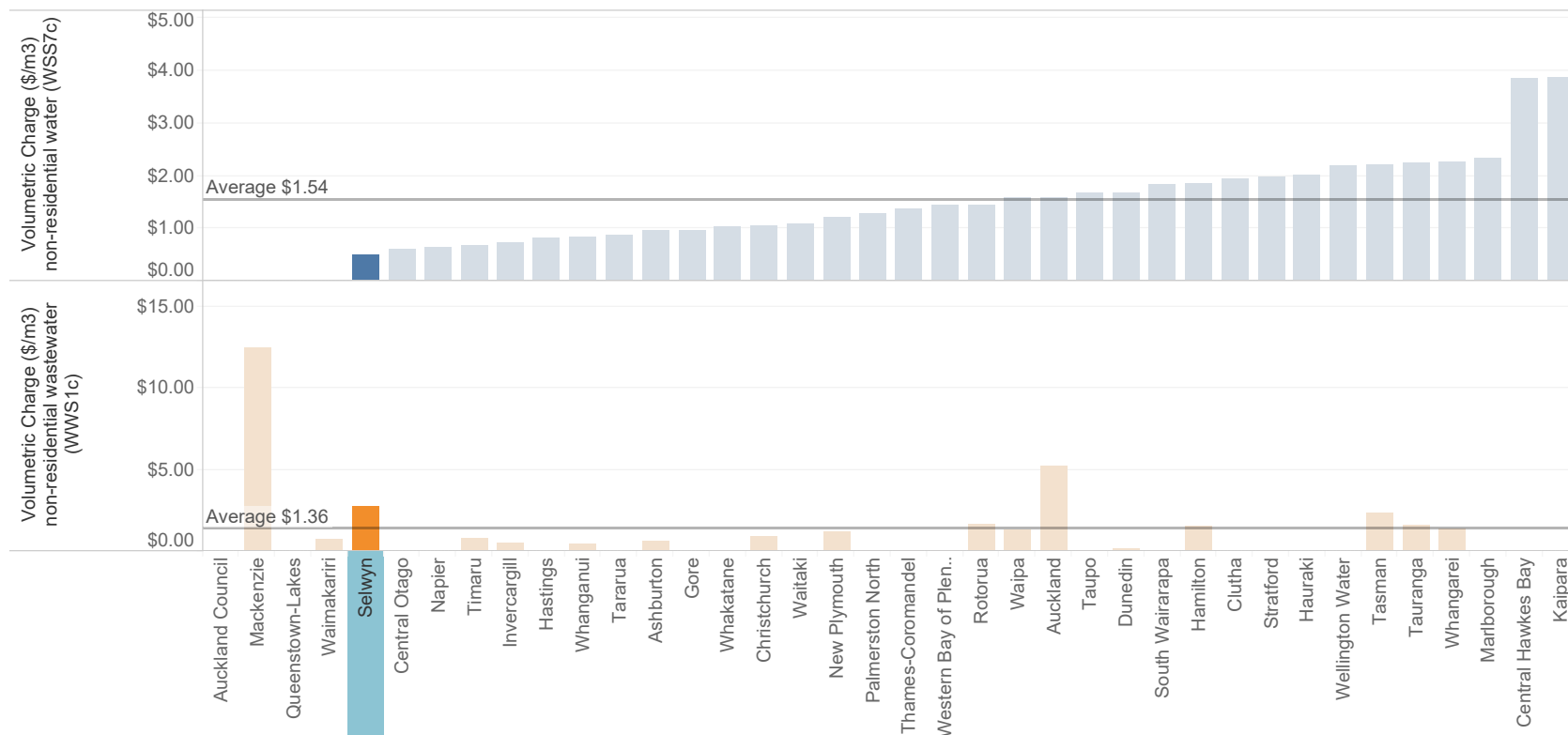
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Volumetric charges for non-residential customers

Fixed price components of charges for non-residential customers are not included here (in some regions this is the only charge).

Wastewater volumetric charges do not include contaminant-based charges.

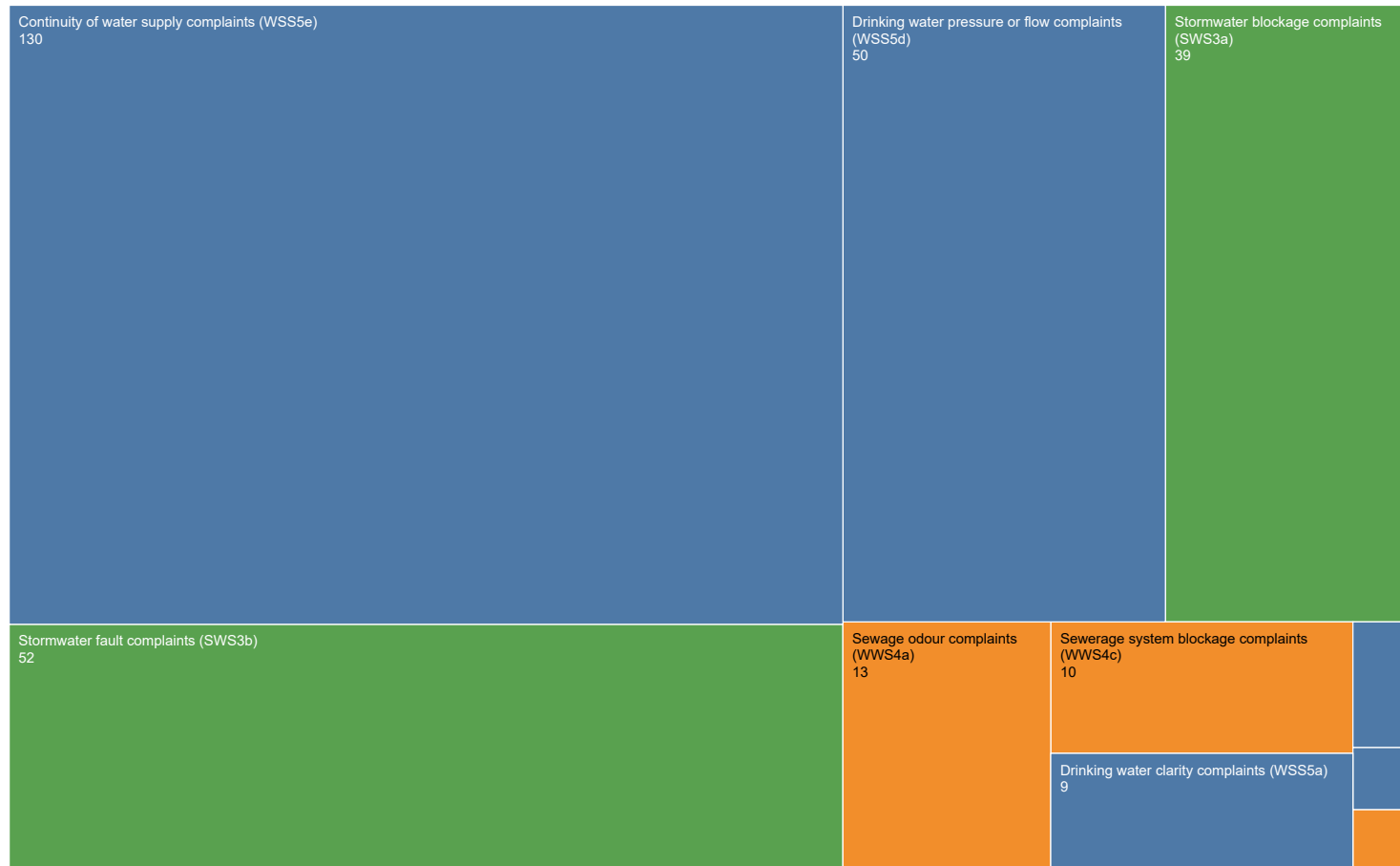
In some regions, volumetric charges vary across the district. In those instances, the most commonly applied charge has been selected.



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Water, wastewater and stormwater complaints at your Council

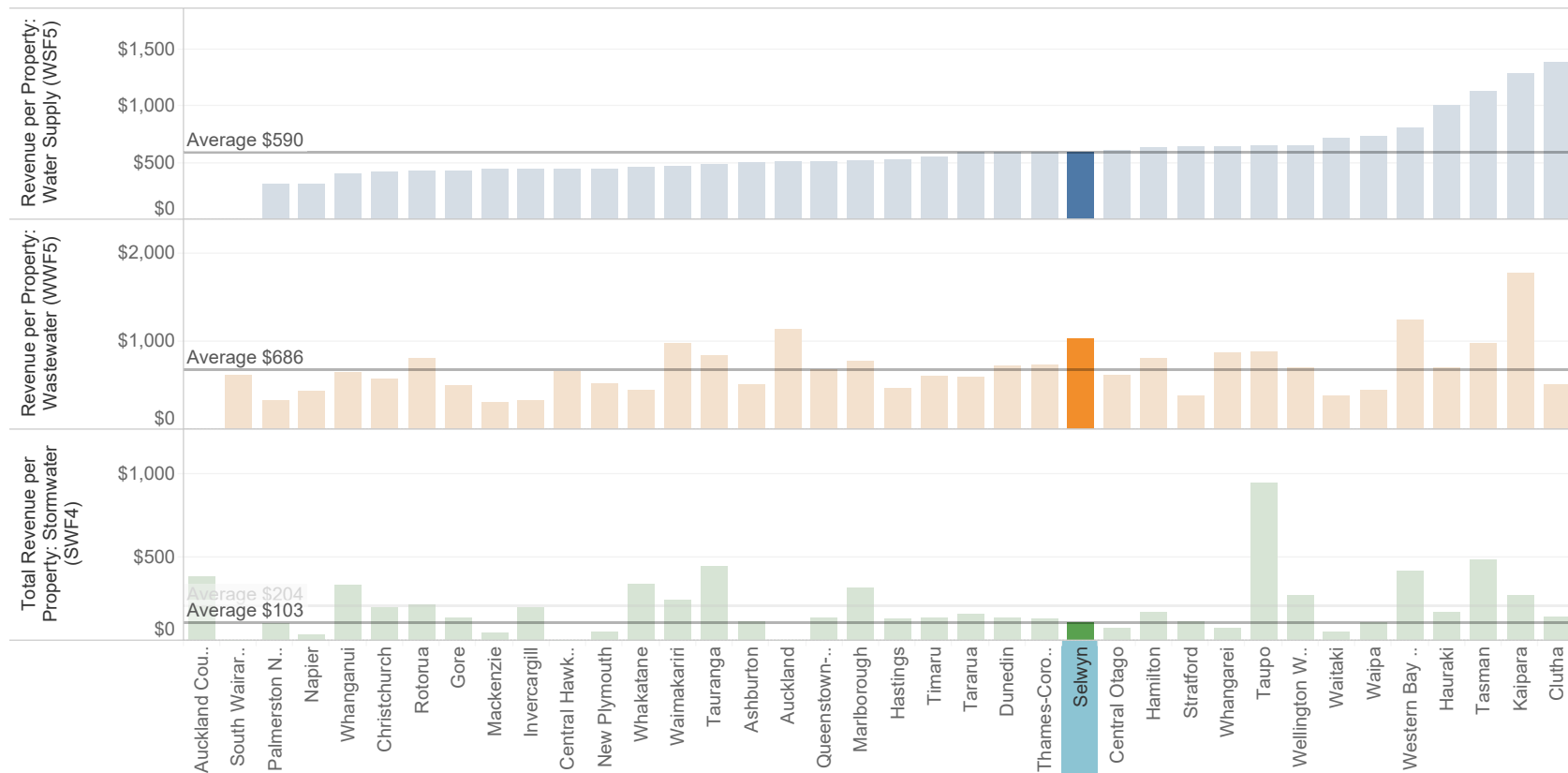


2020-21 National Performance Review

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	3
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Annual revenue per property connected to the network

Per-property revenue is skewed in areas where a high proportion of volume is attributable to non-residential customers.



2020-21 National Performance Review

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39
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Annual revenue per property connected to your network

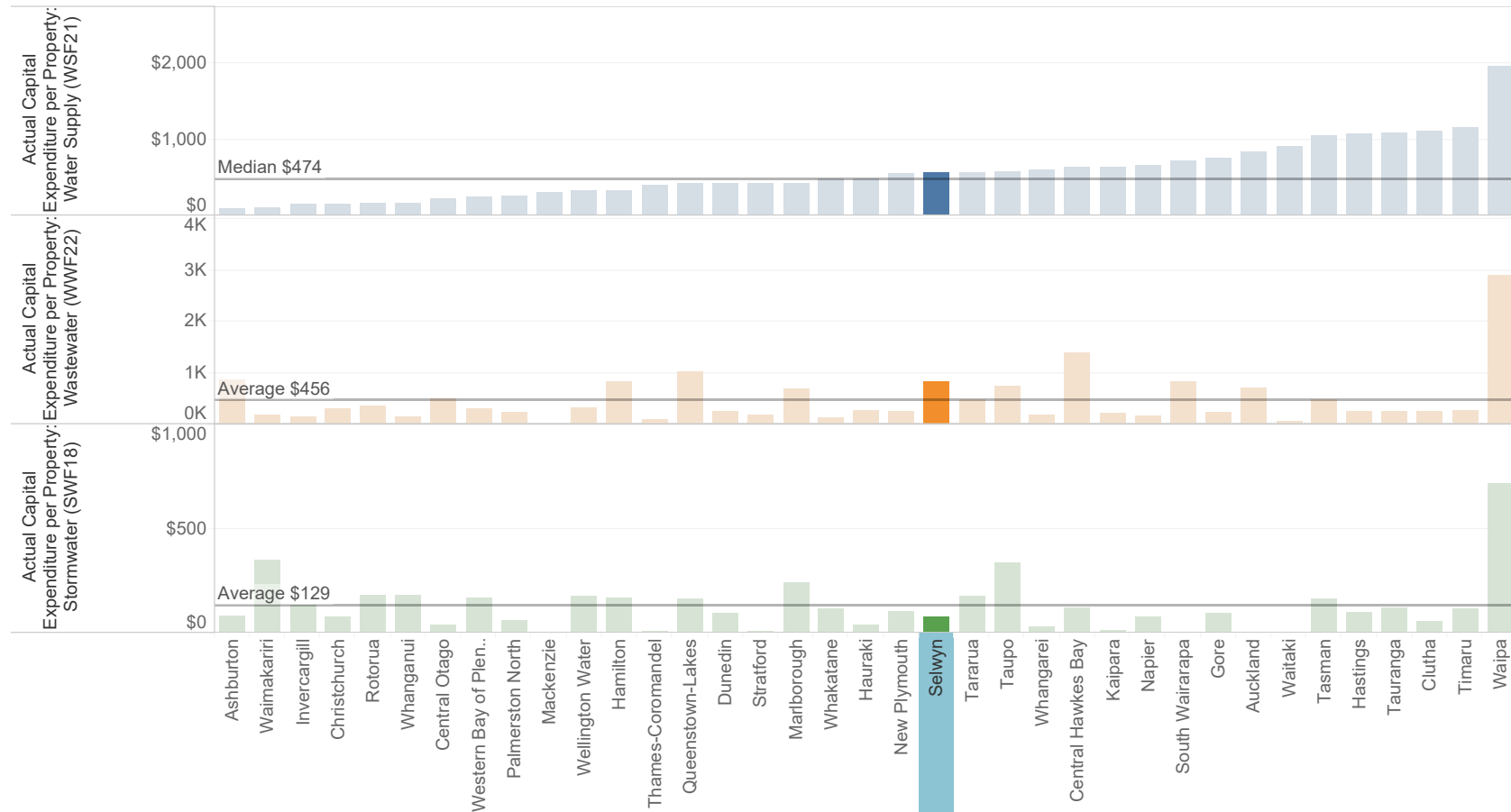
- Revenue per Property: Stormwater (SWF4)
- Revenue per Property: Wastewater (WWF5)
- Revenue per Property: Water Supply (WSF5)



2020-21 National Performance Review

2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
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Capital expenditure per property connected to the network



2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Capital expenditure per property connected to your network

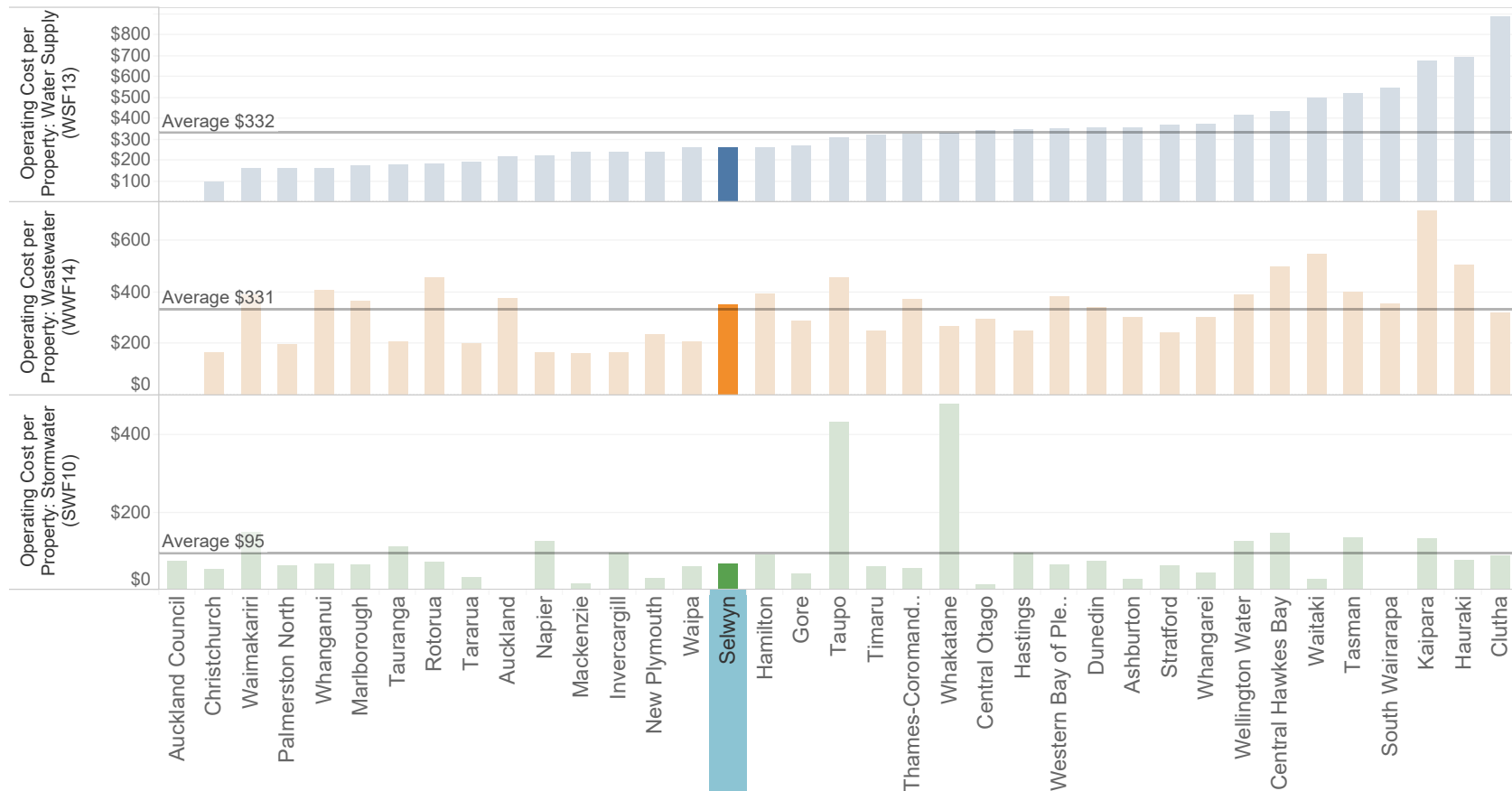
- Actual Capital Expenditure per Property: Water Supply (WSF21)
- Actual Capital Expenditure per Property: Wastewater (WWF22)
- Actual Capital Expenditure per Property: Stormwater (SWF18)



2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Operational expenditure per property connected to the network

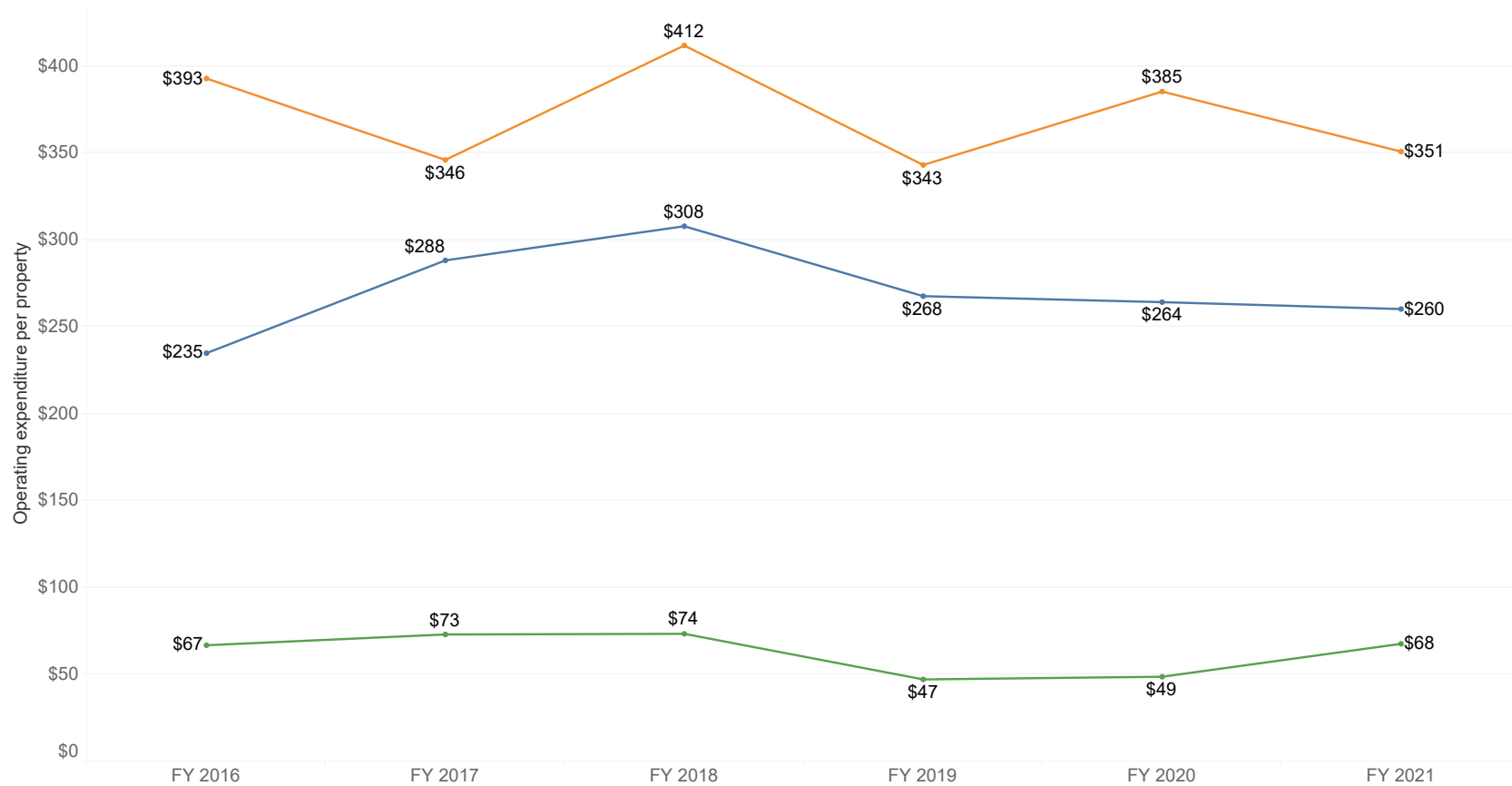


2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Operational expenditure per property connected to your network

- Operating Cost per Property: Water Supply (WSF13)
- Operating Cost per Property: Wastewater (WWF14)
- Operating Cost per Property: Stormwater (SWF10)



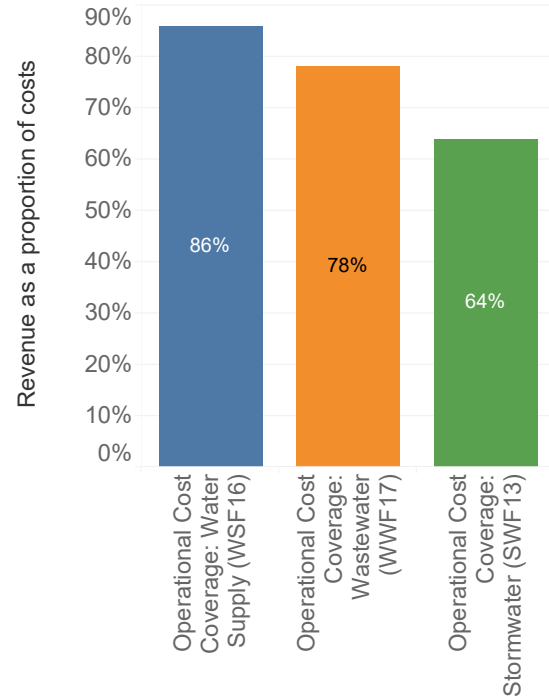
2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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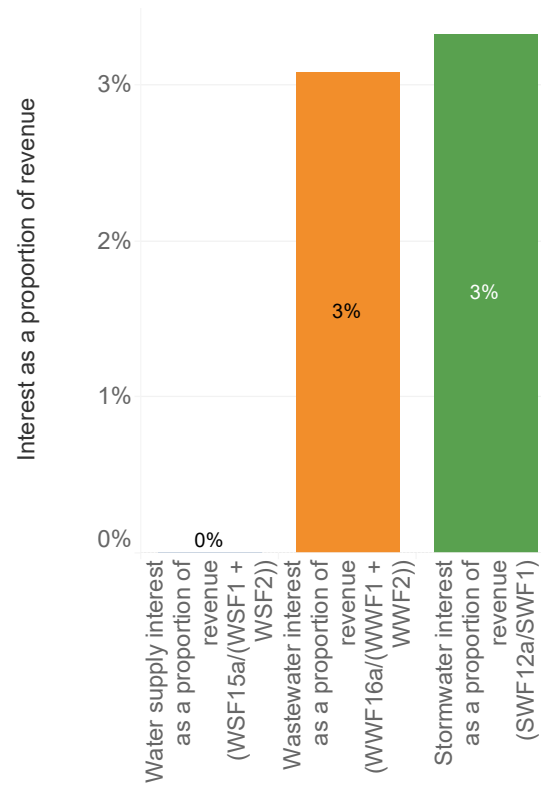
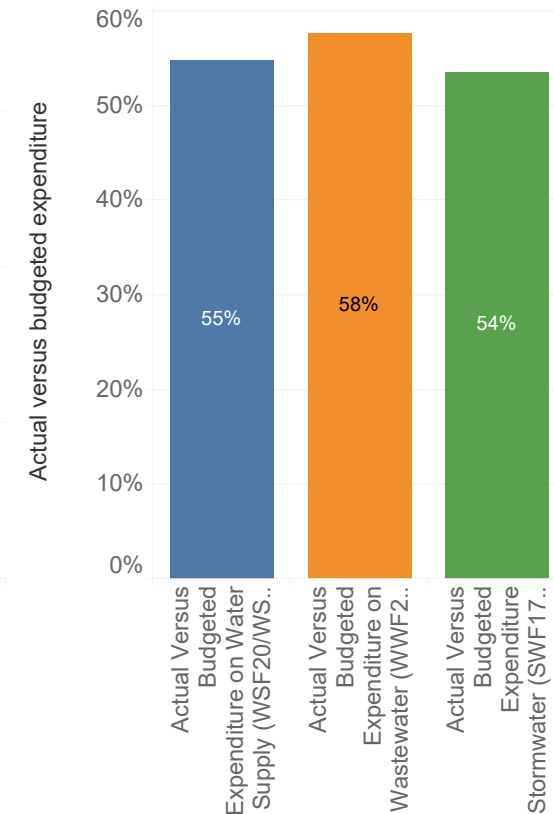
Financial benchmarks for your Council's water services

Cost coverage

Revenue over operational costs including interest payments and depreciation. Costs related to capital expenditure have not been included.

**Debt Servicing**

Interest as a proportion of revenue

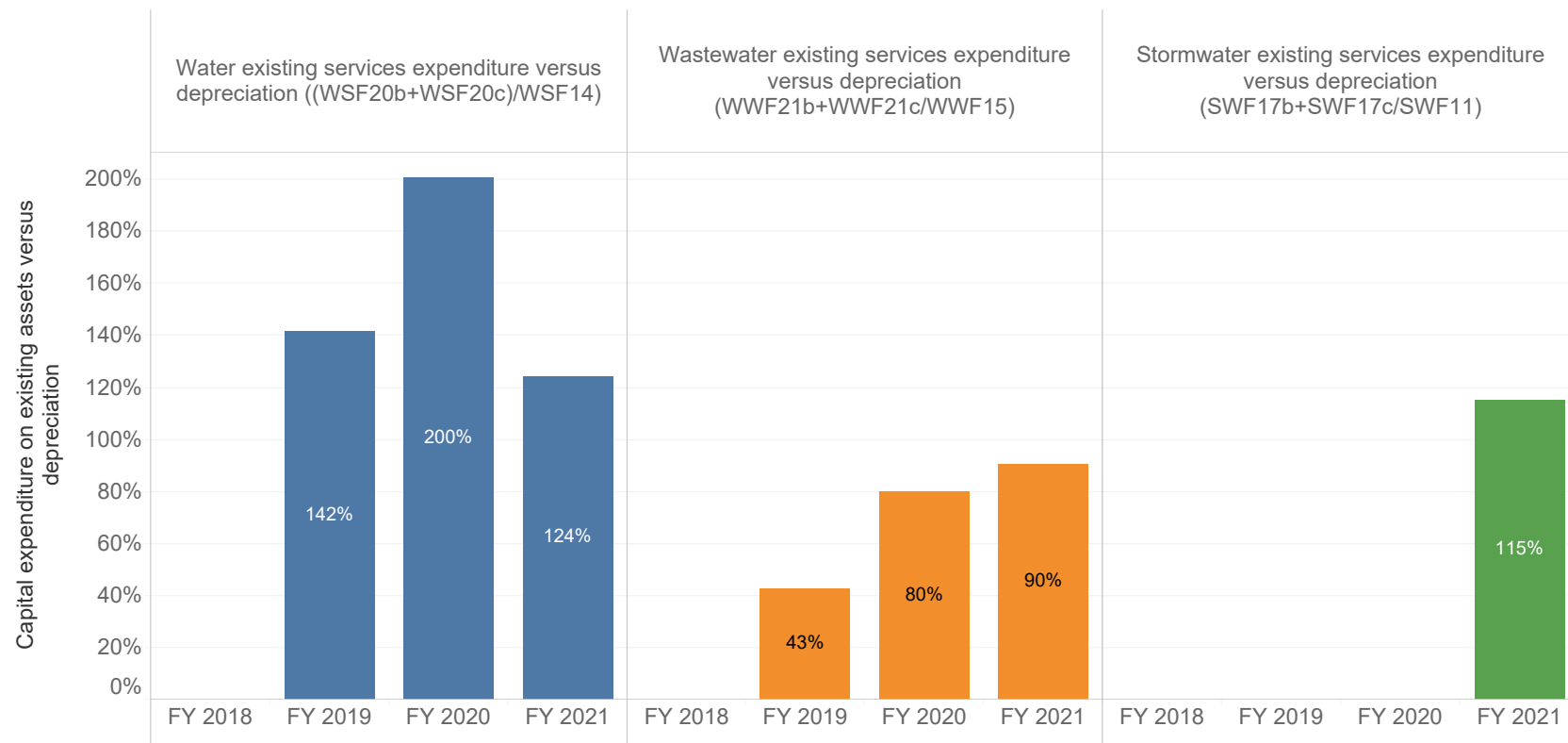
**Actual versus budgeted expenditure**

2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Capital expenditure to replace existing assets as a proportion of depreciation at your Council

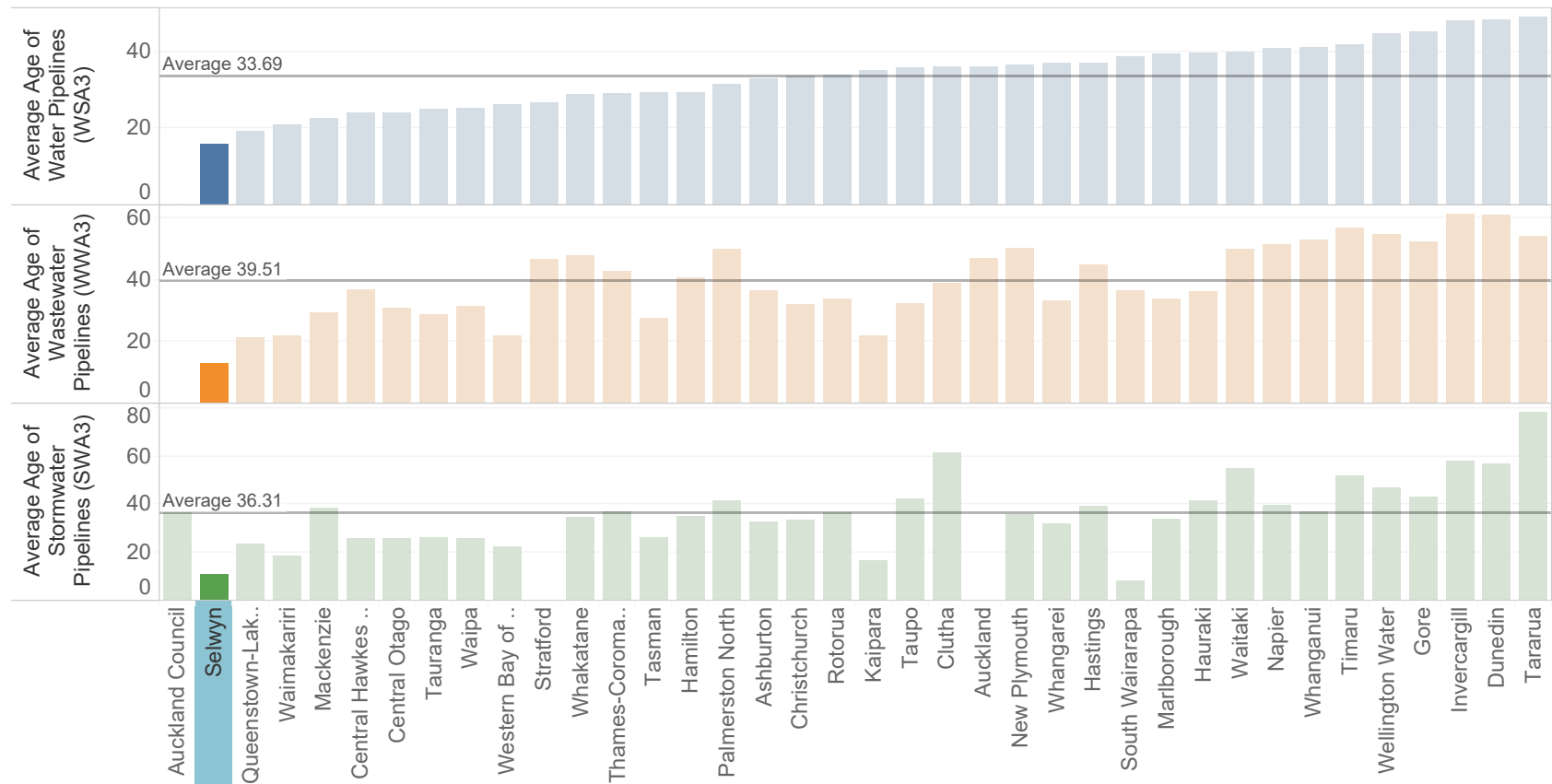
Capital expenditure on existing assets should equal depreciation over time (i.e. 100%) for service levels to be maintained. Theoretically if capital expenditure on the replacement of existing assets consistently exceeds depreciation costs (i.e. greater than 100%), service levels would be expected to improve. Conversely, where capital expenditure is consistently less than depreciation (i.e. less than 100%) service levels would be expected to decrease.



2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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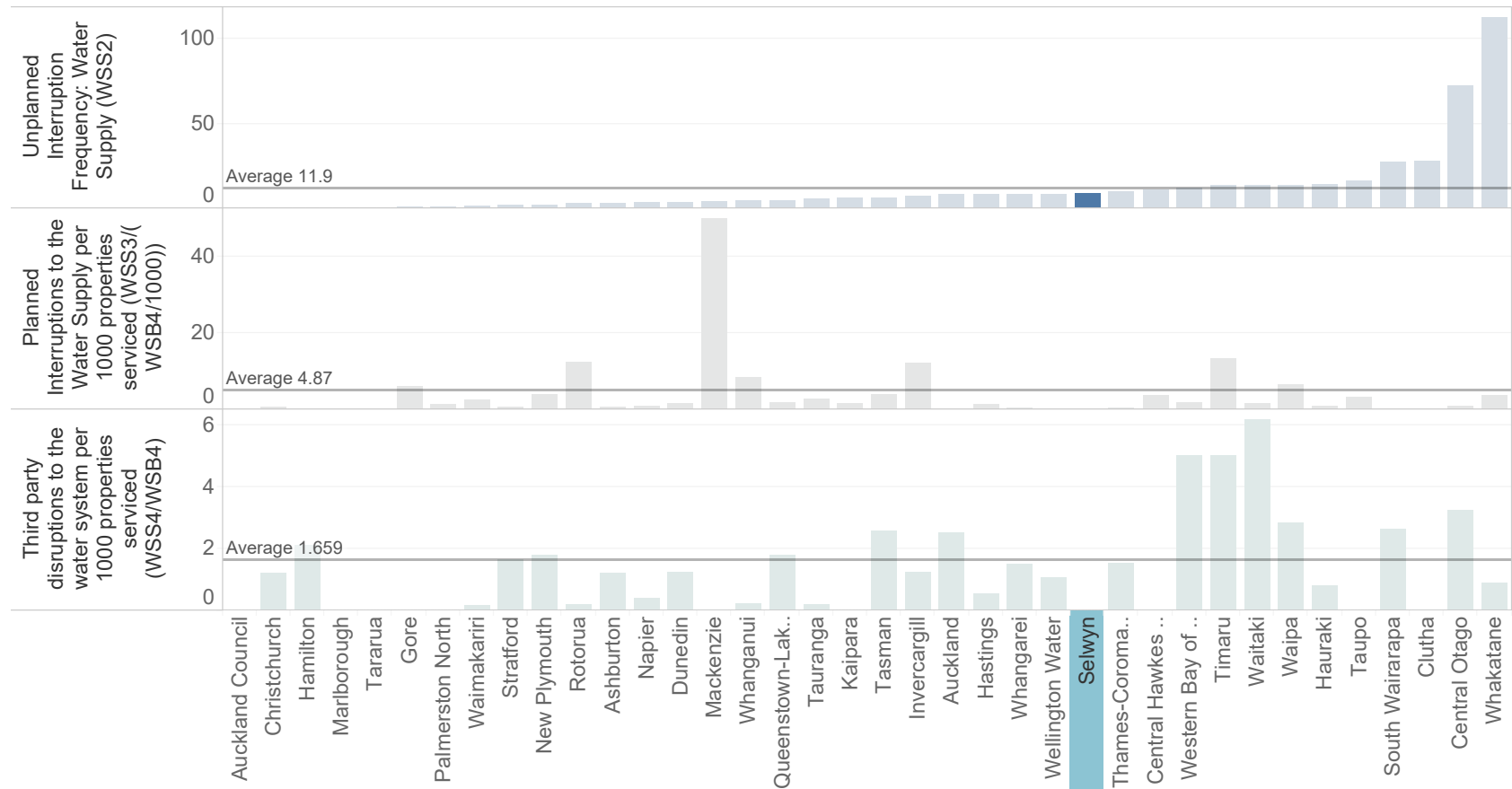
Average pipe age (years)



2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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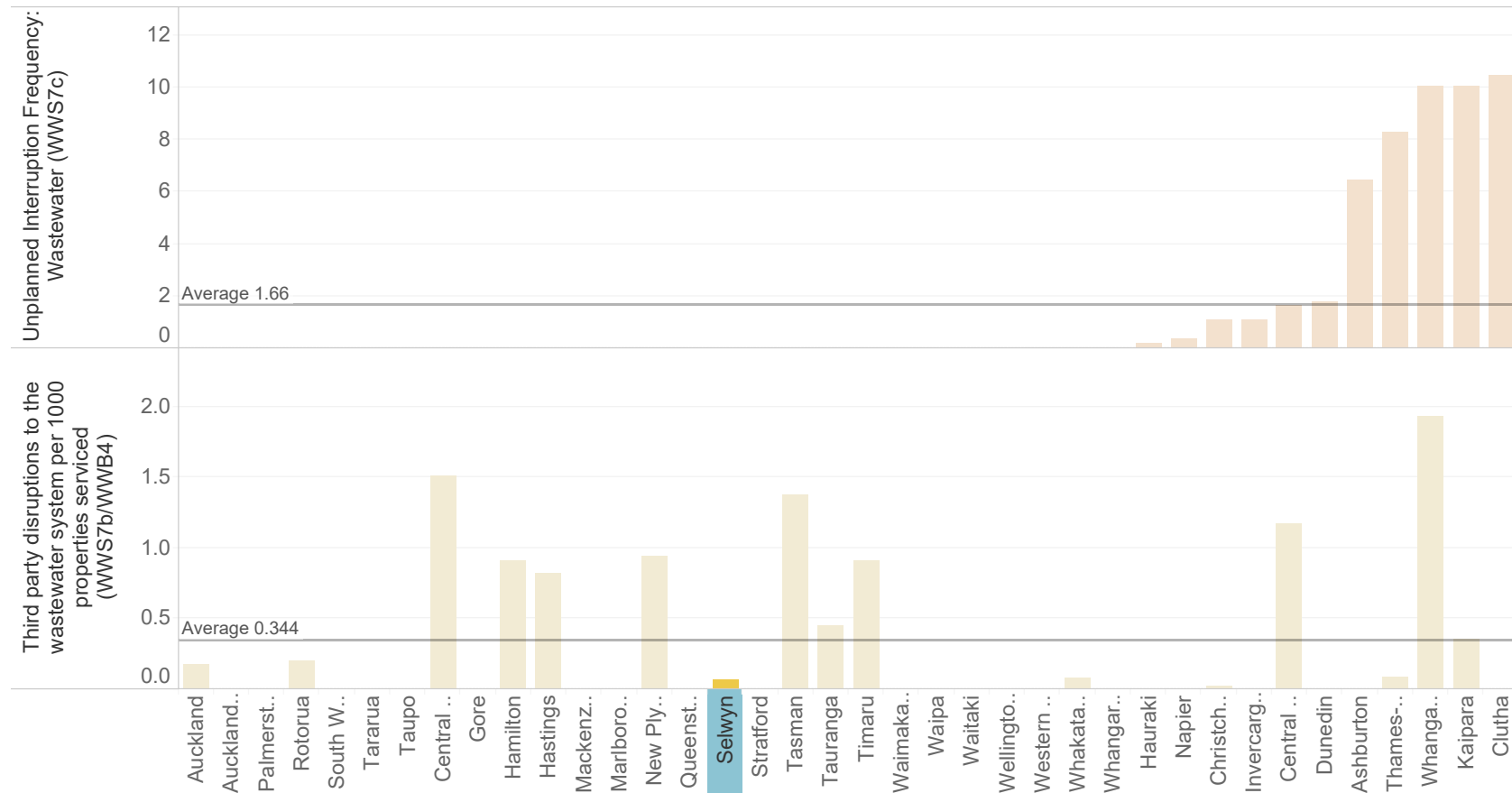
Water supply interruptions per 1000 serviced properties



2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Wastewater interruptions per 1000 serviced properties




2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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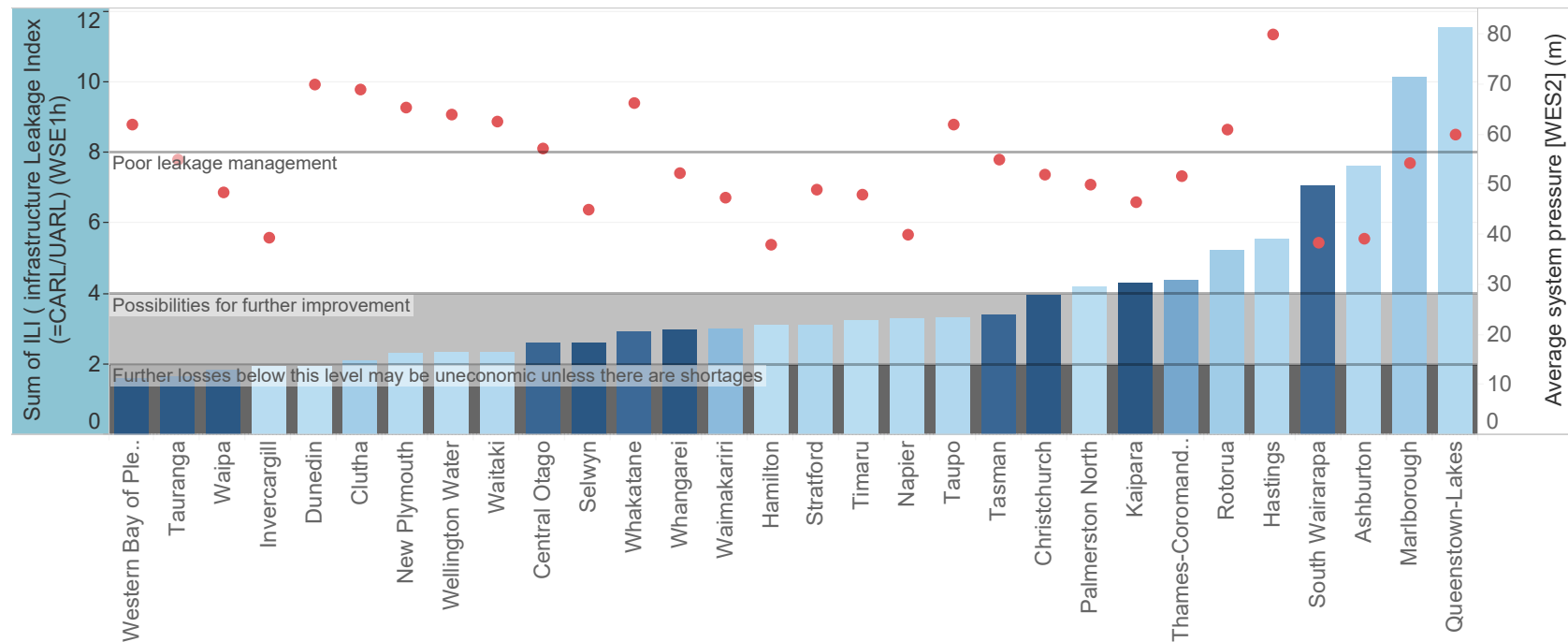
Water loss indicated by the Infrastructure Leakage Index

Percentage of residential connections with meters (WSA9a/WSB2)

0%  100%

The Infrastructure leakage index is a non-dimensional performance indicator used for comparing the operational management of real water losses. It is the ratio of *Current Annual Real Losses* to *Unavailable Annual Real Losses*. Corresponding performance bands, contained in *Water New Zealand, Water Loss Guidelines, 2010* are shown on the figure.

Infrastructure leakage indicators, shown on bars, have been colour scaled based on levels of residential metering, as this affects the accuracy of water loss calculations. Average system pressure, in m head, is indicated using the red dots, as this has a large bearing on water loss.

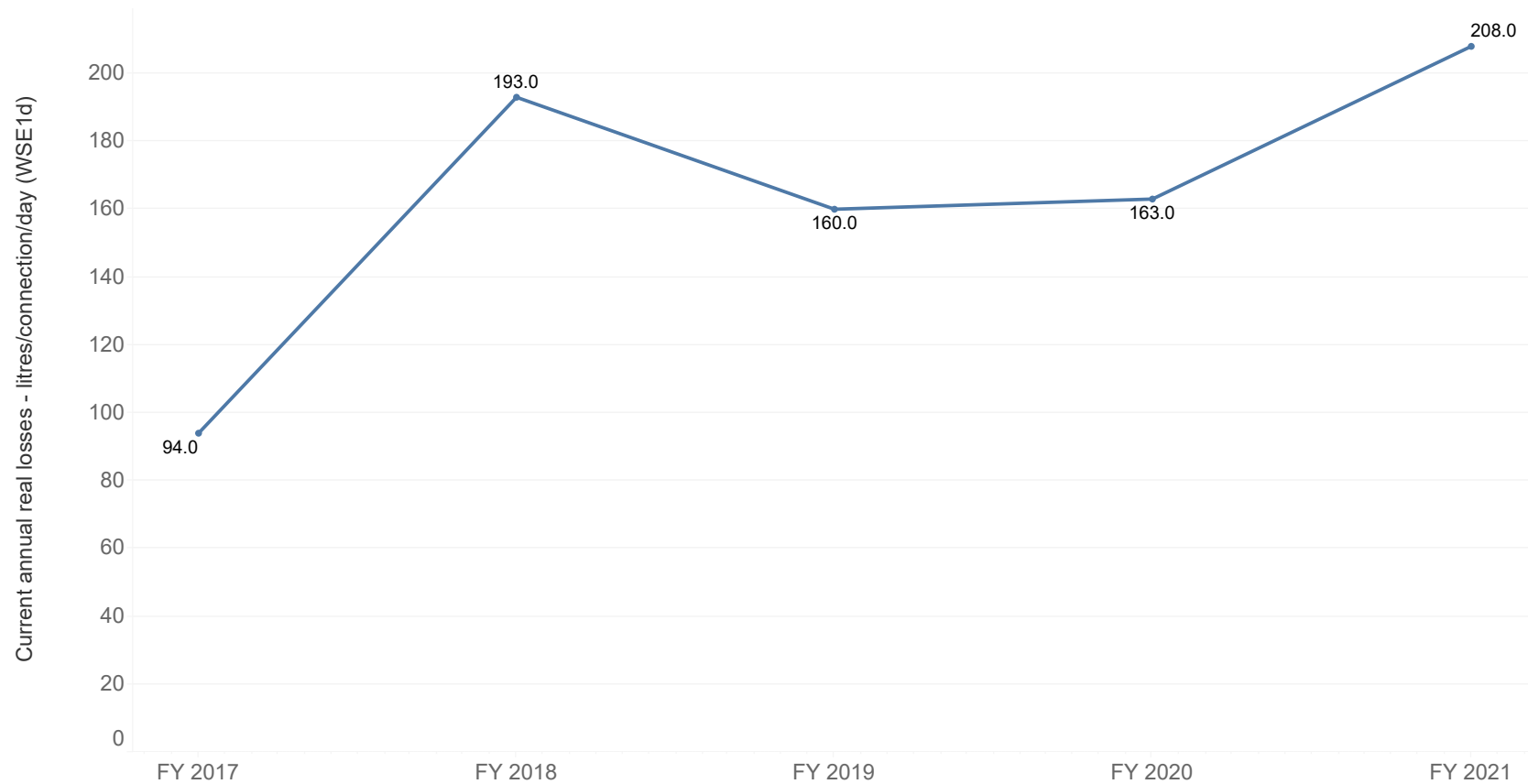


2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Water loss indicated by current annual real losses (litres/property/day)

This is a measure of water losses resulting from mains leakage, leakage and overflows at service resevoirs and leakage on service connections up the street boundary.



2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Energy intensity of water and wastewater networks

Gigajoules per megalitre of water supplied (WSE3a) or wastewater collected (WWE5b).
Colour scales illustrate confidence in data provided.

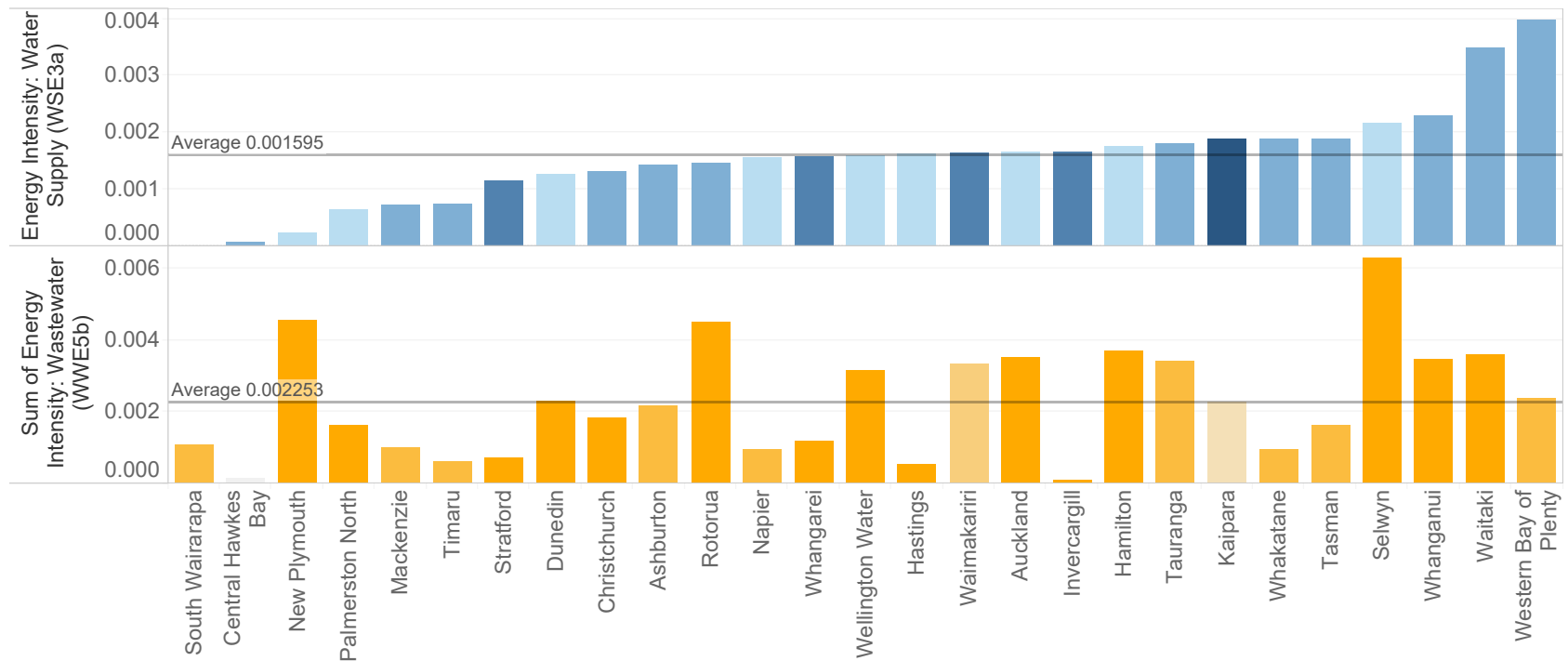
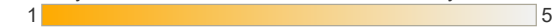
Confidence in water supply energy use data (WSE3)

1: Very reliable 4: Uncertain



Confidence in wastewater energy use data (WWE5a)

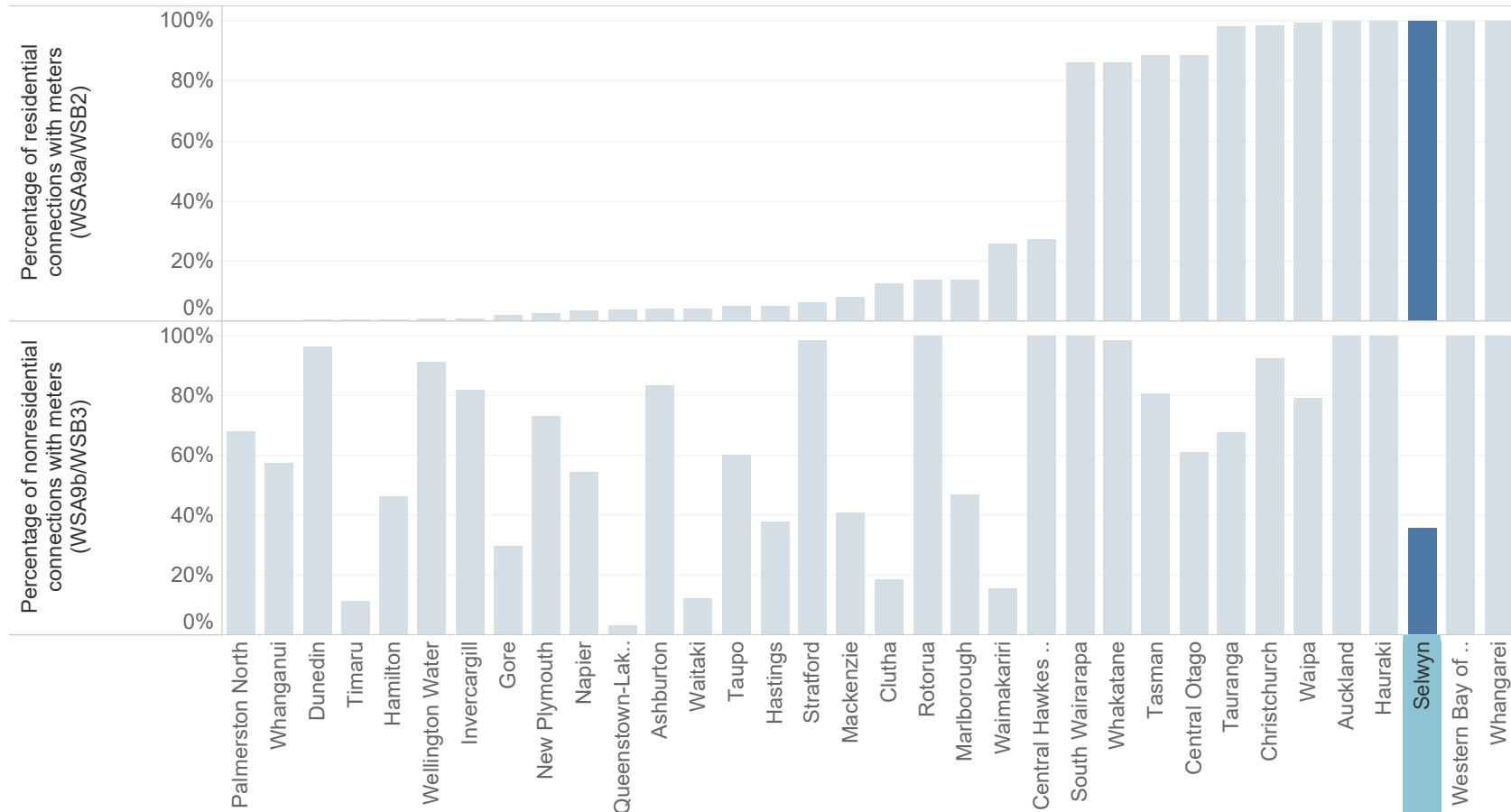
1: Very reliable 5: Very uncertain



2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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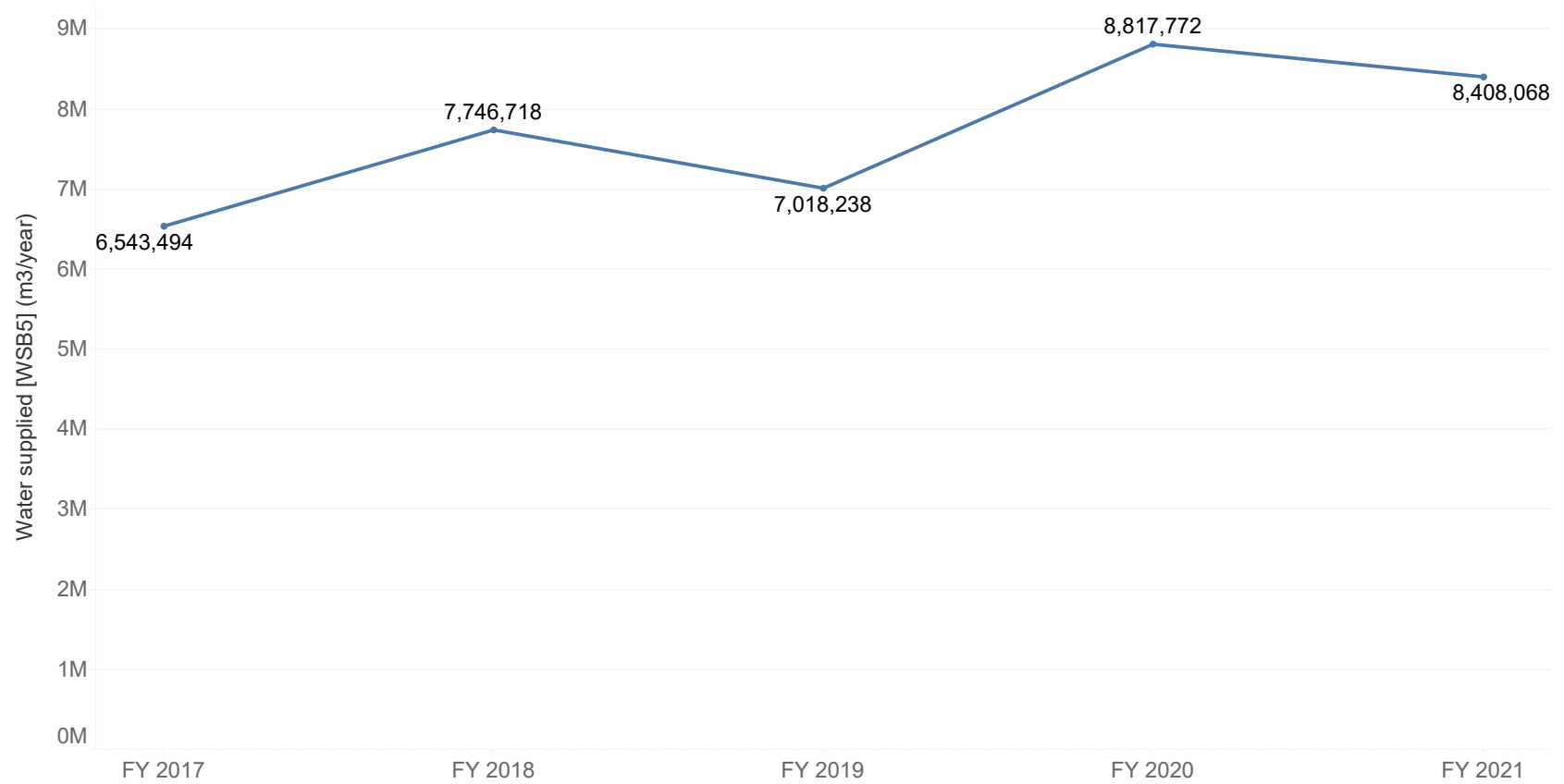
Percentage of residential properties with water meters



2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Water supplied to your network in cubic meters



2020-21 National Performance Review

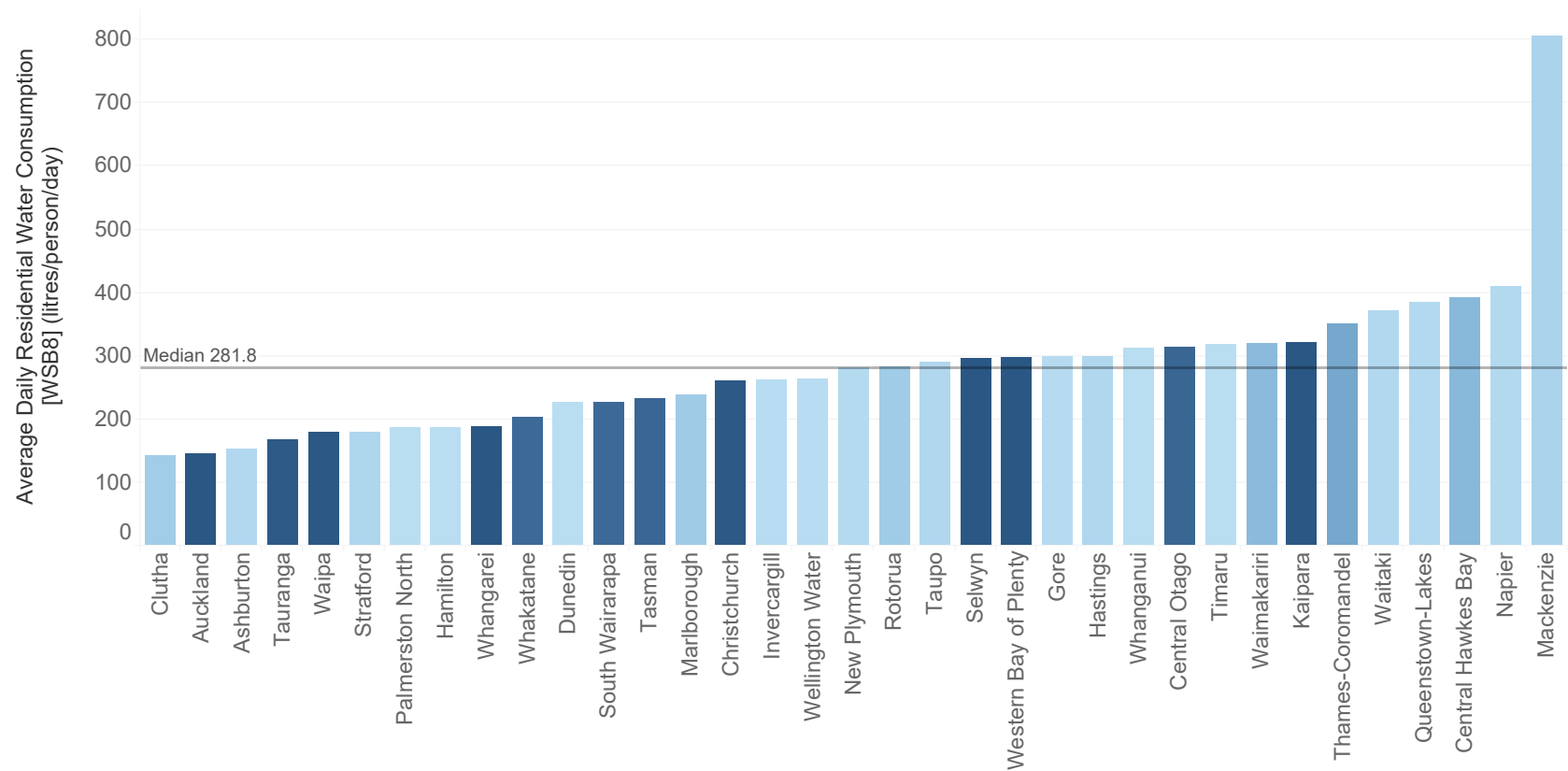
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Average daily residential water use (litres/person/day)

Bars are colour coded according to the proportion of the network that has residential water metering.

Percentage of residential connections with meters
(WSA9a/WSB2)

0% 100%



2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Average daily residential water consumption trend in your district

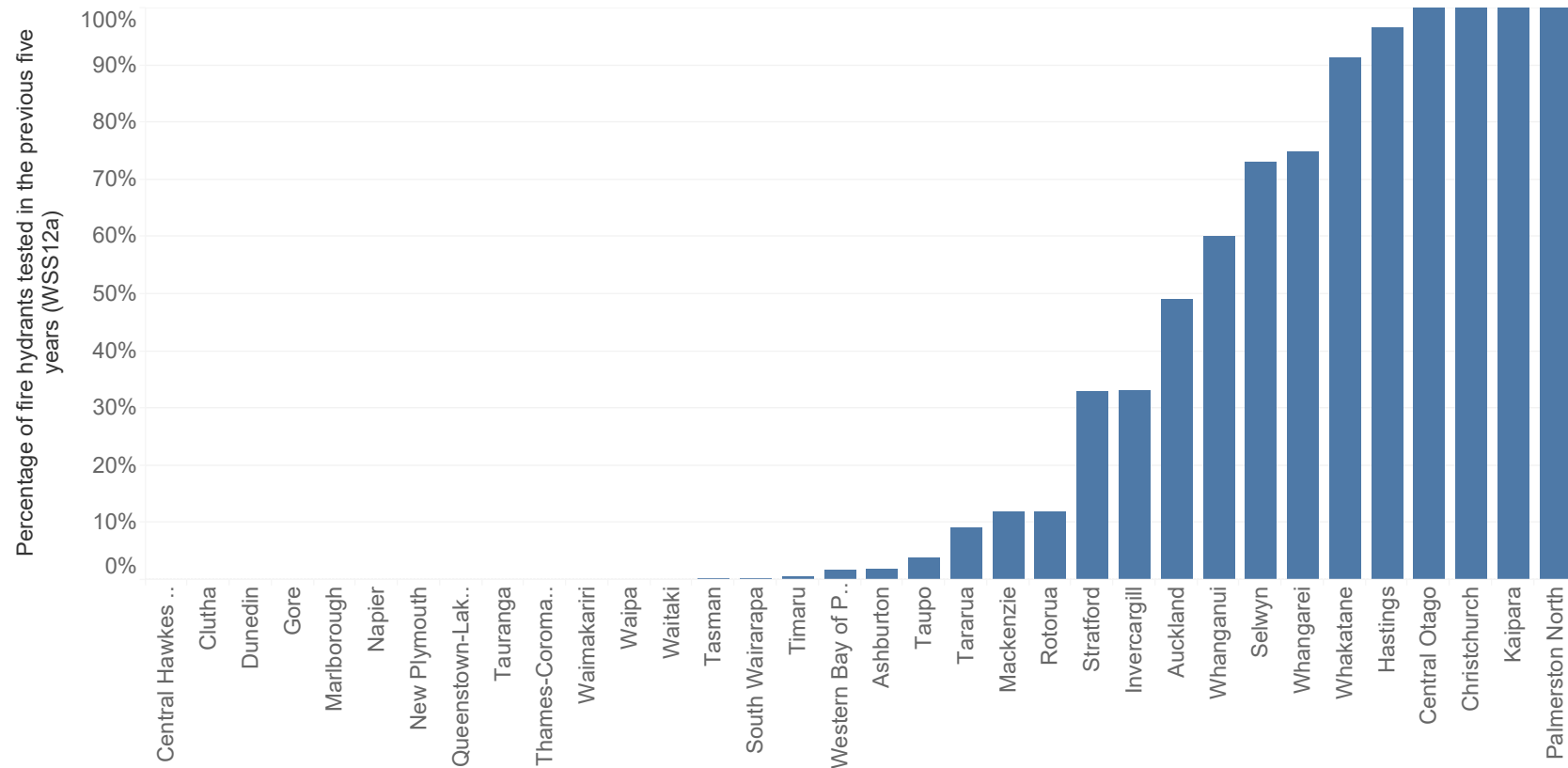


2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Proportion of fire hydrants tested over five years against the *New Zealand Fire Service Firefighting Water Supplies Code of Practice*

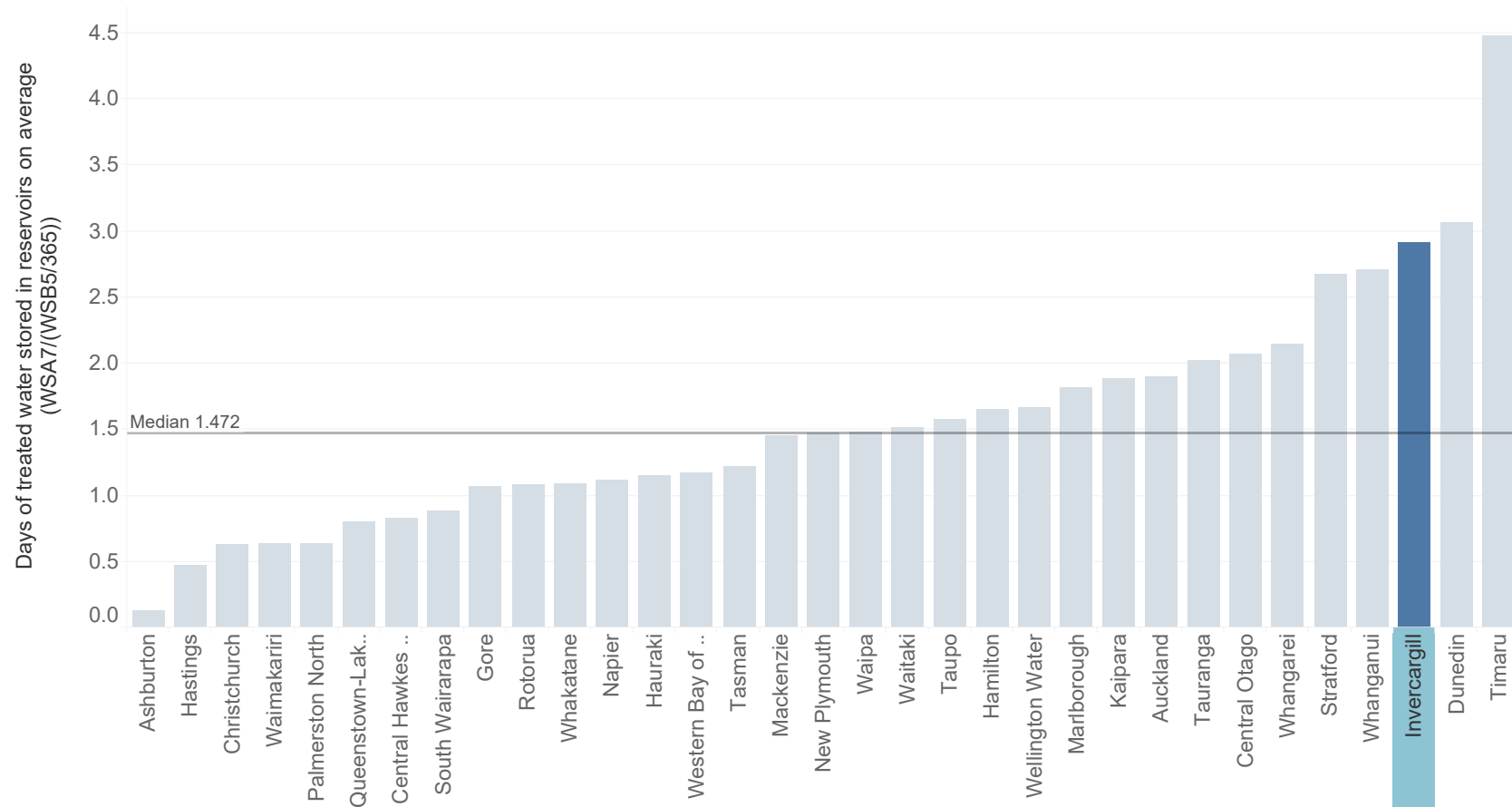
The Code specifies that all hydrants should be inspected and flushed every five years by an approved tester.



2020-21 National Performance Review

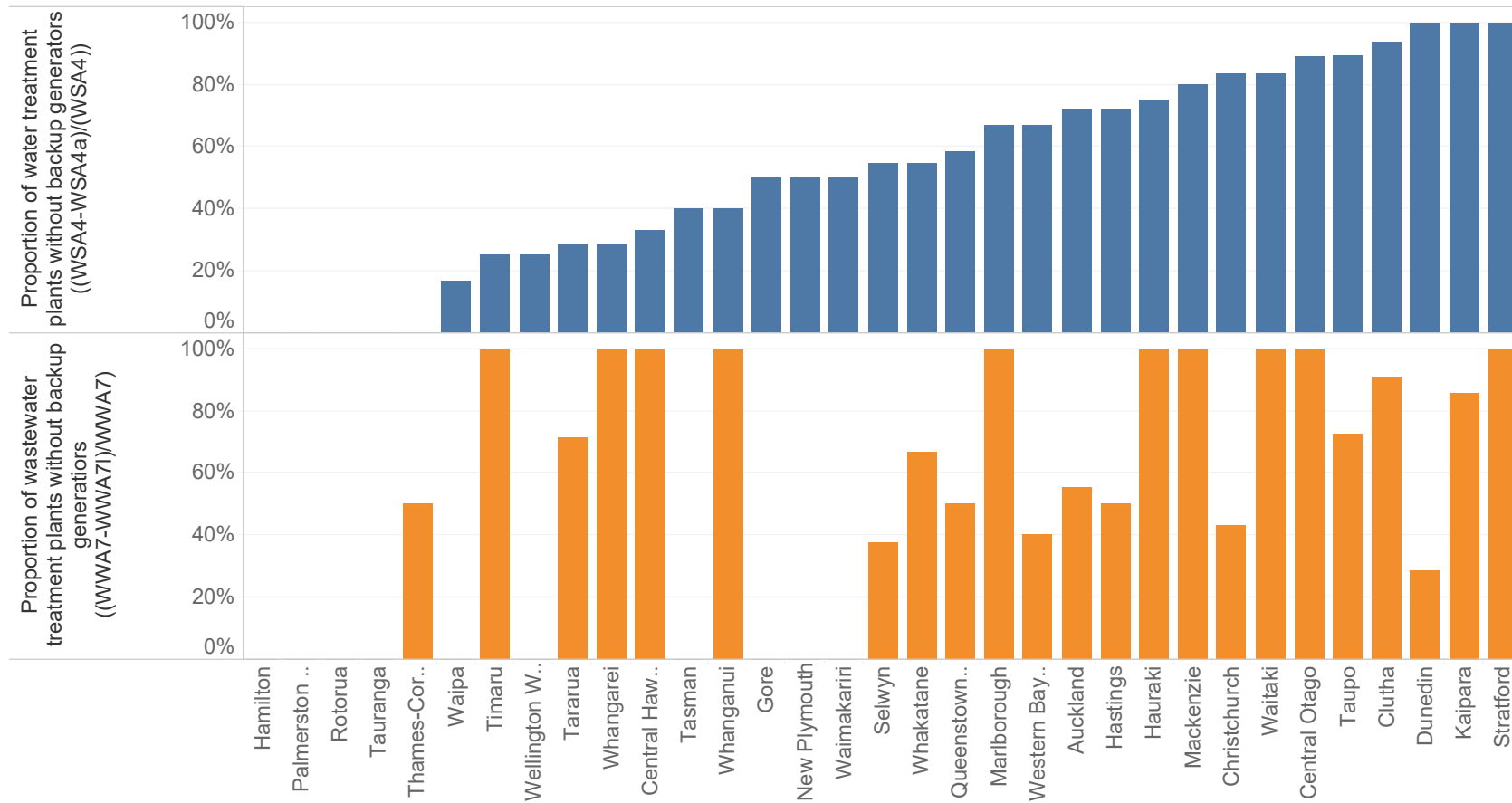
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Average number of days worth of treated drinking water stored in reservoirs



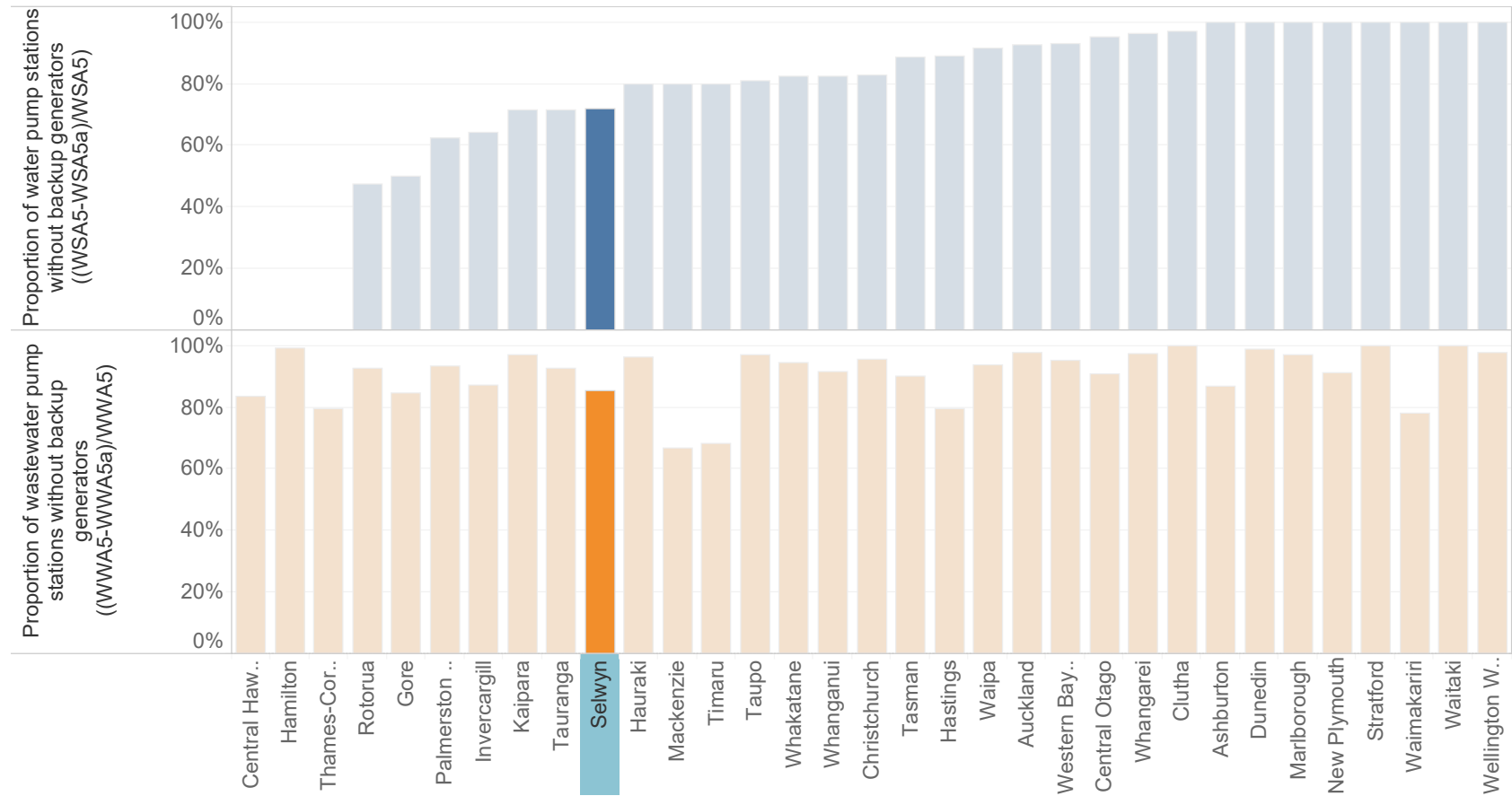
2020-21 National Performance Review

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Treatment plants **without** backup generation

2020-21 National Performance Review

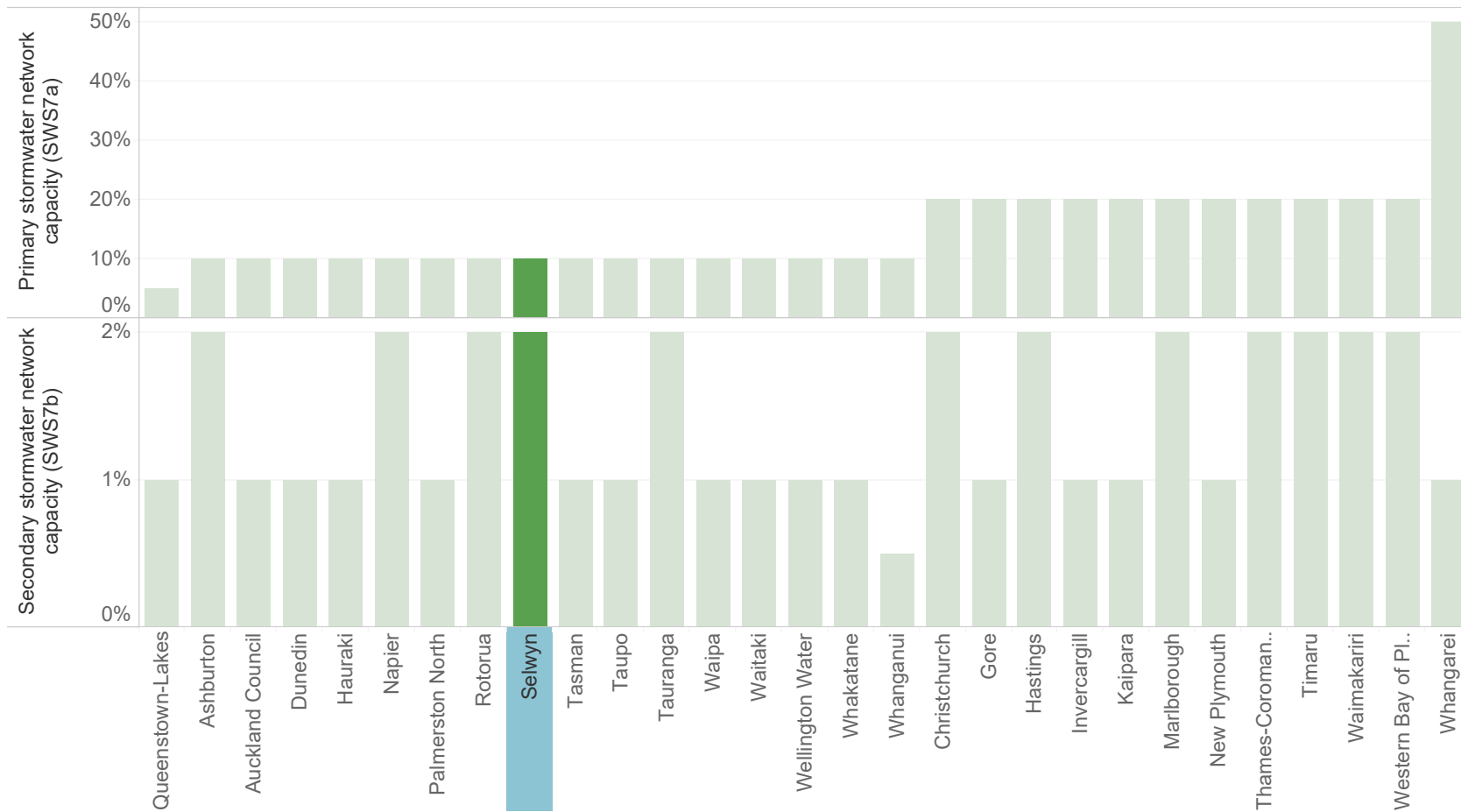
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
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Pump stations **without** backup generation

2020-21 National Performance Review

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The annual exceedance probability targeted during design of primary and secondary stormwater networks





25 March 2022

Taumata Arowai,
PO Box 628,
Wellington 6140,
New Zealand.

korero@taumataarowai.govt.nz

SELWYN DISTRICT COUNCIL SUBMISSION ON TAUMATA AROWAI PROPOSED DOCUMENTS FOR CONSULTATION CLOSING MARCH 2022

1. Introduction

- 1.1. The Selwyn District Council's (the **Council**) submission on the Taumata Arowai proposal is made by Council staff under delegation dated 9 February 2022.
- 1.2. The Council thanks Taumata Arowai for the opportunity to provide comment on the proposed new Drinking Water Standards, Quality Assurance Rules, Aesthetic Values, Acceptable Solutions, and Environmental Performance Measures.
- 1.3. The Council supports the Taumata Arowai's intent to ensure that all New Zealanders have access to safe drinking water, which is consistent with our intention as a water supplier.
- 1.4. The Council is committed to ensuring that the residents of the Selwyn District continue to have access to safe drinking water. The Council has been proactively installing multi-barrier treatment on all of its water schemes, including secure groundwater takes.
- 1.5. The Council is willing to further engage with Taumata Arowai on the matters raised in this submission.
- 1.6. The Council has responded to the consultation material in relation to the following topics:
 - i. Drinking Water Standards
 - ii. Quality Assurance Rules
 - iii. Aesthetic Values
 - iv. Acceptable Solution for Spring and Bore Water
 - v. Acceptable Solution for Rural Agricultural Supplies
 - vi. Drinking Water Network Environmental Performance Measures

These responses are provided in the sections below:

- 1.7. Council would again like to thank the Taumata Arowai for the opportunity to provide this submission.
- 1.8. For any clarification on points within this submission please contact the undersigned via email to arrange a time to discuss. murray.england@selwyn.govt.nz

Yours sincerely

A handwritten signature in black ink, appearing to read 'Murray England', written over a white background.

Murray England

Asset Manager Water Services

2. Submission on Drinking Water Standards

- 1.9. We agree that a robust process was followed in the development of the proposed Drinking Water Standards including a review of drinking water MAVs by ESR to ensure that they are aligned with changes the World Health Organisation (WHO) made to their guidelines. MAVs. The proposed MAVs will support the objective of ensuring drinking water suppliers provide safe drinking water to consumers.
- 1.10. The amendments proposed are generally supported in light of the process followed, refer above. Specific support is provided to the proposed MAV for 'Nitrite, long term'.
- 1.11. It should be made clear with each value that has a maximum acceptable value (MAV) whether this is a short term or long term health risk, to assist with decision making processes should a MAV ever be exceeded.
- 1.12. We stress the need to ensure alignment of the proposed drinking water Rules and associated documents with other freshwater and drinking water legislation, in particular the National Environmental Standard for Sources of Human Drinking Water (NES-DW), the proposed Natural and Built Environment Act and the performance standards in the proposed National Planning Framework.

3. Submission on Aesthetic Values

- 1.13. There are two key parameters that rightly have upper limits, but also have lower limits included that do not appear to be of significance to the aesthetic qualities of water, and which are inconsistent with values for the same parameters in the Quality Assurance Rules. These are the lower limits of pH and chlorine, which we submit should not be part of the Aesthetic Values, and only included in the Quality Assurance Rules.

4. Submission on Quality Assurance Rules

- 1.14. We would like to specifically support a number of rules, these include
- **T3.17 & T3.81** Turbidity does not exceed 5.0 NTU for the duration of any consecutive 15-minute period.
 - **T3.18** UVT is not less than 95% of the lowest UVT for which the reactor has been validated for more than 5% of the day
 - **T3.18 & T3.82** *should be worded in a similar way*
 - **T3.19 & T3.83** UVT is not less than 80% of the lowest UVT for which the reactor has been validated for the duration of any consecutive 15-minute period.
- 1.15. We agree that Ultraviolet Light Rules should allow up to 4-Log credit.
- 1.16. We agree that water suppliers may continuously monitor FAC and pH in a distribution zone in accordance with rules D3.26 and D3.27 as an alternative to demonstrating compliance against rules D3.21, D3.22 and the sampling frequencies set out in the Table 32.

5. Submission on Acceptable Solution for Spring and Bore Water

- 1.17. We recommend that a 'scaled back' version of this acceptable solution be created for a <50 population band (i.e. using similar population bands as for on-demand water supplies). This would also assist with giving effect to the Water Services Act requirement to be "proportionate to scale, complexity and risk", with some of the requirements arguably appropriate for the 50 – 500 population bracket, but not for the < 50 bracket.
- 1.18. For the proposed Drinking Water Acceptable Solution for Spring and Bore Water Supplies, we reiterate the need to ensure alignment with other freshwater and drinking water regulations. For example, alignment to the NES-DW.

6. Submission on Acceptable Solution for Rural Agricultural Supplies

- 1.19. It is proposed that the use of end-point treatment should be an option not only in a rural environment where a certain proportion of water is used for non-domestic purposes, but rather be an option available to any small supply where centralised treatment may not be appropriate. The “rural-agricultural” prerequisite seems an unnecessary pre-cursor for end-point treatment to be used.

7. Drinking Water Network Environmental Performance

- 1.20. We agree that robust and comparable monitoring and reporting is of upmost importance. However the measures collected by Taumata Arowai must support and not duplicate the information that will be/is collected by other agencies. For example, the financial information proposed to be collected under the heading of “economic sustainability” is the kind of information that the economic regulator will be collecting and reporting.
- 1.21. There is concerned that an overlap in measures with the proposed economic regulator which could lead to highly inefficient data collection and reporting, placing unnecessary burden on network operators to report duplicated or very similar data to two different regulators.

8. Transition Timeframe

- 1.22. We agree with the need for change and for this to be made in a timely manner, it is however unrealistic to expect and require that water suppliers make all the required changes to abstraction, treatment systems, network monitoring and reporting programmes including Network Environmental Performance in between the months of May (when it is signalled the new Standards and Rules will be finalised) and 1 July of this year (when it is signalled that compliance would be expected from). A staged timeframe for compliance with new requirements should be developed in coordination with the industry to ensure there are realistic and achievable expectations that water suppliers can work towards.

REPORT

TO: Chief Executive Officer

FOR: Council Meeting – 13 April 2022

FROM: Jocelyn Lewes, Strategy and Policy Planner

DATE: 25 March 2022

SUBJECT: PRIVATE PLAN CHANGE 75 – REZONING OF LAND IN ROLLESTON

RECOMMENDATION

That the Council:

- a. accepts the recommendation of the independent Commissioner in regards to Private Plan Change 75 from Yoursection Limited to rezone land in Rolleston;*
- b. pursuant to Clause 29(4) of the First Schedule of the Resource Management Act 1991, approves Private Plan Change 75 for the reasons given in the Commissioner's recommendation dated 14 March 2022;*
- c. approves the public notification of Council's decision that establishes that the Operative Selwyn District Plan is deemed to have been amended in accordance with the decision in (b) above from the date of the public notice in accordance with Clause 11 of the Resource Management Act;*
- d. approves the inclusion of Plan Change 75 in the Council's Variation of the Proposed District Plan, consistent with the resolution of Council on 23 February 2022;*
- e. notes that Plan Change 75 will be varied in accordance with the decision in (d) above and will not become fully operative until the completion of that variation; and*
- f. delegates the Team Leader Strategy and Policy to take any steps necessary to give effect to recommendations (b), (c) and (d) above.*

1. PURPOSE

This report seeks a decision from Council that Private Plan Change 75 (PC75) be approved in accordance with the Commissioner's recommendation dated 14 March 2022 (**Attachment 1**) and that it be confirmed for inclusion in the Operative Selwyn District Plan. It further seeks a decision from Council that the plan change area be included within the scope of the Council's Variation to the Proposed District Plan (PDP) in response to the Resource Management Act (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Amendment Act).

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

This report does not trigger the Council's Significance Policy. Considering to accept the Commissioner's recommendation as Council's decision is a procedural requirement of the Resource Management Act 1991 (the Act).

3. HISTORY/BACKGROUND

PC75 is a private plan change initiated by Yoursection Limited to rezone approximately 25 hectares of Rural (Inner Plains) zoned land to Living Z zone, to enable residential development on the eastern edge of Rolleston with frontage to Lincoln Rolleston Road, as shown in Figure 1. The plan change would contribute to the establishment of the CRETS collector road.



**Figure 1- Aerial photograph of PC75 area (outlined by blue dash)
(Source: Selwyn District Council Maps)**

The following is the general timeline of the plan change's progress so far through the statutory process:

- Formally received by Council on 14 December 2020.
- Accepted by Council on 24 March 2021.
- Publicly notified on 5 May 2021.
- Hearing held on 3 November 2021.
- Hearing Commissioner's recommendation provided on 14 March 2022.

Following notification on 5 May 2021, the plan change attracted six submissions and no further submissions.

4. PROPOSAL

An independent Planning Commissioner, Mr David Caldwell, was appointed to consider all the relevant material in respect of the plan change and to make a recommendation to the Council on the plan change and the submissions received.

This recommendation relates to whether the plan change should be approved, approved with modification (in accordance with the scope provided by the plan change)

or declined. The final decision on whether or not this recommendation and, as a consequence the plan change, should be adopted is the responsibility of the Council.

For the reasons set out in his recommendation, the Commissioner recommends that Plan Change 75 be approved and that the matters raised in submissions are accepted, accepted in part, or rejected.

In addition to the rezoning request, the changes sought to be made to the Operative District Plan through the Commissioner's recommendation include:

- Amending Policies B4.3.9 and B4.3.76 of the Township Volume to reference a new Outline Development Plan (ODP)
- Introducing a new ODP for the request area to coordinate the subdivision and development of the site and integrate this into the wider environment.

5. OPTIONS

In accordance with Clause 29(4) of the First Schedule of the Act, Council may decline, approve, or approve with modifications, the plan change.

a. Approve

Through the process set out in the Act, the Commissioner has considered that PC75 is generally appropriate in terms of the s32 tests and meets the purpose and principles set out in Part 2 of the Act in promoting sustainable management.

Specifically, it will enable people and communities to provide for their economic and cultural wellbeing by provision of additional residential development in Rolleston, in a location which has been specifically identified for potential urban growth, and in a manner where the effects of that development are acceptable and appropriate.

One submission received sought the establishment of a commercial area within the plan change area. The Commissioner considered this request through the hearing process and determined that there was scope for the submission to be considered, particularly as the submission related to an area of land within the site as opposed to being a "me too" submission. The applicant was neutral towards the submission and none of the experts identified any substantive concerns to the inclusion of a commercial zone. The Commissioner resolved that the identification of a commercial area on the ODP, along with accompanying text describing its intended function, was appropriate and that any development within this area, at any scale, would likely trigger assessment and any effects would be properly identified and assessed at that stage. The Commissioner considered that a commercial area within this plan change request would accord with the Rolleston Structure Plan and give effect to a number of relevant policies in the District Plan, including Policy B4.3.11. The scale of the commercial area indicated is consistent with a Neighbourhood Centre Zone and is intended to cater for local weekly and day-to-day retail requirements and have a maximum gross floor area of 2,000m².

The Commissioner considers that PC75 clearly assists in the implementation of the preferred urban form for Rolleston as has been identified through the Rolleston Structure Plan, and will 'give effect' to the Canterbury Regional Policy Statement and the National Policy Statement on Urban Development. The Commissioner concluded that PC75 will enable the supply of a range of housing types to assist in addressing supply capacity issues and clearly contributes to a well-functioning urban environment.

Overall, having considered all of the submissions, the evidence and reports, the Commissioner considered that, with minor modifications to the ODP to include a commercial area, the actual and potential effects on the environment of the proposal were unlikely to be such as to render the plan change request inappropriate. As such, approving the rezoning is the most appropriate outcome.

b. Approve with modifications

The Commissioner considered that the plan change will implement the policies, and is appropriate in achieving objectives, of the District Plan. As such, it would be inappropriate for the Council to amend any of the findings contained in the Commissioner's recommendation in the absence of hearing the submissions and considering the substantive material that has been considered.

c. Decline

It is considered that it would be inappropriate for the Council to decline the plan change, as this would be contrary to the recommendation of the independent Commissioner who has determined, through the statutory processes, that the plan change is appropriate.

Recommended Option:

It is recommended that Council accepts the Commissioner's recommendation and approve PC75.

If the Council accepts the Commissioner's recommendation and approves PC75, then PC75 will continue along the statutory RMA process, with the decision being publicly advertised and notice being served on all submitters. A 30-day appeal period is provided to lodge an appeal against the decision to the Environment Court.

Usually, if at the end of the appeal period no appeal has been received, Council staff, under delegation, would take the necessary steps to make the plan change operative and amend the District Plan as appropriate. However, in light of the requirements of clause 34 of the Amendment Act, it is recommended that Council does not make the plan change operative following the conclusion of the appeal period (or the resolution of any appeals should there be any). Instead, pursuant to the decision of Council on 23 February 2022, it is recommended that Council instead includes the plan change in the Variation to the PDP as this plan change request is within Rolleston; is within a Future Urban Development Area (FUDA) as identified in the Canterbury Regional Policy Statement, and has been recommended for approval.

6. VIEWS OF THOSE AFFECTED / CONSULTATION

(a) Views of those affected and Consultation

These matters are addressed in the recommendation of the Commissioner, with the mandatory public notification, serving of the notice of the request on potentially affected parties and submissions processes required under the RMA having provided appropriate opportunity for interested parties to participate in the private plan change process. The mandatory public notification and submissions processes required under

the RMA has provided the wider public an opportunity to participate in the private plan change process.

(b) Māori and Treaty implications

No wāhi tapu or wāhi taonga sites of cultural significance within the plan change area have been identified. No submissions were received from Mahaanui Kurataiao Ltd who act on behalf of local rūnanga on environmental and resource management matters.

(c) Climate Change considerations

PC75 will assist in responding to climate change by enabling development in Rolleston that is a logical extension to the existing township boundary; provides for a consolidated urban form; and provides pedestrian and cycle linkages to community infrastructure.

7. FUNDING IMPLICATIONS

The funding implications are limited to any appeal proceedings. All costs incurred in notifying the decision are on-charged to the private plan change proponent.



Jocelyn Lewes
STRATEGY AND POLICY PLANNER

Endorsed For Agenda



Tim Harris
GROUP MANAGER ENVIRONMENTAL AND REGULATORY SERVICES

Attachment 1: Commissioner's Recommendation Report [39 pages] and Plan Amendments [5 pages]

BEFORE THE SELWYN DISTRICT COUNCIL

IN THE MATTER OF Clause 21 of the First Schedule of the
Resource Management Act 1991

AND

IN THE MATTER OF Yoursection Limited, Private Plan
Change 75

Applicant

RECOMMENDATION BY COMMISSIONER DAVID CALDWELL

Dated 14 March 2022

SUBJECT TO DECISION OF COUNCIL

Hearing Held: 3 November 2021

Appearances:

Council:

Mr Craig Friedel – Consultant Planner for Selwyn District Council

Mr Mat Collins – Associate in Transportation Planning at Flow Transportation Specialists

Ms Gabi Wolfer – Senior Urban Designer/Town Planner with Selwyn District Council

Applicant:

Ms Kerry Watson, Development Manager – Company Representative

Mr Andrew John Bannock (known as John), Chartered Engineer with Site Solutions (2018) Limited – Infrastructure

Mr Victor Mthamo, Principal Consultant with Reeftide Environmental and Projects Limited – Versatile Soils

Mr Fraser Colegrave, Managing Director of Insight Economics – Capacity/Economics

Mr David Compton-Moen, Director at DCM Urban Design Limited – Urban Design and Landscape

Mr Andrew Metherell, Traffic Engineer and Team Leader at Stantec New Zealand – Transport

Ms Kim Seaton, Principal Planner at Novo Group Limited – Planning

Submitters

Mr Nicholas Boyes, Consultant Planner/Associate at Planz Consultants Limited – Planning – for MON Group Limited

Mr Nicholas Fuller, Senior Transport Engineer at Novo Group Limited – Transportation – for MON Group Limited

Mr Robert Wynn-Williams – Submitter

ABBREVIATIONS TABLE

CARP	Canterbury Air Regional Plan
CCC	Christchurch City Council
CLWRP	Canterbury Land and Water Regional Plan
CRC	Canterbury Regional Council/Environment Canterbury
CRPS	Canterbury Regional Policy Statement
FDA	Future Development Area
GCP	Greater Christchurch Partnership
HCA	Greater Christchurch Housing Development Capacity Assessment 30 July 2021
LTP	Long Term Plan
LUC	Land Use Capability
LURP	Land Use Recovery Plan
MIMP	Mahaanui Iwi Management Plan
NPS-UD	National Policy Statement – Urban Development
ODP	Outline Development Plan
Our Space	Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrepa Nohoanga
PC75	Private Plan Change 75
PDP	Proposed Selwyn District Plan
Pines WWTP	Pines Wastewater Treatment Plant
pNPS-HPL	Proposed National Policy Statement for Highly Productive Land
RMA	Resource Management Act 1991
RSP	Rolleston Structure Plan
SDC	Selwyn District Council
SDP	Operative Selwyn District Plan
UDS	Urban Development Strategy

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Introduction

1. I have been appointed to hear submissions and make a Recommendation on Private Plan Change 75 to the Operative SDP.
2. I attended and conducted a hearing at the Selwyn Sports Centre on 3 November 2021. Ms Seaton provided brief comments in reply and provided an amended ODP on 4 November 2021. The hearing was formally closed on 29 November 2021.
3. I have not included a specific summary of all of the documents considered, evidence provided and submissions made. All of that information is publicly available and has been uploaded to SDC's plan change site at www.selwyn.govt.nz/pc75. I refer to the relevant evidence, submissions and other documents, when addressing the particular issues and statutory provisions. I have carefully considered all of the relevant documents, evidence and submissions when reaching my Recommendation.

PC75

4. PC75 is a private plan change initiated by Yoursection Limited. It seeks to rezone 24.7 hectares of land from Rural (Inner Plains) to Living Z Zone. This is to enable residential subdivision and development of the land to accommodate approximately 280 mixed density residential homes. The frontage of the site is Lincoln Rolleston Road. Development is proposed to be in accordance with an ODP to guide the form and layout of future development.
5. The purpose of the Request was specified as to provide for an extension of the adjoining existing urban residential area of Rolleston in a manner that adds significantly to development capacity through provision of critical roading infrastructure, and provides for increased competition and choice in residential land markets while managing adverse effects of the change in land use on the surrounding area.¹
6. PC75 sought a number of specific changes. These were addressed in paragraphs [27] through to [39] of the s32 Evaluation.² The specific changes included:
 - (a) Rezoning the land from Rural (Inner Plains) to Living Z on the planning maps;
 - (b) Adding PC75 ODP to Appendix E38 of the SDP Township Volume with accompanying text to coordinate the subdivision and development of the land;
 - (c) Referencing the site as one of 14 Living Z areas and the ODP in Policy B4.3.9;
 - (d) Including specific matters to implement the ODP in Policy B4.3.77;
 - (e) Undertaking any consequential amendments.³

¹ s32 Evaluation, Attachment 3 to Request at para [12]

² s32 Evaluation, Attachment 3 to Request

³ s42A Report 11 October 2021 at para [3.11]

7. PC75 was formally received by SDC on 14 December 2020. A Request for Further Information was issued on 27 January 2021. The Applicant's response was received on 11 February 2021. It was accepted for notification pursuant to clause 25(2)(b) of Schedule 1 to the RMA on 24 March 2021. It was publicly notified on 5 May 2021 with the submission period closing on 2 June 2021. The submissions were summarised and publicly notified on 14 July 2021 and the further submission period closed on 28 July 2021.
8. A total of 6 submissions were received with no further submissions.

Procedural and Jurisdictional Matters

9. In addition to the matters identified above, on 16 December 2021 I issued a Minute on this, and other current private plan changes, in relation to the Resource Management (Enabling Housing Supply and Other Matters) Act (**Amendment Act**).
10. By Memorandum of Counsel dated 21 December 2021 the Applicant's Counsel submitted that the Amendment Act applied but that the appropriate course of action was to proceed to issue decisions on PC75 (and other relevant plan changes) and allow the Amendment Act to operate "as intended".
11. The Memorandum addressed that process identifying that at the time the SDC notifies the Intensification Planning Instrument (IPI) for the PDP, it will also notify a variation to the operative SDP incorporating the Medium Density Residential Standards (MDRS) (or a less enabling version of it) into PC75 and the other plan changes as applicable. It was through that process that SDC would consider whether there were any qualifying matters applying to the specific areas such that a less enabling version of the MDRS may be appropriate. The Memorandum concluded that the Amendment Act had, in effect, no bearing on, or relevance to, my decision on PC75 and the hearing did not need to be reopened.
12. I considered that issue and issued a Minute on 10 January 2022 agreeing that there was nothing in the Amendment Act that suggested decisions on plan changes be delayed to await new evidence on the likely outcome of future and uncertain SDC variation processes. The Amendment Act provides for those plan changes to continue ahead of the Council embarking on and notifying its IPI and variations. I advised that I considered the appropriate approach was for me to continue with my deliberations and recommendations. I recorded my view that to do otherwise, and reopen hearings, would result in unnecessary delay and costs.⁴ Other than recording the above, I do not propose to address the Amendment Act, or its potential consequences, further. Those matters are properly addressed through the variation process specified.
13. Mr Friedel considered the only jurisdictional matter related to the relief sought by MON Group Limited which sought an alternative Neighbourhood Centre Zone for the portion of the site

⁴ At paras [12] and [13]

identified in its submission and illustrated on its Figure 3. This was also shown in Mr Friedel's report at paragraph [5.3].

14. Mr Friedel noted the inclusion of the area and related changes to the ODP to facilitate this differed from the notified version and the stated objective of the Request. That objective was to include an ODP to coordinate the residential subdivision and development of the site through the SDP Living Z Zone and subdivision rules.
15. On balance, he considered that there was some scope to evaluate the merits of the relief that has been sought given there had been an opportunity through the further submission process to consider the implications of the relief sought by the submitter and no further submissions in opposition were received.⁵ Mr Friedel noted that the RSP signalled a need for a local centre in the area identified by the submitter within the 2075 development horizon and that it was small enough to avoid any retail distribution effects. He considered that there may be sufficient grounds to consider it within scope subject to the submitter providing additional evidence including an assessment under the relevant sections of the RMA. I return to and address this issue in my subsequent assessment.

Site Visit

16. I undertook a site visit on 10 November 2021. I spent some time, accompanied by Ms Lewes from the SDC, travelling around the surrounding area. I went on to the property owned by B and P Pullin at 151 Lincoln Rolleston Road. I spent some time walking over the site. I observed the water race and pond which was the subject of evidence at the hearing. I also travelled through into the neighbouring subdivisions and was able to gain an understanding as to how the site related to those.

The Site and Surrounding Environment

17. The Request summarised the site and surrounding environments in paragraphs [18] – [26] and provided, as Figure 1, a photograph indicating the subject land.⁶
18. That description noted the site had frontage and access to/from Lincoln Rolleston Road to the east, to the north of the site was the existing Rolleston Township including the recently constructed and progressively developing residential subdivision Falcons Landing within ODP Area 11, and largely rural land used for rural and residential activity to the south and east. ODP Area 13 was to the west.
19. It described the site itself as featuring land used for cropping and pastoral grazing with a cluster of existing buildings on each of the two allotments.

⁵ s42A Report 11 October 2021 at para [5.7]

⁶ s32 Evaluation, Attachment 3 to Request at pages 3 and 4

20. The s42A Report addressed the site in paragraphs [3.1] – [3.5], and the surrounding environment in paragraphs [3.6] – [3.9]. I accept and adopt the descriptions from both the application and the Officer's Report.

Statutory Framework

21. The Environment Court has provided a comprehensive summary of the mandatory requirements in its decision in *Long Bay*.⁷ This was updated to reflect changes to the RMA in 2009 in the Environment Court's decision in *Colonial Vineyards*.⁸

22. The general requirements are:

- (a) The district plan (change) should accord with and assist the local authority to carry out its functions under s31 and to achieve the purpose of the RMA;⁹
- (b) When preparing the district plan (change) the territorial authority must give effect to any National Policy Statement, a National Planning Standard, the New Zealand Coastal Policy Statement and the operative Regional Policy Statement;¹⁰
- (c) When preparing its district plan (change) the territorial authority shall:
 - (i) Have regard to any proposed Regional Policy Statement;¹¹
 - (ii) Give effect to any operative Regional Policy Statement;¹²
- (d) The district plan (change) must not be inconsistent with an operative Regional Plan for any matter specified in s30(1) or a Water Conservation Order,¹³ and must have regard to any proposed Regional Plan on any matter of regional significance;¹⁴
- (e) The territorial authority must also have regard to any relevant management plans and strategies under other Acts, and must take into account any relevant planning document recognised by an iwi authority and lodged with a territorial authority, to the extent that its contents has a bearing on the resource management issues of the district;¹⁵
- (f) The policies are to implement the objectives, and the rules are to implement the policies;¹⁶
- (g) The plan change shall have regard to the actual or potential effects on the environment of activities including, in particular, any adverse effects.¹⁷

⁷ *Long Bay – Okura Great Park Society Inc v North Shore City Council* A078/08

⁸ *Colonial Vineyards Limited v Marlborough District Council* [2014] NZEnvC 55

⁹ s74(1)(a) and (b) of the RMA

¹⁰ s75(3)(a), (ba) and (c) of the RMA

¹¹ s74(2)(a)(i) of the RMA

¹² s75(3)(c) of the RMA

¹³ s75(4) of the RMA

¹⁴ s74(2)(a)(ii) of the RMA

¹⁵ s74(2)(b)(i) and s74(2A) of the RMA

¹⁶ s75(1)(b) and (c) of the RMA

¹⁷ s76(3) of the RMA

23. Section 32 requires that:

- (a) Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account the benefits and costs of the proposed policies and methods, and the risk of acting or not acting if there is uncertain or insufficient information;
- (b) If a National Environmental Standard applies, and the proposed rule imposes a greater prohibition or restriction than that, then whether the greater prohibition or restriction is justified in the circumstances;
- (c) The objectives of the proposal (here the stated purpose of the proposal) are to be the most appropriate way to achieve the purpose of the RMA;¹⁸
- (d) The provisions in PC75 are the most appropriate way to achieve the objectives of the SDP and the purpose of the proposal.¹⁹

Assessment of Actual or Potential Effects on the Environment/Matters Raised in Submissions

24. Mr Friedel identified the key matters either raised by submitters, or necessary to be considered in ensuring that SDC's statutory functions and responsibilities are fulfilled, at paragraph [7.2] of the s42A Report. He identified those matters as:

- (a) Urban form, density and character;
- (b) Infrastructure servicing;
- (c) Transportation network;
- (d) Versatile soils;
- (e) Land suitability and geotechnical risk;
- (f) Sustainability initiatives;
- (g) Cultural values.

25. The s32 Evaluation included a comprehensive assessment in respect of clause 22(2) of Schedule 1 of the RMA. It identified the range of actual and potential environmental effects arising as being limited to the following matters:

- (a) Infrastructure;
- (b) Geotechnical and natural hazards;

¹⁸ s32(1)(a)

¹⁹ s32(1)(b)

- (c) Contaminated land;
 - (d) Transport;
 - (e) Landscape and visual effects;
 - (f) Amenity values;
 - (g) Urban design and urban form;
 - (h) Ecological effects;
 - (i) Reverse sensitivity;
 - (j) Sites of significance to iwi;
 - (k) Economic effects;
 - (l) Versatile soils.
26. That assessment was supported by detailed reports from experts in the key areas.
27. For ease of reference, Ms Seaton's evidence adopted the subheadings set out in the Officer's Report. I likewise adopt those headings.
28. The Reporting Officers provided a Joint Officer Summary Statement prior to the hearing. That document was helpful and in my view assisted in an efficient hearing as it enabled the participants to focus on the matters which were in dispute.

Urban form, density and character

29. Mr Friedel identified that the Request included an assessment of the influence that the rezoning may have on the urban form of Rolleston, the rationale for the 12hh/ha, why it was identified as being an optimal minimum density for the site, and the amenity implications and expectations in respect to the site, both in terms of its current and future states.²⁰ Mr Friedel noted that the assessment had been supplemented and informed by the landscape and urban design assessment contained in Appendix E of the Request.
30. Mr Friedel identified three submissions addressing urban form, density and character. The submission by S Loeffler (S75-001-001) submitted that it was essential to the urban development of Rolleston and that it had been identified for future growth in the previous District Plan. CCC (S75-005-002) opposed PC75 unless a minimum density of 15hh/ha was applied. The CRC submission (S75-010-001) neither supported nor opposed PC75 but submitted that it was desirable and feasible for a minimum of 15hh/ha density to be applied to the site.

²⁰ s42A Report on Submissions Relating to Plan Change 75, 11 October 2021 at para [7.3]

31. Mr Friedel identified the submission of C Greenfield (S75-004-002) which opposed PC75 on the basis that it would not be a pleasant place to live; would not add to the character and amenity of Rolleston; and that the overall pleasantness of the Township was under threat from the cumulative effect of rapid urban development.
32. Mr Friedel supported the relief sought by S Loeffler. Mr Friedel noted that as identified in PC75, Section 2 of his Report, and Council's "Technical Memo on Growth Planning" contained in Appendix 7, the PC75 site is within the RSP boundary, was identified as an FDA in Our Space, and is an FDA and within the Projected Infrastructure Boundary on Map of Chapter 6 CRPS.²¹
33. Mr Friedel considered the rezoning would implement the preferred urban growth of Rolleston that had been determined through "these spatial plans" to give effect to the CRPS and the NPS-UD. He advised that the preferred urban form includes the site and encompasses the remaining pockets of rural land between the current township and the "urban containment boundaries" of State Highway 1 to the north-west, Selwyn Road to the south-west, Weedons Road to the north-east and Dunns Crossing Road to the south-west.²² He also considered the ODP would ensure the site was integrated into the urban form of Rolleston through connections to the wider transport and infrastructure networks and community facilities such as open space reserves, commercial centres and community facilities.²³
34. Ms Seaton agreed with the summary of submission points in the Officer's Report. She also agreed with Mr Friedel's comments in relation to urban form, which she noted were consistent with the evidence of Mr Compton-Moen.²⁴

Density

35. Mr Friedel generally supported the position of CCC and CRC that an increase to the minimum net densities would achieve efficiencies in the coordination of land use and infrastructure, support mixed land use activities and multi-modal transport systems, and protect the productive rural land resource. He noted that an increase in minimum densities would implement the RSP and agreed that there were a broad range of benefits that can be achieved as household densities incrementally increase and where intensification is coordinated and incentivised.²⁵
36. Mr Friedel discussed the GCP density report referred to in the CCC and CRC submissions. He identified the range of benefits that the report noted could be achieved but also that there were several constraints and options for Partnership councils to consider to activate the benefits. These included spatial planning, addressing constraints, investing in places, improving planning systems and processes, and establishing funding arrangements.

²¹ s42A Report on Submissions Relating to Plan Change 75, 11 October 2021 at para [7.5]

²² s42A Report on Submissions Relating to Plan Change 75, 11 October 2021 at para [7.6]

²³ s42A Report on Submissions Relating to Plan Change 75, 11 October 2021 at para [7.6]

²⁴ Statement of Evidence of Kim Marie Seaton on Behalf of Yoursection Limited 18 October 2021 at para [25]

²⁵ s42A Report on Submissions Relating to Plan Change 75, 11 October 2021 at para [7.7]

37. Ms Seaton again agreed with Mr Friedel's conclusion that the minimum density of 12hh/ha would enable PC75 to give effect to the CRPS. She additionally noted that the requirement for a minimum net density of 10hh/ha specified in Policy 6.3.7.3a of the CRPS only technically applies to greenfield priority areas of which this is not one. Nevertheless, in her experience, the minimum of 10hh/ha requirement has guided greenfield residential development more generally in Rolleston.²⁶
38. Ms Seaton discussed Mr Compton-Moen's evidence in relation to the proposed density being generally consistent with other greenfield residential developments in Rolleston. Ms Seaton accepted and agreed with Mr Compton-Moen's conclusion that the minimum of 12hh/ha is appropriate for Rolleston. She noted that it was a minimum requirement and there was potential for some additional density to be introduced, albeit that she understood from her discussions with Ms Watson that it was unlikely the density of the PC75 area would approach 15hh/ha.
39. Mr Compton-Moen considered that the 12hh/ha minimum was a positive change from the 10hh/ha previously proposed in the Living Z Zone and was consistent with other residential developments in Rolleston. He noted it was higher than the recommended density in the Township objectives and policies for the Living Z Zone but considered it appropriate for Rolleston to meet the outcomes desired by the NPS-UD. Any amenity effects on existing residents and the ability to create well-functioning urban environments of future residents could, in his opinion, be successfully mitigated through the proposed ODP. It would result in a notable change from the existing rural residential character but was acceptable and, to a large degree, anticipated.
40. Ms Wolfer considered that developing the proposed site to a residential density would be in keeping with Greater Christchurch's settlement pattern and achieving consolidated expansion of the existing urban area within the Rolleston Township.
41. Ms Wolfer supported the distribution of density on the proposed ODP which concentrated medium density in the centre, while using lower density sites as a transition buffer to the adjacent land use areas. She encouraged the Applicant to consider additional clusters of medium density housing.
42. In discussions, Mr Compton-Moen advised that if it went to 15hh/ha that would be "fine" from an urban design perspective. Again in discussions, Ms Wolfer advised that 15hh/ha would be good but at present the 12hh/ha was appropriate, again noting it was a minimum.

Findings

43. I accept and find that PC75 assists in the implementation of the preferred urban form for Rolleston. I agree with Mr Friedel's conclusions that the rezoning to Living Z will implement

²⁶ Statement of Evidence of Kim Marie Seaton on Behalf of Yoursection Limited 18 October 2021 at para [26]

the preferred urban form of Rolleston that has been determined through the spatial plans to give effect to the CRPS and the NPS-UD and that the ODP will further ensure that the site is integrated into the urban form of Rolleston. As noted, Ms Seaton agreed with that conclusion.

44. In relation to density, while I acknowledge that an increase to 15hh/ha may present a more optimum use of the site, it is not required by the CRPS or the SDP. Overall I consider that the density proposed is appropriate. It is comparable to the other greenfield areas in Rolleston and is consistent with the policy direction in the CRPS, Our Space and the SDP. I acknowledge the Living Z zoning would enable the density to potentially be increased if the market moves in that direction.

Amenity, Character and Outlook

45. Ms Wolfer considered that existing residential development to the north and proposed future residential development (PC78) to the west and south cumulatively have an impact on the amenity, character and outlook of the site. She noted that part of the existing natural characteristics of the site (and adjoining sites to the west, south and east) include a flat topography, large open grass fields with clusters of vegetation framed by tall shelterbelt plantings, which allow for intermittent views to the Alps and Port Hills. She considered the physical site characteristics to the north could be summarised as being sub-urban, with predominantly single storey standalone housing on smaller residential sections while the site itself, and adjacent sites to the south and west, and land across the Lincoln Rolleston Road, had a rural residential character.
46. She noted the proposal would alter the site to be aligned with the residential sub-urban character to the north. She supported the distribution of density proposed, and agreed with the Applicant's assessment of effects on visual amenity that the change from open to densely populated would impact on existing views, in particular from public spaces and adjacent lifestyle properties.²⁷ She considered that a number of the proposed mitigation measures were appropriate. She considered the SDP matters for discretion would enable matters such as the nature of fencing along Lincoln Rolleston Road and similar to be addressed.
47. Ms Wolfer considered that the existing vegetation, sense of open space and an open-drain water race/pond area contributed to the on-site amenity. She considered these natural features to provide a point of difference to the site.²⁸
48. She identified Policy B4.1.1.11 which encourages new residential areas to be designed to maintain or enhance the aesthetic values of the Township, by retaining existing features of the site. She considered the water race to be a strong feature of the site. She stated that the water races had been identified as one of the oldest heritage features in the District, and as such are part of the Selwyn character. She considered they add visual amenity to a

²⁷ Evidence of Gabi Wolfer 27 September 2021 at para [8.14]

²⁸ Evidence of Gabi Wolfer 27 September 2021 at para [8.17]

neighbourhood if upgraded and visually incorporated into a reserve. She provided examples of where that had been successfully demonstrated. She also advised that Mr Rykers, SDC's Open Space and Strategy Manager, supported an integrated approach where the water race could be realigned along a road or public reserve corridor.

49. Mr Compton-Moen confirmed that he was largely in agreement with Ms Wolfer that the proposed plan change was consistent with the objectives, policies and provisions of the SDP relating to urban design. He identified there were a number of changes to the ODP and text that had been recommended. He discussed those in his paragraph [39].
50. The key area of disagreement between him and Ms Wolfer related to the inclusion of the existing water race in the ODP and references in supporting text. It was his view that the water race was a minor element of the existing landscape character and not of a scale or importance worthy of protection. He considered this to be supported by the majority of ODPs which had been developed in Appendix E38 of the SDP which do not reference the water race. He considered that the inclusion of the water race into the development could be evaluated at the subdivision stage.
51. Ms Seaton agreed with Mr Compton-Moen's evidence. She advised in her experience it was common for water races to be addressed by piping, as occurred through Falcons Landing, but occasionally also by naturalisation as has occurred on the Wilfield frontage at West Melton. In this case, she considered the most appropriate option is best addressed at the time of subdivision and for that reason she recommended against referencing the water race on the ODP.²⁹
52. Mr Friedel noted that only two of the 12 ODPs within Appendix E38 of the SDP illustrate water races. These were the Stonebrook subdivision (ODP Area 1) and the initial stage of the Farrington subdivision (ODP Area 6). He noted the balance of the more recently developed ODPs do not reference water races including the neighbouring Falcons Landing subdivision. It was his view that there were subdivision matters of discretion to evaluate whether the water race is integrated into the development, including whether it is retained as an amenity feature within a road or greenspace corridor, piped or terminated. He identified Township Volume C12 Subdivision, Matters of Discretion 12.1.4.38 and 12.1.4.40.³⁰
53. Mr England addressed this issue in paragraphs [42] to [46] of his report. He advised that there were a number of ways to treat the water race including incorporating the race within the development, closing the race, diverting the race, or piping the race.³¹
54. He also advised that SDC's water race closure process requires 80% of downstream users approval prior to going out for consultation and ultimate Council decision to approve or

²⁹ Statement of Evidence of Kim Marie Seaton on Behalf of Yoursection Limited 18 October 2021 at para [30]

³⁰ s42A Report on Submissions Relating to Plan Change 75, 11 October 2021 at para [7.20]

³¹ Officer Comments of Murray England at para [43]

otherwise. It was his view that the ultimate treatment of the water race can be determined at subdivision consent stage and there are viable means to manage it.

Findings

55. As identified in paragraph [16] of this Recommendation, I visited the property owned by B and P Pullin and I observed the water race and pond. I understand the pond is man-made and was in essence created for recreational purposes. I walked along a length of the water race. It did not display any obvious ecological values.
56. As part of my site visit I viewed the Stonebrook playground and surrounding area. The water race there has been incorporated into the subdivision. It runs within the lineal park. It has been naturalised and widened in parts. It appears to be a key feature. In the context of that subdivision, I consider the treatment of the water race provides a significant and positive contribution to the amenity of that area. A photograph taken on my site visit is included below.



57. Overall, I consider the issue in relation to the treatment of the water race can be appropriately addressed at subdivision stage. The rules identified by Mr Friedel provide for that. Rule 12.1.4.38 provides:

The extent to which the subdivision relates well to its surroundings, cultural features, and makes use of existing features and amenities, such as the retention of trees and water features, view shafts to mountains, or good use of the rural interface to enhance the urban area.

58. Rule 12.1.4.40 specifically refers to water races. That provides, as a matter of discretion, "*The location of water races in prominent locations such as along the front of lots rather than along rear boundaries*".
59. In terms of amenity, character and outlook, I consider that those matters have all been well addressed by the Applicant. A number of changes have been incorporated into the ODP and text. Other than the water race issue and its identification on the ODP, there was significant agreement between Mr Compton-Moen and Ms Wolfer in relation to these matters. I am satisfied that any effects regarding amenity, character and outlook have been satisfactorily addressed in so far as they can be at this stage. The subdivision rules provide wide discretion to consider and address amenity related issues.

Infrastructure servicing

60. The Request included, as Appendix A, an infrastructure assessment. This was prepared by Mr Bannock of Site Solutions. It addressed and described the infrastructural elements of the development proposal.
61. Mr Bannock provided evidence addressing infrastructure and the characteristics of the site. In his conclusion, he noted that the site lies within the "metropolitan urban limit" as detailed in the RSP and as such he understood it to be an anticipated area for future residential development. He noted the agreement between Mr England and himself that there was sufficient existing and planned potable water and sewer capacity to service the PC75 area. He noted that ground conditions were similar to the surrounding environment being topsoil covering gravels that was highly suitable for urban development and for disposal of stormwater to ground. He noted that the PC75 area would include the principal roading and infrastructure connections as noted in the ODP including those which had already been partially installed within adjoining developments. He considered there to be no infrastructural constraints that would impede the development of the residential allotments to the proposed density.
62. Mr England provided officer comments in the s42A Report. Mr England has the responsibility of managing SDC's Five Waters which include potable water, wastewater, stormwater, land drainage and water races.
63. In terms of water supply, Mr England described the Rolleston Water Supply as providing UV treated deep water groundwater to the Rolleston community from various bores which supply water to the network either directly online or via reservoir and booster stations. He provided a scheme layout as his Appendix 1. He also noted that several other wells were planned or drilled but not yet operational.³² He advised that the water take consents limit the maximum rate of water based on a range of controls. The maximum take from the scheme is limited to 7,183,440 m³/year. He noted that some of the bores had daily limits. He advised that over

³² Officer Comments of Murray England at para [7]

the last three years, the maximum supply demand was 19,200 cubic metres per day and 3,300,000 cubic metres per year. This meant consenting capacity for some growth is available.³³

64. He then addressed future growth demand and discussed the master planning undertaken by the SDC in response to the accelerated growth. He advised that this provided an assessment of the sizing and timing of new infrastructure and the development of a water balance to forecast growth using historical peak demand per household. He identified the significant growth forecast in Rolleston over the next 30 years and discussed the capacity upgrades proposed to meet the growth, including additional water sources, storage and pipeline infrastructure. He advised that the 2021-31 LTP included budget for further development funded capacity upgrades on the Rolleston Water Supply.³⁴
65. He advised that as the township grows, consented allocation will be under pressure and that to ensure growth was appropriately integrated with the provision of infrastructure, and planned growth is able to be serviced, priority water allocation needs to be given to those developments within the RSP area.³⁵ He confirmed that this was within the RSP area and consented water can be made available.
66. He concluded that additional capacity in the network to service this plan change is available and further capacity upgrades are proposed and planned for, and therefore future water demand can be met. He noted that development contributions would be payable.
67. In terms of wastewater, again he described the process, identified that wastewater is treated and disposed of at the Pines WWTP, noted that SDC consulted on the expansion of the Pines WWTP to cater for growth as part of the 2021-22 LTP, noted that that plant was currently at or near capacity with upgrades currently underway and additional upgrades planned and budgeted for.³⁶ He advised that the Pines WWTP was designed to be progressively upgraded to accommodate up to 60,000 person equivalents (PE) with plans to increase the treatment capacity up to 120,000 being prepared. He noted the connections from Darfield and Leeston were planned within the next 3-4 years which, along with projected growth, were estimated to require additional treatment processes beyond the 60,000 PE to meet incoming flows. He advised that those upgrades were planned and budgeted for within the SDC 2021-2031 LTP.
68. He was satisfied that conveyance of wastewater was feasible and that the extension of the Pines WWTP to 120,000 PE capacity had been identified and funded within the LTP with design and consenting works programmed for the forthcoming years to enable development within the District, including the proposed plan change request.

³³ Officer Comments of Murray England at para [9]

³⁴ Officer Comments of Murray England at para [13]

³⁵ Officer Comments of Murray England at para [14]

³⁶ Officer Comments of Murray England at para [25]

69. In terms of wastewater conveyance, he confirmed that connection of the proposal's wastewater network to the SDC's reticulated network was feasible. That would be subject to engineering approval in the future.
70. In terms of stormwater, he noted that discharge of stormwater to ground is appropriate and that resource consent for stormwater discharge would be required. He considered there are viable means to dispose of stormwater.

Findings

71. On the basis of the information provided in Appendix A to the Request, the evidence of Mr Bannock and the officer comments from Mr England, I am satisfied that there are no infrastructure network constraints that prevent the Request from being granted. As noted by Mr Friedel, there is planning in the LTP to fund the construction of necessary infrastructure upgrades for Rolleston and they were well advanced. He noted further that the rules within Part C12 Subdivision of the SDP and the associated engineering approval processes would require the necessary infrastructure and utility services to be in place before any allotment could be sold. This area is clearly identified for residential growth and is, to that degree, anticipated in infrastructural planning.

Transportation network

72. The Request included an Integrated Transport Assessment (ITA) prepared by Mr Metherell of Stantec. Mr Metherell provided evidence for the Applicant at the hearing. Mr Collins provided the transportation hearing report which formed part of the s42A Report. Mr Fuller provided evidence for MON Group Limited in relation to its submission seeking a Neighbourhood Centre.
73. Mr Friedel identified that Mr Loeffler (S75-001-002) supported the Request as it was essential for completing the Rolleston collector road system. He noted that CCC (S75-005-001) opposed the Request unless a funded and implemented public transport system to service the site, including connections to Christchurch City, were established prior to any residential development, and identified greenhouse gas emissions. He recorded that CRC neither supported nor opposed the Request, but sought that SDC consider how the timely and effective provision of public transport to and through the site can be achieved and that any integrated transport options should encourage the uptake of existing services. Mr Friedel identified that CRC shared CCC's concerns that the development of PC75 in advance of any enhanced public transport services would create a dependency on private motor vehicles and be inconsistent with Policy 8 of the NPS-UD.
74. I also note that Ms Greenfield (S75-004) raised issues in relation to traffic pressures. Her submission stated that more traffic pressures would result together with more pressure on existing amenities. She provided the example of the car parks at the new sports centre and aquatic centre which she described as barely adequate at certain times.

75. Mr Collins' detailed peer review of the ITA addressed the cumulative transport effects of 7 additional private plan changes within Rolleston. While his report focused on PC75, he included comments on the cumulative effects of the additional private plan changes. This was for the purpose of assisting SDC's understanding of the potential future effects on the transport network should all of the private plan changes be approved.
76. In terms of the immediate effects of PC75 and the proposed ODP, he identified that the Lincoln Rolleston Road/Ed Hillary Drive intersection was indicated to operate acceptably in 2033 when traffic from all 8 Rolleston plan changes is modelled and is assumed to be a roundabout. He noted that the ITA recommended that this intersection is formed as a roundabout, subject to further assessment at the time of subdivision. He recommended an update to the ODP legend to address that roundabout.
77. He further recommended that the ODP indicates a frontage upgrade for Lincoln Rolleston Road, the detail of which should be determined by the developer in collaboration with SDC at subdivision stage and in accordance with SDC's Engineering Code of Practice requirements. Mr Collins made some further recommendations in relation to walking and cycling routes within PC75, including north/south and east/west cycle routes. He further recommended that the ODP should extend the secondary east/west road to connect to Lincoln Rolleston Road and that should be realigned to form a logical extension to one of the key secondary north/south roads proposed by PC78.
78. He identified that PC75 was generally consistent with the RSP. He noted it provides for the alignment of the CRETS collector road somewhat north of the indicative design alignment on the RSP but that this deviation would be acceptable.
79. He considered that if his recommendations were adopted the safety and efficiency effects on the localised transport network could be appropriately addressed through the future resource consent process and SDC's LTP. He considered that PC75 would generate safety and efficiency effects on the wider transport network, but those were more appropriate to be addressed by SDC due to PC75 being just a proportion of the cumulative growth effects anticipated in Rolleston.
80. Mr Metherell provided comprehensive evidence which I have considered in full. He noted the transport environment had been seeing rapid change due to growth. He considered the forward planning by councils through the use of traffic modelling and provisions in the LTP, combined with Waka Kotahi projects associated with Rolleston access, would enable the road network to operate at acceptable levels of service into the future. He considered concerns with car park provision at the aquatic centre to be beyond the scope of the plan change request.³⁷ I accept Mr Metherell's evidence on that submission.

³⁷ Statement of Evidence of Andrew Metherell on Behalf of Yoursection Limited 18 October 2021 at para [76]

81. In his Summary of Evidence produced at the hearing, Mr Metherell advised that PC75 would enable residential development in the part of Rolleston where residential development has been anticipated and planned for in terms of transport infrastructure. He noted it was located adjacent to the arterial Lincoln Rolleston Road. This provides good connections for movement to the Rolleston Town Centre, the Rolleston industrial area, and provided options for connections to the east via either State Highway 1 or Selwyn Road.
82. He confirmed that the development of PC75 would enable a new east-west primary road which enables completion of a further portion of the CRETS collector road. This collector road was described as having been an integral part of the road network development in the south of Rolleston. It provides important east-west connectivity through the Township.
83. He was satisfied that connections to the Falcons Landing subdivision to the north were available and the adjacent PC78 land could also be integrated with from a transport perspective. He then discussed a number of changes to the ODP. These were in response to Council officers' recommendations and provide further certainty that a connected local road and cycle network would be achieved.
84. He discussed what appeared to be some disagreement between himself and Mr Collins around the need for a roundabout at the Lincoln Rolleston Road intersection. He considered the standard priority controlled intersections could accommodate future traffic volumes with acceptable delay. He agreed that in the medium term a case for a roundabout might likely exist but it was his view that a roundabout intersection would be required to be centred on the Lincoln Rolleston Road for land efficiency and safety reasons and in anticipation of long term development on the eastern side of Lincoln Rolleston Road. This would require land not owned by the Requester. Based on the 14% contribution that PC75 makes to critical turning volumes, he considered it to be inappropriate to require construction of the roundabout as part of the development, as a sole responsibility of the PC75 land developer. He considered it was a matter for planning through the LTP.
85. The Joint Officer Summary Statement provided a table which included a summary of the officers' recommendations, the plan change proponent's position on each of those recommendations, and the position of submitters who had tabled evidence together with the officers' conclusions on the matters raised. In terms of this plan change, the only matters upon which the officers required clarification were:
- (a) How the roundabout is referenced on the ODP;
 - (b) Minor suggested changes to the ODP text and plan;
 - (c) Clarification of the alignment of the cycle routes on the ODP plan; and
 - (d) Including the changes to the ODP contained in the MON Group Limited evidence.

I will address (d) subsequently in this Recommendation.

86. Ms Seaton, in her Summary, identified that she had made further amendments to the ODP in response to the Joint Officer Summary Statement. She accepted the removal of the word 'possible' from 'possible future roundabout'. She noted that it was not the Applicant's intention to suggest that a roundabout may not be needed in this location; rather there was a question mark over when that might be provided and whether the Applicant would be solely responsible for it financially. She agreed that removal of the word 'possible' from the ODP plan and text makes it clear that a roundabout will be required although not necessarily in the short term. She considered this would ensure that the Applicant will, at a minimum, set aside land for the roundabout construction with the timing to then be appropriately a matter for determination through future resource consent processes.
87. In terms of the officer recommendation in relation to the frontage upgrade, she added the words "*The Lincoln Rolleston Road frontage is to be upgraded to an urban standard in accordance with Engineering Code of Practice*" to the Density Plan text. She also confirmed that an additional cycle connection was annotated onto the ODP plan along the CRETS collector road.

Findings

88. I am satisfied on the comprehensive evidence which has been provided, and expanded on in questions and discussion during the hearing, that the transportation issues and effects have been properly assessed and addressed.
89. In terms of the submission by S Loeffler (S75-001-002), I agree that PC75 will contribute to the establishment of the CRETS collector road.
90. In relation to the matters raised by CCC and CRC, and the wider transport effects and public transportation, the network within PC75 has been well designed. It does not preclude the efficient provision of public transport services. Indeed the contribution towards completion of the CRETS collector road may assist in that regard. I also agree with Mr Collins that the funding and implementation of the public transport system is a matter for Rolleston as a whole rather than for this site specific plan change. Future policy changes and investment in the public transport network are beyond the control of the Applicant. As noted by Mr Friedel, other initiatives, such as mass rapid transport and enhanced transport services, are being progressed by the GCP and SDC to respond to concerns raised.

Versatile soils

91. The Request identified and assessed the versatile soil resource confirming that the site has been comprised of Class 2 and 3 soils under the LUC classifications and this included an area of Class 2 versatile soils in the eastern portion of the site.
92. Ms Greenfield (S75-004-001) opposed the Request on the basis that it would reduce the availability of versatile soils and rural productive land. CRC (S75-010-003) sought that the

impacts on the versatile soils resource be considered and identified the pNPS-HPL and that Policy 5.3.12 of the CRPS and Policy B1.1.8 of the SDP needed to be considered.

93. Mr Mthamo identified the PC75 area included 16.26 hectares of LUC Class 2 soils and 8.44 hectares of LUC Class 3 soils. He identified the pNPS-HPL recognises that the LUC classification is simply a default position or a starting point for identifying the productive value in soils. He identified a number of limitations with the LUC classification system noting that the classifications are based on high level soil properties to ascertain the productivity potential. He undertook a review of site specific matters relevant to the productivity of the soils, identifying moisture deficits and nutrient application restrictions in particular. He considered that PC75 would not result in any significant cumulative loss of versatile soils and noted that the site was bounded by existing subdivisions and lifestyle blocks expecting significant resultant reverse sensitivity issues associated with intensifying agricultural production in such an area.
94. He also noted that the RSP identified and evaluated the soil resource when determining the urban growth pattern for the Township. Given the rezoning of the site as a future residential area, the loss had already been anticipated. He considered that the effect of PC75 on District and regional agricultural productivity potential is insignificant or less than minor.
95. I discussed a number of the matters raised in Mr Mthamo's evidence with him. Those discussions were useful. Ms Seaton addressed impacts on versatile soils in paragraphs [39] – [44] of her evidence. She accepted and adopted Mr Mthamo's opinion. She addressed Policy B1.1.8. She accepted that there was nothing to indicate the PC75 land was unsuitable for ongoing rural use but noted that the explanation to Policy B1.1.8 indicated the policy is intended to be interpreted more subtly than plain reading might at first suggest. She acknowledged that there are alternative locations for residential development at Rolleston, being generally to the south-west/west of the Township and overall considered that while there was some tension with the policy, it was not contrary to it.
96. Ms Seaton's view was that in balancing the value of protecting versatile soils against the appropriate growth direction of the Township, the PC75 site has been identified in multiple strategic planning exercises as an appropriate direction for growth. Its development, at least in part, is critical to the completion of the CRETS collector road. She considered the value of providing for residential development in this location outweighs the potential adverse effects of the loss of versatile soils.
97. Mr Friedel again addressed this in some detail. He concluded that appropriate regard had been given to the versatile soil resource in identifying the site as a future residential area to support the housing needs of the Township, District and wider sub-region. He identified Policy B1.1.8 of the SDP encourages residential development to occur in and around existing townships to maintain the versatile soils resource, and given that the land had been identified as a future extension to the Township in the RSP and as an FDA in Our Space and CRPS Chapter 6 Map A, PC75 was consistent.

Finding

98. Overall, I accept that versatile soils, while a relevant issue properly raised, are not determinative of this Request. The land has clearly been identified as a future extension to the Township to support the housing needs of Rolleston, the District and the wider sub-region. The loss of versatile soils has been anticipated as part of that process.

Land suitability and geotechnical risk

99. An infrastructure assessment was provided as Appendix A to the Request, a geotechnical assessment was provided as Appendix B, and a preliminary site inspection (PSI) was provided as Appendix C.
100. Mr Friedel noted that there were no submissions seeking relief in relation to those issues.
101. I note that the geotechnical report was peer reviewed on behalf of SDC by Mr Ian McCahon. That was provided as Appendix 6 to the Officer's Report and concluded that there was minimal to no liquefaction potential of the site and confirmed that the land is equivalent to TC1 technical land classification under MBIE's guidance and considered it was appropriate. Mr McCahon identified that it is appropriate for further site specific testing to be undertaken at any future house sites at building consent stage.

Finding

102. I accept Mr Friedel's conclusion that there is sufficient information available and processes to be followed if the Request is granted, to establish that there are no land suitability constraints or natural hazard risks that prevent the granting of the Request.

Sustainability initiatives

103. Submitter R Wynn-Williams (S75-003-001) supported the Request in part conditional on future subdivision plan meeting environmental and energy best practices, including through section orientation and covenants that address building materials, and water and wastewater disposal.
104. Mr Wynn-Williams sought the inclusion of rules or other methods to ensure that sustainability measures are applied to the future development of the land. Mr Wynn-Williams appeared at the hearing. He advised that he had lived in Selwyn for 50 years. He confirmed his view that at some stage SDC needs to make a meaningful change to make sure that subdivisions are sustainable. He identified the colour of roofing as a real issue noting that towns increase the temperature by at least 2 degrees and noted that in some jurisdictions roof colours were controlled. He discussed the orientation of allotments and noted the absence of photovoltaics and noted the difference that such can make to address global warming and the operational costs of housing. He identified the need for gutters and for houses to have rainwater storage to enable use of that water for gardens and similar.

105. Ms Watson considered the issues in relation to section orientation is a matter better addressed in the detailed subdivision stage. She noted that the Applicant endeavoured to achieve this as part of the subdivision layout but it was not always possible for all sections to be orientated that way.³⁸
106. Mr Friedel supported the positive outcomes that would be achieved through the implementation of the sustainability measures identified by Mr Wynn-Williams. However he opposed the relief as he did not consider it appropriate to include such measures at the plan change level. He noted there remained opportunities to consider sustainability measures in the design and layout of future homes as part of the subdivisional processes outside of the RMA.³⁹
107. Ms Seaton did not accept Mr Freidel's view that it was not appropriate to include sustainability initiatives at plan change level. She noted that such had been offered in respect of PC67. In the context of West Melton she considered the rule addressing sustainability initiatives was warranted to directly support reductions in greenhouse gas emissions. She did not consider the same applied to Rolleston given it already has a greater level of public transport opportunities and a larger amount of employment and community facilities. She did not consider such a rule was warranted for PC75 but agreed that there remain opportunities to consider sustainability at stages in the design and layout of future homes as part of the subdivision or processes outside of the RMA, for example property covenants.

Findings

108. Mr Wynn-Williams has raised some valid points in relation to sustainability initiatives. As noted by Ms Seaton, such were included in the Recommendation on PC67. I consider, in the context of West Melton, that inclusion was appropriate. However I accept Ms Seaton's evidence that in the context of Rolleston their inclusion is not warranted at this stage. There remains the opportunity to consider sustainability measures during the design and layout of the future subdivision.

Cultural values

109. C Greenfield (S75-004-003) opposed the Request on the basis that consultation with local rūnanga had not been undertaken.
110. The Request identified that specific consultation was not undertaken with local rūnanga via Mahaanui Kurataiao Limited but it did provide a summary of advice provided by other plan change proponents and an assessment of the MIMP 2013 was undertaken.
111. Mr Friedel advised that notice of PC75 was served on rūnanga and no submission was received. He also advised that rūnanga have been actively engaged through the preparation

³⁸ Statement of Evidence of Kerry Watson on behalf of Yoursection Limited 18 October 2021 at para [37]

³⁹ s42A Report on Submissions Relating to Plan Change 75, 11 October 2021 at para [7.62]

of the RSP, Our Space and changes to the CRPS that have identified the site as an FDA. Those processes did not identify any sites of significance associated with the PC75 land that would either preclude the rezoning of the land or would need to be protected through a reference on the ODP.⁴⁰

Findings

112. I accept Mr Friedel's conclusion that cultural values have been appropriately considered and addressed and that there is nothing to suggest that the rezoning would compromise sites of cultural significance or preclude the SDP from giving effect to the relevant sections of the RMA.

Submission by MON Group Limited

113. MON Group Limited (PC75-007) supported the rezoning from Rural (Inner Plains) to Living Z. It sought an amendment to the ODP to be added to E38 of the Township Volume of the SDP to show a Neighbourhood Centre at the intersection of Lincoln Rolleston Road and the proposed new road.

114. Mr Boyes provided planning evidence for the submitter at the hearing. He identified that MON Group Limited had an agreement to acquire land for the purposes of establishing a small commercial centre in the location identified. He advised that MON Group Limited had identified an opportunity to provide for the local shopping needs of the residents resulting in a better urban design outcome for existing and future residents of this part of Rolleston. He considered the proposal to establish the commercial centre in this location was fully supported by the RSP which identifies a Neighbourhood Centre in this location. He advised that the "key planning argument" supporting the submission is to achieve consistency with the RSP. He described the RSP as a significant planning document, noting that all subsequent spatial planning affecting Greater Christchurch has been cognisant of its content, including Selwyn 2031: District Development Strategy, the CRPS (Chapter 6) and Our Space 2018-2048.⁴¹

115. Mr Boyes addressed the relevant objectives and policies set out Section B4 of the SDP advising Policy B4.3.8 states that each ODP shall provide (amongst other things) "*any land to be set aside for business activities*". He also identified Policy B4.3.11 which is to:

Provide Neighbourhood and Local Centres, as shown in operative Outline Development Plans, to satisfy the more localised and convenience needs of people and communities, whilst recognising that neighbourhood and local centres are to complement Key Activity Centres which shall remain the primary focus for commercial, social and community activity within that Township.

116. Mr Boyes considered that given the intended GFA, the area identified would be classified as a Neighbourhood Centre. He advised that the submitter was agreeable to the explanatory text accompanying the ODP limiting the future GFA of this area to no more than 2,000m² in

⁴⁰ s42A Report on Submissions Relating to Plan Change 75, 11 October 2021 at para [7.65]

⁴¹ Statement of Evidence of Nicholas Brian Boyes 26 October 2021 at paras [11] and [12]

accordance with the explanation set out in Policy B4.3.11. He considered the relief sought was consistent with the outcomes sought in Policy B4.3.71 and Policy B4.3.72, and accords with Policy B4.3.75.

117. Mr Boyes addressed the need for a Neighbourhood Centre. He advised that the provision of a large Neighbourhood Centre along both sides of Springston-Rolleston Road appears to have been abandoned through subsequent promulgation of ODPs. He identified commercial areas in the surrounding locality. He concluded that the current level of commercial development within the locality is certainly not exceeding that identified in the RSP and that any shortfall would only be exacerbated by the ODP for PC75 not including the same. Mr Boyes considered that his review of other developments in the locality showed they did not appear to be approaching any threshold whereby there would be an over-provision of suburban commercial land.
118. Mr Boyes, while acknowledging he was not an economist, discussed retail distribution type effects. He noted that the site and distribution of centres contained in the RSP, and the policy framework set out in Policy B4.3.11, were designed to ensure that retail distribution effects on the Town Centre did not arise. From his experience as a planner, Mr Boyes considered that activities at the scale proposed could not have any meaningful retail distribution impact on a Key Activity Centre which, in the case of Rolleston, is anchored by two supermarkets, a major department store, multiple retail and service offerings. Conversely small local and neighbourhood centres enabled residents to walk or cycle to obtain day-to-day items in a timely and convenient manner which added to the vitality and liveability of suburban areas.⁴²
119. Mr Fuller's evidence primarily attached a transport statement that he had prepared for the submission. While noting that a specific assessment of traffic generation, access layout and operation would be required at the time of applying for resource consent, there was sufficient certainty to confirm the site could reasonably be developed for commercial activity. He also noted that the site was identified as a Neighbourhood Centre on the RSP and as such the wider transport network would have been developed being cognisant of the likely use of the land. He considered the transport effects of the Neighbourhood Centre zoning to be acceptable.
120. I discussed the transport issues with Mr Fuller at the hearing and I asked for clarification of several issues and queries that I had arising from his report. This included queries relating to ingress and egress, clarification of traffic generation, and the diversion of traffic to visit the site. I also discussed the proximity of the site to the main entry/exit onto Lincoln Rolleston Road. We discussed vehicle movement generation, impacts on intersection and similar issues.
121. Mr Metherell made a number of comments on the rezoning in his Summary of Evidence. Again I discussed this with him during the hearing. He advised that any centre would lead to a concentration of movements but that is normal and expected.

⁴² Statement of Evidence of Nicholas Brian Boyes 26 October 2021 at para [31]

122. The Reporting Officers agreed there was scope to consider the relief. They also agreed that the inclusion of the Neighbourhood Centre on the ODP was supported by the technical evidence.
123. The officers noted the submitter had circulated planning and transport evidence to support the relief sought. The assessment provided by the submitter in support of the changes to the ODP were accepted by the officers. They agreed that the inclusion of a reference to the Neighbourhood Centre on the ODP was consistent with the RSP and the objectives and policies of the SDP, and that rules could effectively manage effects relating to the detailed design and operation of the Neighbourhood Centre.
124. They considered the scale of the Neighbourhood Centre ensured the relief being sought would be consistent with the CRPS in respect to supporting business needs without compromising other commercial centres. They considered the Neighbourhood Centre would support and encourage housing in the area consistent with the urban development outcomes of the NPS-UD and would satisfy the relevant statutory tests.
125. The Applicant took a neutral position on the merits of the submission. A number of its witnesses addressed the submission in discussions. Mr Compton-Moen considered it “makes sense” in terms of layout and location, fronting Lincoln Rolleston Road. He discussed similar developments on other ODP areas within Rolleston.
126. Mr Colegrave considered that the area sought was potentially too much. He described the GFA as “getting up there” but the SDP rules would enable an assessment. He considered it was at the upper end of what one would expect.

Findings

127. I have carefully considered all of the above. As noted the Applicant is neutral. None of its experts identified any substantive concerns, other than Mr Colegrave's concern that it was “getting up there” in terms of GFA. It needed to be clearly restricted to a convenience role. As noted, the officers were generally supportive.
128. Ms Seaton provided an updated ODP which deleted the word ‘retail’ from the maximum gross floor area. The relevant part of the ODP now reads “*The Neighbourhood Centre will provide for a maximum of 2,000m² of gross ~~retail~~-floor area to cater for local weekly and day-to-day retail requirements. ...*”. I consider that deletion appropriate in addressing the concerns of Mr Colegrave in particular in relation to the GFA “getting up there”.
129. For the reasons traversed by Mr Boyes in some detail, I am comfortable that there is scope for the submission to be considered. This is particularly given that the submission relates to an area of land within the site as opposed to being a “me too” submission. I am comfortable on the evidence before me that the identification on the outline development plan and the text describing its intended function are appropriate. Any development of this site at any scale is likely to trigger assessment and any effects can be properly identified and assessed at that

stage. It accords with the RSP and gives effect to a number of relevant policies in the SDP, including Policy B4.3.11.

Conclusion On Effects and Matters Raised in Submissions

130. Overall, having considered all of the submissions, the evidence and reports, in my view with the additional matters proposed to address specific concerns that have been raised, the actual and potential effects on the environment are adequately addressed in so far as relevant at this stage. A number of effects will of course be subject to further scrutiny at consent stage in accordance with the rule framework adopted. There is nothing in my view which indicates that the actual and potential effects of the proposal are likely to be such as to render this plan change inappropriate. I consider all matters raised in the submissions have been appropriately considered and addressed.

Statutory Assessment

Statutory Tests

131. I have identified the statutory framework in paragraphs [21] to [23] above and I do not repeat those here.

Part 2 Matters

132. Mr Friedel identified the purpose and principles of the RMA. He noted pursuant to s74(1)(b) any changes to the SDP must be in accordance with the provisions of Part 2 of the RMA including s5, matters of national importance that must be recognised and provided for (s6), and other matters to which particular regard is to be had (s7). He was of the view that notwithstanding the notification of the PDP, the purpose of the RMA is currently reflected in the settled objectives and policies of the SDP which PC75 did not seek to change to a fundamental extent.

133. He considered that there were no matters of national importance. In terms of s7, he considered that the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values, and the maintenance and enhancement of the quality of the environment were relevant and they had been considered in the effects assessment. He considered there was no reason to oppose the granting of the Request on the grounds that it would not give effect to Part 2 of the RMA.

Functions of Territorial Authorities

134. Mr Friedel identified the functions of territorial authorities pursuant to s31. He supported the proponent's conclusions that PC75 would enable SDC to carry out its functions under the RMA. He noted that this included ensuring that there was sufficient plan enabled development capacity in respect of housing land to meet the expected demands of the District. He was of the view that the Request was necessary to provide sufficient housing capacity as it would

facilitate the development of an FDA identified in CRPS Chapter 6 and Our Space. He considered that the ODP as amended, in combination with the underlying Living Z Zone rules, would achieve integrated management and all potential affects associated with the use, development and protection of the land can be effectively managed.⁴³

135. I agree that PC75 will assist SDC to carry out its functions under the RMA.

Statutory Documents

136. Mr Friedel noted that the District Plan must (a) give effect to any operative national policy statement (s75(3)(a)) and any regional policy statement (s75(3)(c)); (b) have regard to any management plan or strategy prepared under other Acts (s74(2)(b)(i)); (c) take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district (s75(2A)); and (d) not be inconsistent with any regional plan (s75(4)(b)). That is a helpful summary.⁴⁴

NPS-UD

137. Mr Friedel considered the planning context as outlined in Section 2 of the s42A Report, and summarised in SDC's Technical Memo on Growth Planning,⁴⁵ to be an important touchstone when evaluating the extent to which PC75 'gives effect' to the objectives and policies of the NPS-UD. He considered these confirmed that an urban consolidation approach had been applied through the UDS, LURP Actions, Our Space, Selwyn 2031, and the RSP which have been implemented through the SDP and the CRPS.⁴⁶

138. In relation to the Technical Memo on Growth Planning, he noted this outlined how housing capacity within the District had been assessed, how further capacity was intended to be provided to meet projected demand, and why the proposed distribution of capacity – focused primarily on Rolleston – had been preferred.⁴⁷

139. Mr Friedel considered PC75 to be consistent with Objectives 1 and 2 and Policies 1 and 6 of the NPS-UD as it would enable a variety of homes to meet the estimated market demand for feasible development capacity within the medium term timeframe provided in the CRPS and in doing so would support the competitive operation of land and development markets. He considered this was demonstrated by the fact that PC75 will assist in providing additional housing capacity in accordance with the FDA in the CRPS Chapter 6 Map A and Our Space, the Selwyn 2031 township network and the residential growth areas in the RSP.⁴⁸ I agree and adopt that assessment.

⁴³ s42A Report on Submissions Relating to Plan Change 75, 11 October 2021 at para [8.5]

⁴⁴ s42A Report on Submissions Relating to Plan change 75, 11 October 2021 at para [8.6]

⁴⁵ Appendix 7 to the s42A Report

⁴⁶ s42A Report on Submissions Relating to Plan change 75, 11 October 2021 at para [8.8]

⁴⁷ s42A Report on Submissions Relating to Plan change 75, 11 October 2021 at para [8.10]

⁴⁸ s42A Report on Submissions Relating to Plan change 75, 11 October 2021 at para [8.11]

140. CRC's submission, while neutral, considered that a determination needed to be made that the scale of the proposed development would deliver significant development capacity under Policy 8 and that development needed to better align with identified housing needs.
141. Mr Friedel noted that PC75 is identified as a location where SDC and community would prefer urban growth to be located based on the spatial plans and statutory instruments, and the Request could not be considered to be unanticipated or out-of-sequence for development in the context of Policy 8. It was his view that the identification of land as an FDA in the CRPS and Our Space confirmed the PC75 site is part of the responsive planning undertaken within the Greater Christchurch Sub-region to add development capacity and contribute to well-functioning environments. He considered PC75 to be consistent with Policy 8 of the NPS-UD.
142. Again I agree entirely with that analysis. PC75 will provide additional plan enabled capacity for approximately 280 mixed density sections. That will assist in meeting the projected medium term capacity shortfall for the District. It will assist Council in meeting its obligations under Policy 2 which requires it, at all times, provides at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term for the District. In doing so, the Request also assists SDC in carrying out its functions under s31(1AA) by ensuring there is sufficient demand capacity in respect of housing and business land to meet the expected demands of the District.
143. Mr Friedel considered that PC75 represents a well-functioning urban environment as it would be able to satisfy the NPS-UD Policy 1 criteria and Policy 6 to some extent, including (a) enabling homes and the needs of different households at a density which was above that provided for in the CRPS and SDP; (b) supporting and as much as possible limiting adverse effects on the competitive operation of land and development markets; (c) having good accessibility for people between housing, jobs, community services, natural spaces and open spaces, including by way of public or active transport; and (d) supporting the reduction of greenhouse gas emissions through current and future SDC and Greater Christchurch Partnership transport initiatives.⁴⁹
144. Mr Friedel expanded on his assessment. He noted that Rolleston remained to some extent reliant on Christchurch City for employment and access to services and facilities, and that the rezoning would inevitably increase demand on the strategic transport network associated with commuter traffic. He also acknowledged that the site and township do not have employment opportunities or access to large-scale public transport when compared to residential greenfield areas in the country's large metropolitan centres, but that Our Space had directed additional capacity to Rolleston to support public transport enhancement opportunities. He also noted the direction of additional capacity to Rolleston supports the compact urban form and that the employment offerings in Rolleston have been progressively increased.⁵⁰

⁴⁹ s42A Report on Submissions Relating to Plan change 75, 11 October 2021 at para [8.14]

⁵⁰ s42A Report on Submissions Relating to Plan change 75, 11 October 2021 at para [8.15]

145. He considered that the PC75 site was more optimal than alternative locations outside the FDA in terms of achieving the urban consolidation principles in the CRPS, UDS and Our Space and that there had been significant investment in preparing spatial plans (including Selwyn 2031 and the RSP), investing in network capacity upgrades and public transport funding to manage effects from the projected growth. He acknowledged that PC75 was unlikely to reduce greenhouse gas emissions without SDC and sub-regional initiatives but considered that would be challenging for any Tier 1 urban environment that was not within a metropolitan centre and located in close proximity to significant public transport facilities. Based on the recommendations contained in Mr Collins and Ms Wolfer's evidence, he was satisfied that the changes would promote connectivity, encourage active travel modes and improve access to future transport facilities.
146. In terms of Objective 6 and Policy 1 and the integration of infrastructure planning and funding decisions, he noted the alignment of the Request with SDC's infrastructure planning. In reliance on Mr England's evidence that there was sufficient capacity in the reticulated public water and wastewater networks and feasible options to manage stormwater, he considered it to be consistent with those aspects of Objective 6 and Policy 1.⁵¹
147. Mr Friedel's conclusion in the s42A Report was that he did not consider PC75 to be contrary to the objectives and policies of the NPS-UD. I discussed that conclusion with him during the hearing. I queried whether that was the appropriate test. In those discussions, Mr Friedel confirmed that it was his view that granting the Request would give effect to the relevant provisions of the NPS-UD.
148. Ms Watson addressed the growth of Rolleston and identified in the last 6-12 months Rolleston land prices had risen sharply primarily due to the lack of titled or consented sections available for sale in the area. Her evidence provided an example of a 700m² section within the Falcons Landing subdivision which sold in early 2020 for an average price of \$184,000 compared to a 700m² section being sold in a neighbouring development mid 2021 for \$350,000, equating to a more than 90% price increase within a 12 month period. She provided a Statement of Evidence of Mr Gary Sellars of Colliers International which was provided as part of PC67. In discussions, Ms Watson advised that Rolleston had greater increases than Halswell and Christchurch, noting there was still pressure there. She advised a 550m² section on Dunns Crossing Road sold the week before the hearing for \$460,000 which a few years ago would have sold for between \$160,000 and \$175,000. She advised they are going up and up. She advised that there was no apparent slowdown but it was hard to gauge that when there was no stock available for the market.
149. Mr Colegrave addressed, in some detail, several factors which he considered indicated that the HCA not only understated likely future demand, but its estimates of feasible capacity are grossly overstated for a number of reasons. He considered that those issues collectively

⁵¹ s42A Report on Submissions Relating to Plan change 75, 11 October 2021 at para [8.18]

meant that the forecast shortfall in capacity identified in the HCA is likely to occur far sooner than expected.⁵² Mr Colegrave provided a revised dwelling supply/demand estimate for the District in Table 3 of his evidence. He considered that table confirmed that when SDC's supply and demand estimates are revised to "better reflect reality" there are significant shortfalls across all timeframes and accordingly, additional supply needs to be identified and rezoned as soon as possible. If not, the likely prolonged supply shortfalls will place undue pressure on house prices, which undermines affordability and limits the District's strong growth potential.⁵³

150. Ms Seaton provided, in tabular form, her comments on the NPS-UD and the particular objectives, policies and other provisions.⁵⁴ In her view, the key considerations were:

- (a) Will the proposal provide 'significant' development capacity (Objective 6, Clause 3.8);
- (b) Will the proposal contribute to a well-functioning urban environment (Objective 1, Policy 1, Policy 6, Clause 3.8, Clause 3.11);
- (c) Is the site able to be adequately serviced with infrastructure (Objective 6, Policy 10, Clause 3.5); and
- (d) Is it well-connected along transport corridors (Clause 3.8).

151. Ms Seaton considered the proposal would provide for significant development capacity because it would provide around 280 new residential units in a location with an identified shortfall of housing, and secondly, that it would provide for the completion of the eastern extent of the CRETS collector road, an important piece of transport infrastructure near Rolleston.⁵⁵ She restated her opinion that she had provided at recent plan change hearings, that the significance cannot be assessed purely on the basis of "numbers" and that there are other criteria that may also be relevant to the assessment of significance, including whether there are any distinguishing characteristics about the site, the product, and existing capacity and demand.

152. Ms Seaton addressed Policy 1 in some detail in paragraphs [58] – [68] of her evidence. She considered the proposal gives effect to the NPS-UD and that it was appropriate for SDC to be responsive to this plan change application, per Objective 6 and Policy 8 of the NPS-UD.

Findings

153. There was no evidence provided to me that raised any particular concerns with consistency with the NPS-UD. Issues of public transport, greenhouse gases and significance of the capacity provided were raised in submissions by CRC and CCC but neither organisation provided evidence. There was significant agreement between Ms Seaton and Mr Friedel.

⁵² Statement of Evidence of Fraser James Colegrave on Behalf of Yoursection Limited 18 October 2021 at para [4.40]

⁵³ Statement of Evidence of Fraser James Colegrave on Behalf of Yoursection Limited 18 October 2021 at para [4.47]

⁵⁴ Statement of Evidence of Kim Marie Seaton on Behalf of Yoursection Limited 18 October 2021 at para [52]

⁵⁵ Statement of Evidence of Kim Marie Seaton on Behalf of Yoursection Limited 18 October 2021 at para [55]

Overall, for the reasons traversed in Mr Friedel's analysis, and in Ms Seaton's helpful evidence, approving the plan change request would implement the NPS-UD. The site is one which has been identified as suitable for future urban development in various statutory and non-statutory documents. It will enable the supply of a range of housing types to assist in addressing supply capacity issues. In my view, it clearly contributes to a well-functioning urban environment. While I have, for completeness, had particular regard to the development capacity provided, I agree that the rezoning of the land is not unanticipated or out-of-sequence given its identification as an FDA.

CRPS

154. The s32 Evaluation accompanying the Request included a comprehensive assessment against the relevant objectives and policies of the CRPS, primarily those encompassed by Chapters 5 and 6 of the CRPS. It also addressed Chapter 15 and Chapter 17 where relevant. That assessment was contained in paragraphs [131] through to [143]. The overall conclusion was, at that time, that the development was considered to be inconsistent with those provisions of the CRPS that require new residential zones to be located within identified greenfield priority areas, and to some extent inconsistent with provisions requiring soil productive capacity to be maintained, it was otherwise generally consistent with the CRPS.
155. Mr Friedel provided a comprehensive assessment against the CRPS and again noted that Chapter 6 of the CRPS applies urban consolidation principles to manage urban growth and development across the Greater Christchurch sub-region. He considered that the CRPS and SDP Living Z Zone are the primary mechanisms for implementing the UDS, Our Space and RSP.
156. In terms of Chapter 6.2.2 (urban form and settlement patterns), he noted this establishes that any expansion to the Township is to be within the residential greenfield priority areas or FDA in Map A. Again he noted that the PC75 site is identified within the RSP, Our Space and an FDA on CRPS Map A, and that the rezoning therefore aligned with the preferred urban form and was consistent with a desired consolidated settlement pattern.
157. On the evidence, Mr Friedel was satisfied that the plan change was consistent with Objective 6.2.1 and 6.2.2 and Policy 6.3.1 and 6.3.7. He also considered that it was consistent with Objective 6.2.3 and Policy 6.3.2 and 6.3.3 in relation to coordination. Again in terms of Objective 6.2.4 (integration of transport and infrastructure and land use) and relevant policies, on the basis of Mr Collins' evidence, he considered that PC75 is in sequence with the planned transport network upgrades being coordinated through the LTP and overall was consistent with Objective 6.2.4 and Policy 6.3.4.
158. Mr Friedel also considered Policy 6.3.12 (FDAs) to be the most critical in evaluating PC75. He considered that the provisions were met noting the feasibility of development capacity was addressed by the SDC's Technical Memo on Growth confirming that PC75 would contribute to medium-term plan enabled capacity that had been identified as being required. In terms of

efficient use of urban land, he again noted it was consistent with the preferred urban form and would go some way to meeting the desired consolidated settlement pattern identified and that minimum density would promote opportunity for higher densities and would improve housing choice and mix when considered against the minimum 10hh/ha requirements in Policy 6.3.7.

159. He also identified that it was in sequence and was well integrated. He considered the prerequisites set out in Policy 6.3.11(5), based on Mr England's evidence, were met. He identified natural hazards were not an issue.
160. Overall, he considered the identified pre-requisites for enabling the FDA were satisfied, subject to some amendments which were proposed (and I note largely adopted) and that it was consistent with the relevant objectives and policies of the CRPS.
161. Ms Seaton referred to Mr Friedel's assessment of the proposal against the relative objectives and policies and referenced the previously provided assessment contained in the PC75 s32 Evaluation. Subject to some minor exceptions in relation to ODP amendments recommended, Ms Seaton agreed with Mr Friedel's analysis, in particular, the key point that the site is identified as an FDA on Map A of the CRPS. Ms Seaton generally agreed with Mr Friedel's analysis of Policy 6.3.12 (relating to FDAs) albeit, for the reasons set out in Mr Colegrave's evidence, she considered the need for additional planned housing capacity is greater than that stated by Mr Friedel.
162. Overall she agreed with Mr Friedel's conclusion that PC75 is consistent with the relevant objectives and policies of the CRPS. Ms Seaton reached that conclusion with due consideration of the modifications made to the proposed ODP, but excluding the small number of officer recommendations that had not been adopted and which the Applicant's witnesses had explained are not necessary.

Findings

163. I have had the benefit of considerable evidence and discussions with witnesses in relation to this issue. Policy 6.3.12 is a key issue. I am satisfied on the evidence which has been provided, and the discussions held at the hearing, that PC75 satisfies the prerequisites for enabling the FDA to be rezoned.
164. The relevant objectives and policies of the CRPS have been fully addressed in the Request and in the evidence. I am satisfied that PC75 gives effect to the CRPS.

CLWRP and CARP

165. Pursuant to s75(4)(b) of the RMA, the district plan cannot be inconsistent with the regional plan in relation to various matters. I note that the establishment of activities within the site, which will include the discharge of stormwater, will need to meet permitted activity conditions of those plans or obtain resource consent. I acknowledge that neither CRC nor CCC have raised any direct incompatibility issues.

MIMP

166. The MIMP is a planning document which is recognised and has been lodged with SDC. Pursuant to s74(2A) of the RMA, in considering this plan change, I must take account of the MIMP.
167. The relevant issues were addressed earlier in this Recommendation. I have taken the MIMP into account in this Recommendation. I agree that there is nothing about this plan change which would indicate that it may have adverse effects on the cultural values of iwi.

Consistency With Other Relevant Documents – Selwyn District 2031: District Development Strategy, UDS, Our Space 2018-2048 and RSP

168. Mr Friedel confirmed in his evidence that PC75 had given sufficient regard to the management plans and strategies under s72(2), including the UDS, Our Space, Selwyn 2031 and the RSP. Ms Seaton concurred with those comments. I agree with and accept that evidence. In my view this consistency is an important factor in assessing the appropriateness of the rezoning.

Consistency With Plans of Adjacent Territorial Authorities

169. Mr Friedel noted that the matters of cross-boundary interests were detailed in the SDP (in Section A1.5 of the Township Volume). By reference to Section 6 of his Report, and the Technical Memo on Growth Planning, Mr Friedel considered that the cross-boundary interests associated with the rezoning of the site had primarily been identified and managed through the Greater Christchurch Partnership arrangements. I agree.
170. In relation the specific matters raised by CCC and CRC relating to impact on sub-regional transport networks, potential for adverse effects relating to anticipated additional movements and lack of public transport to achieve a modal shift, I agree with Mr Friedel that the funding and implementation of an improved public transport system and network upgrades identified by Mr Collins were required for Rolleston as a whole, rather than as a specific consequence of this Request and that the investment required to manage the impacts of growth have been addressed in other forums. I agree with Mr Friedel's conclusion that cross-boundary effects of PC75 have been appropriately identified, considered and addressed.

Consideration of Alternatives, Costs and Benefits

171. Mr Friedel addressed this in paragraphs [8.50] through to [8.57] of the Officers Report.
172. The s32 Evaluation provided with the Request provided a comprehensive assessment in paragraphs [84] – [106]. That contained an examination of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. It noted that the proposal did not involve any new, or alteration of any existing, objectives of the SDP which were assumed to be the most appropriate for achieving the purpose of the RMA, having previously been assessed as such.

173. In relation to the general objective of the proposal, being the purpose of the proposal, the assessment noted that the objective is to provide for an extension of the adjoining existing urban residential area of Rolleston in a manner that provides for part of a significant CRETS collector road and provides for increased competition and choice in the residential land market.
174. In relation to the SDP objectives, again these were assessed in Table 1 of that document. That assessment concluded that the proposed plan change was generally consistent with the objectives and policies of the SDP, particularly those seeking to provide pleasant living environments with high amenity. While it identified it was not consistent with Objective B4.3.3 and Policy B4.3.1 which seek to ensure that new development is contained within the CRPS priority areas, that was undertaken prior to Change 1 to the CRPS and the identification of the land as an FDA.
175. I accept that overall the resulting character, amenity and environmental effects of the proposal are consistent with those sought in the SDP for Rolleston and that the proposal is an appropriate means of achieving the outcome sought by the objectives and policies of the SDP.
176. In relation to efficiency and effectiveness, three options were identified and the benefits/advantages and costs/disadvantages of each assessed. Overall it considered that the benefits of the proposal outweigh the costs. It noted that the other options resulted in lost opportunity to provide for additional residential housing capacity and lost opportunity to provide for the CRETS collector road within the site. This was considered to carry considerable weight.
177. The proposal was considered to be the most effective means of achieving the objective of the proposal, being to provide for an extension of the adjoining existing urban residential area of Rolleston in a manner that provides for part of a significant CRETS collector road and provides for increased competition and choice in residential land markets.
178. In terms of efficiency, taking into account the costs and benefits, Option 2, that is this proposal, was considered to be the most efficient means of achieving the objectives of the proposal.
179. In terms of risks of acting or not acting, the assessment identified that the relatively recent rezoning and subdivision consenting of land in Rolleston, including the adjoining Falcons Landing development (ODP Area 11), meant that the relevant issues associated with rezoning and development of land in this general and specific location were well understood. It concluded that there were no notable risks of acting or not acting.
180. Overall, the assessment concluded that the proposed plan change was the more appropriate method for achieving the objective of the proposal than the alternatives and that the economic, social and environmental benefit of the proposed plan change outweighed the potential costs. On that basis it was considered that the rezoning was an appropriate, efficient and effective means of achieving the purpose of the RMA.
181. Economic benefits and costs are of course relevant. These were fully addressed in the evidence of Mr Colegrave. In Section 5 of his evidence he identified that the proposed plan

change would provide a substantial, direct boost to the District's dwelling capacity, thereby helping to narrow the gap between likely future supply and demand. All things being equal, that supply would help the market to be more responsive to growth and demand and thereby reducing the rate at which the District house prices grow over time (relative the status quo).

182. He considered, from an economic perspective, enabling the development of approximately 280 new houses over time (plus supporting commercial activity) represented a significant boost in the supply. Further it would enable land market competition and would assist in a critical mass to support greater local retail/service provision which would support greater District economic growth and employment and also reduce vehicle travel and emissions associated with it. It would enable, or future development of the land would provide, significant commercial support for Rolleston businesses together with a one-off economic stimulus from the construction activity which he estimated could boost the region's GDP by \$60 million, including flow on effects, generate employment for 650 people years, and generate \$30 million in household income.
183. There will be some cost in relation to versatile soil but in my view that has been appropriately addressed in the evidence and indeed through the identification of this area as being within the FDA in Rolleston.
184. Mr Friedel considered that PC75 satisfied the statutory tests and that it was appropriate to grant the rezoning request with the modifications that were evaluated in his report, outlined in Section 9 and detailed in Appendices 1 and 2.

Findings

185. As noted, the s32 evaluation provided with the Request was comprehensive. The issues have been addressed fully by Ms Seaton and Mr Friedel, and other witnesses where relevant. I have considered the alternatives, the costs and the benefits, and overall I am satisfied that the rezoning is the most appropriate option in terms of achieving the objective of the proposal, the objectives of the SDP, and ultimately the purpose of the RMA.

NPS-UD Clause 3.11 Using Evidence and Analysis

186. Section 3.11 requires local authorities, when making plans or when changing plans in ways that affect the development of urban environments, clearly identify the resource management issues being managed, and use evidence, particularly any relevant HCAs about the land and development market and results of monitoring to assess the impact of different regulatory and non-regulatory options and their contribution to:

(i) achieving well-functioning urban environments; and

(ii) meeting the requirements to provide at least sufficient development capacity.

187. The key resource management issues being managed are addressed throughout this Recommendation. Housing capacity and supply, and the provision of well-functioning urban environments, are the key issues being addressed. I consider the proposal assists in housing capacity and supply, and the provision of well-functioning urban environments.

Section 32AA

188. Section 32AA requires a further evaluation for any changes that have been made to the proposal since the evaluation report was completed.

189. Section 32AA(1) provides:

- (1) A further evaluation required under this Act—*
 - (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and*
 - (b) must be undertaken in accordance with section 32(1) to (4); and*
 - (c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and*
 - (d) must—*
 - (i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal ... or the decision on the proposal, is notified; or*
 - (ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.*
- (2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).*

190. My assessment under s32AA has been undertaken through the decision-making recorded in this Recommendation. The changes made are all for the purpose of addressing issues potentially impacting on urban form and the quality of the environment. They are not of a scale and significance which requires any particular elucidation and expansion on at this point. Again, the matters have all been addressed throughout this Recommendation. I consider the changes are appropriate, efficient and effective in achieving the objective of the proposal and implementing the SDC objectives.

Part 2 Matters

191. The relevant Part 2 matters are largely addressed by reference to an assessment against the objectives and policies of the SDP. In terms of s6 matters, none were identified. In terms of s7, I consider the plan change to be an efficient use and development of natural and physical resources. I consider the maintenance and enhancement of amenity values and the

maintenance and enhancement of the quality of the environment have all been satisfactorily addressed.

192. In terms of s8, which requires me to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), I accept that there are no explicit s8 matters in play in this particular application.

Section 5

193. I consider that the proposal will achieve the purpose of the RMA. A comprehensive assessment has been undertaken through the evidence, reports, submissions and within the body of this Recommendation. I am entirely satisfied that the purpose of the RMA is achieved by the approval of this plan change.

Overall Conclusion

194. I consider that the proposal, including amendments, meets the sustainable purpose of the RMA. Overall, for the reasons I have set out above, I consider that it is the most appropriate method in terms of the s32 tests and for meeting the purpose and principles set out in Part 2 of the RMA. Specifically, it will enable people and communities to provide for their economic and cultural wellbeing by provision of additional residential development in Rolleston, in a location which has been specifically identified for potential urban growth, and in a manner where the effects of the development, as far as relevant at this stage, are acceptable and appropriate.

Recommendation

195. For the reasons above, I **recommend** to the Selwyn District Council:

- (1) Pursuant to Clause 10 of Schedule 1 of the Resource Management Act 1991 the Council approves Plan Change 75 to the Selwyn District Plan as set out in Appendix A.
- (2) That for the reasons set out in the body of my Recommendation above, the Council either accept, accept in part or reject the submissions identified in Appendix B.



David Caldwell
Hearing Commissioner

Dated: 14 March 2022

PC75 Commissioner Recommendation – Schedule of amendments to the Selwyn District Plan

Text to be inserted is shown underlined.

Text to be deleted is shown ~~struck through~~.

Instructions are shown in *italics*

Planning Maps

Amend the zoning of the land shown within the blue dashed line below from Rural (Inner Plains) Zone to Living Z Zone:



Township Volume, B4 Growth of Townships

Policy B4.3.9

The phasing of any Living Z Zone shown on the Planning Maps and Appendices occurs as follows:

In Rolleston, ~~12~~¹⁵ Living Z areas have been identified, and an Outline Development Plan for ~~12~~¹⁴ of these areas has been incorporated into the District Plan. The remaining Living Z ODP Area has been deferred. The deferment for this area shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan. ...

Policy B4.3.76

Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Rolleston addresses the specific matters relevant to each ODP Area number listed below: ...

Outline Development Plan Area 15

- Part provision of a CRETS Collector road/Primary road on an east-west alignment in the northern half of the ODP area;
- Provision of a secondary road network internal to the ODP and providing connections to the south and north of the ODP area;
- Provision for a roundabout at the intersection of Lincoln-Rolleston Road and Ed Hillary Drive.
- Provision of a neighbourhood park centrally and adjacent the CRETS Collector/Primary road;
- Provision for medium density development adjacent the reserve;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of frontage upgrades along Lincoln-Rolleston Road to encourage sections to front the road.
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of a minimum net density of 12 households per hectare averaged over the ODP.

Township Volume, Appendix 38 Outline Development Plan – Rolleston

For locations of these ODP's see below:

- ODP Area 15

Insert the following in Appendix 38, after ODP 14:

OUTLINE DEVELOPMENT PLAN AREA 15

Introduction

This Outline Development Plan (ODP) is for Development Area 15. Area 15 comprises 24ha and is bound by Lincoln-Rolleston Road to the east, and ODP Area 11 to the north.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- The Land Use Recovery Plan (LURP)
- Policy B4.3.7 and B4.3.77 of the District Plan
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)
- 2009 Subdivision Design Guide

Density Plan

The ODP area shall achieve a minimum of 12 household lots per hectare. ODP Area 15 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 12hh/ha for the overall ODP can be achieved, will be required.

ODP Area 15 predominantly provides for low density sections, although some medium density housing options have been supported along the Primary Road adjoining a reserve. Minor changes to the boundaries of the medium density area will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/or green spaces;
- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 12hh/ha density requirement and development yield.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

Frontage upgrades are to be provided along Lincoln Rolleston Road to encourage properties to front this road. The Lincoln Rolleston Road frontage is to be upgraded to an urban standard in accordance with the Engineering Code of Practice.

A Neighbourhood Centre is required in the general location shown adjacent to Lincoln Rolleston Road. The Neighbourhood Centre will provide for a maximum of 2,000m² of gross floor area to cater for local weekly and day-to-day retail requirements. Additional land is also required to accommodate the necessary access arrangements, car parking, landscaping and utilities to service the Neighbourhood Centre.

Movement Network

For the purposes of this ODP, it is anticipated that the built standard for a Primary Road will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a "Secondary Road" will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road, subject to engineering approval requirements at subdivision stage.

The ODP provides for an integrated transport network incorporating:

A primary road following an east-west alignment to form part of the Collector Road route specified in the 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS);

- An internal secondary network with provision for connections to adjoining land;
- A future roundabout at the intersection of Lincoln Rolleston Road and the primary road.
- Pedestrian and cycle connections to adjoining land to encourage viable alternative modes of transport to private motor vehicles.

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

The completion of the Primary Road/Collector Road, identified as part of the CRETS (2007 Christchurch, Rolleston and Environs Transportation Study) is proposed in the northern portion of the ODP area and further supports the integration of the site with the wider transport network. The Collector Road spans across several neighbourhoods and ODP areas on the southern boundary of the township. It is significant in supporting an eastwest network function and it is part of an expanded ring road system for Rolleston.

Although the CRETS Collector Road is envisaged to cater for a large proportion of vehicle movements going through ODP Area 15, it is not a high-speed corridor and is intended foremost to provide direct access to adjoining sites. To this end, it is envisaged that the CRETS Collector Road will interact with the adjacent neighbourhoods, rather than creating severance between them. Its streetscape and speed environment is expected to be similar to that of Lowes Road, which serves an important transport function for the northern portion of Rolleston.

At the intersection of Lincoln Rolleston Road and the CRETS Collector Road (the primary road), subdivision and lot layout is to make allowance for land to be vested as road that will facilitate a future roundabout to be constructed to Council engineering standards, centred on Lincoln Rolleston Road.

The transport network for ODP Area 15 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements. Subdivision is to provide local connectivity for pedestrians and cyclists to provide permeability in the absence of a road connection across the boundary to Saker Place or Flight Close.

The remaining roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to be designed to encourage slow speeds and to achieve a residential streetscape.

Green Network

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan. A single central reserve/ neighbourhood park is proposed centrally within the ODP area, adjacent the Primary Road. Medium Density Housing is to be located adjacent the reserve to promote a high level of amenity for that housing, and compensate for any reduced private open space available to individual allotments.

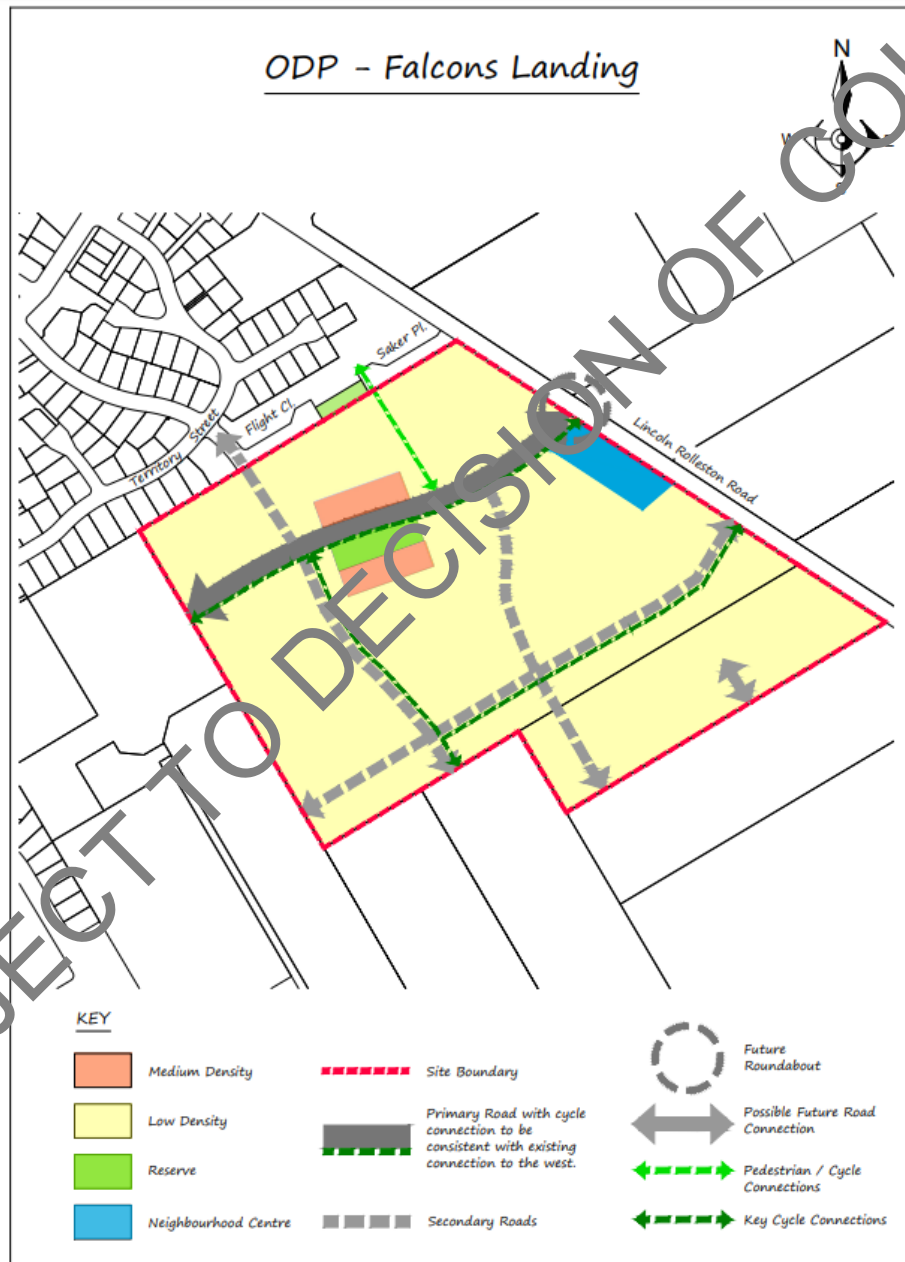
Blue Network

Stormwater - underlying soils are relatively free-draining and infiltration to ground is generally the most appropriate means of stormwater disposal. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable.

Sewer – A gravity sewer connection will be required which will feed a new pump station situated in the vicinity of the south eastern section of the site. The exact location will be determined as part of the detailed development design. The effluent from this new pump station will then be pumped through to the Southern Rolleston Pump Station so it can be treated.

Water - The water reticulation will be an extension of the existing Rolleston water supply on Lincoln Rolleston Road and Raptor Street.

Include the following diagram at the end of the Outline Development Plan text (Full scale PDF provided)



REPORT

TO: Chief Executive Officer

FOR: Council Meeting – 13 April 2022

FROM: Jocelyn Lewes, Strategy and Policy Planner

DATE: 29 March 2022

SUBJECT: **PRIVATE PLAN CHANGE 78 – REZONING OF LAND IN ROLLESTON**

RECOMMENDATION

That the Council:

- a. accepts the recommendation of the independent Commissioner in regards to Private Plan Change 78 from Urban Estates Limited to rezone land in Rolleston;*
- b. pursuant to Clause 29(4) of the First Schedule of the Resource Management Act 1991, approves Private Plan Change 78 for the reasons given in the Commissioner's recommendation dated 22 March 2022;*
- c. approves the public notification of Council's decision that establishes that the Operative Selwyn District Plan is deemed to have been amended in accordance with the decision in (b) above from the date of the public notice in accordance with Clause 11 of the Resource Management Act;*
- d. approves the inclusion of Plan Change 78 in the Council's Variation of the Proposed District Plan, consistent with the resolution of Council on 23 February 2022;*
- e. notes that Plan Change 78 will be varied in accordance with the decision in (d) above and will not become fully operative until the completion of that variation; and*
- f. delegates the Team Leader Strategy and Policy to take any steps necessary to give effect to recommendations (b), (c) and (d) above.*

1. PURPOSE

This report seeks a decision from Council that Private Plan Change 78 (PC78) be approved in accordance with the Commissioner's recommendation dated 22 March 2022 (**Attachment 1**) and that it be confirmed for inclusion in the Operative Selwyn District Plan. It further seeks a decision from Council that the plan change area be included within the scope of the Council's Variation to the Proposed District Plan (PDP) in response to the Resource Management Act (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Amendment Act).

2. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

This report does not trigger the Council's Significance Policy. Considering to accept the Commissioner's recommendation as Council's decision is a procedural requirement of the Resource Management Act 1991 (the Act).

3. HISTORY/BACKGROUND

PC78 is a private plan change initiated by Urban Estates Limited to rezone approximately 63 hectares of Rural (Inner Plains) zoned land to Living Z zone, to enable

residential development on the eastern edge of Rolleston with frontage to Lincoln Rolleston Road and Selwyn Road, as shown in Figure 1 over.



**Figure 1- Aerial photograph of PC78 area (outlined by blue dash)
(Source: Selwyn District Council Maps)**

The following is the general timeline of the plan change's progress so far through the statutory process:

- Formally received by Council on 19 January 2021.
- Accepted by Council on 12 May 2021.
- Publicly notified on 2 June 2021.
- Hearing held on 5 November 2021.
- Hearing Commissioner's recommendation provided on 22 March 2022.

Following notification on 2 June 2021, the plan change attracted four submissions and no further submissions.

4. PROPOSAL

An independent Planning Commissioner, Mr David Caldwell, was appointed to consider all the relevant material in respect of the plan change and to make a recommendation to the Council on the plan change and the submissions received.

This recommendation relates to whether the plan change should be approved, approved with modification (in accordance with the scope provided by the plan change) or declined. The final decision on whether or not this recommendation and, as a consequence the plan change, should be adopted is the responsibility of the Council.

For the reasons set out in his recommendation, the Commissioner recommends that Plan Change 78 be approved and that the matters raised in submissions are accepted, accepted in part or rejected.

In addition to the rezoning request, the changes sought to be made to the Operative District Plan through the Commissioner's recommendation include:

- Amending Policies B4.3.9 and B4.3.76 of the Township Volume to reference a new Outline Development Plan (ODP)
- Introducing a new ODP for the request area to coordinate the subdivision and development of the site and integrate this into the wider environment.

5. OPTIONS

In accordance with Clause 29(4) of the First Schedule of the Act, Council may decline, approve, or approve with modifications, the plan change.

a. Approve

Through the process set out in the Act, the Commissioner has considered that PC78 is generally appropriate in terms of the s32 tests and meets the purpose and principles set out in Part 2 of the Act in promoting sustainable management.

Specifically, it will enable people and communities to provide for their economic and cultural wellbeing by provision of additional residential development in Rolleston, in a location which has been specifically identified for potential urban growth, and in a manner where the effects of that development are acceptable and appropriate.

The Commissioner considers that PC78 clearly assists in the implementation of the preferred urban form for Rolleston as has been identified through the Rolleston Structure Plan and various other documents, and will implement the preferred urban growth form that has been determined through the spatial plans to give effect to the Canterbury Regional Policy Statement and the National Policy Statement on Urban Development, and is an appropriate urban form.

The Commissioner was satisfied that amenity character effects have been appropriately assessed and addressed and that these have been clearly signalled through the various planning documents. As such, he considered that any of the potential effects on character and amenity of the existing environment are minor and appropriate.

Overall, having considered all of the submissions, the evidence and reports, the Commissioner considered that, with minor modifications to the outline development plan to address site-specific issues and integrate the zoning into the wider environment, approving the rezoning was the most appropriate outcome.

b. Approve with modifications

The Commissioner considered that the plan change will implement the policies, and is appropriate in achieving objectives, of the District Plan. As such, it would be inappropriate for the Council to amend any of the findings contained in the Commissioner's recommendation in the absence of hearing the submissions and considering the substantive material that has been considered.

c. Decline

It is considered that it would be inappropriate for the Council to decline the plan change, as this would be contrary to the recommendation of the independent Commissioner who has determined, through the statutory processes, that the plan change is appropriate.

Recommended Option:

It is recommended that Council accepts the Commissioner's recommendation and approve PC78.

If the Council accepts the Commissioner's recommendation and approves PC78, then PC78 will continue along the statutory RMA process, with the decision being publicly advertised and notice being served on all submitters. A 30-day appeal period is provided to lodge an appeal against the decision to the Environment Court.

Usually, if at the end of the appeal period no appeal has been received, Council staff, under delegation, would take the necessary steps to make the plan change operative and amend the District Plan as appropriate. However, in light of the requirements of clause 34 of the Amendment Act, it is recommended that Council does not make the plan change operative following the conclusion of the appeal period (or the resolution of any appeals should there be any). Instead, pursuant to the decision of Council on 23 February 2022, it is recommended that Council instead includes the plan change in the Variation to the PDP as this plan change request is within Rolleston; is within a Future Urban Development Area (FUDA) as identified in the Canterbury Regional Policy Statement, and has been recommended for approval.

6. VIEWS OF THOSE AFFECTED / CONSULTATION

(a) Views of those affected and Consultation

These matters are addressed in the recommendation of the Commissioner, with the mandatory public notification, serving of the notice of the request on potentially affected parties and submissions processes required under the RMA having provided appropriate opportunity for interested parties to participate in the private plan change process. The mandatory public notification and submissions processes required under the RMA has provided the wider public an opportunity to participate in the private plan change process.

(b) Māori and Treaty implications

No wāhi tapu or wāhi taonga sites of cultural significance within the plan change area have been identified. No submissions were received from Mahaanui Kurataiao Ltd who act on behalf of local rūnanga on environmental and resource management matters.

(c) Climate Change considerations

PC78 will assist in responding to climate change by enabling development in Rolleston that is a logical extension to the existing township boundary; provides for a consolidated urban form; and provides pedestrian and cycle linkages to community infrastructure.

7. FUNDING IMPLICATIONS

The funding implications are limited to any appeal proceedings. All costs incurred in notifying the decision are on-charged to the private plan change proponent.



Jocelyn Lewes
STRATEGY AND POLICY PLANNER

Endorsed For Agenda



Tim Harris
GROUP MANAGER ENVIRONMENTAL AND REGULATORY SERVICES

Attachment 1: Commissioner's Recommendation Report [39 pages] and Plan Amendments
[5 pages]

BEFORE THE SELWYN DISTRICT COUNCIL

IN THE MATTER OF Clause 21 of the First Schedule of the
Resource Management Act 1991

Aa
AND

IN THE MATTER OF Urban Estates Limited, Private Plan
Change 78

Applicant

RECOMMENDATION BY COMMISSIONER DAVID CALDWELL

Dated 22 March 2022

SUBJECT TO COUNCIL DECISION

Hearing Held: 5 November 2021

Appearances:

Council:

Mr Craig Friedel – Consultant Planner for Selwyn District Council

Mr Andrew Maze – Assets Manager Transportation, Selwyn District Council

Mr Mat Collins – Associate in Transportation Planning at Flow Transportation Specialists

Ms Gabi Wolfer – Senior Urban Designer/Town Planner for Selwyn District Council

Applicant:

Mr Gerard Cleary, Anthony Harper – Legal Counsel

Mr Gary Sellars, Director of Valuation and Consultancy at Colliers Valuation – Valuer

Mr John Ballingall, Partner at Sense Partners – Economics

Mr Andrew Hall, Chartered Professional Engineer and Director of Davie Lovell-Smith Limited – Infrastructure

Mr David Smith, Technical Director Transportation Planning at Abley Limited – Transport

Mr David Compton-Moen, Director at DCM Urban Design Limited – Landscape

Ms Patricia Harte, Consultant Planner with Davie Lovell-Smith Limited – Planning

Submitters

Mr Robin Schultz for Selwyn 564 Limited

ABBREVIATIONS TABLE

CARP	Canterbury Air Regional Plan
CCC	Christchurch City Council
CLWRP	Canterbury Land and Water Regional Plan
CRC	Canterbury Regional Council/Environment Canterbury
CRPS	Canterbury Regional Policy Statement
FDA	Future Development Area
GCP	Greater Christchurch Partnership
HCA	Housing Capacity Assessment
hh/ha	Households per hectare
LTP	Selwyn District Council Long Term Plan 2021-2031
LURP	Land Use Recovery Plan
MIMP	Mahaanui Iwi Management Plan
NPS-UD	National Policy Statement – Urban Development
ODP	Outline Development Plan
Our Space	Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrepa Nohoanga
PC78	Private Plan Change 78
PDP	Proposed Selwyn District Plan
PIB	Projected Infrastructure Boundary
pNPS-HPL	Proposed National Policy Statement for Highly Productive Land
RMA	Resource Management Act 1991
RSP	Rolleston Structure Plan 2009
SDC	Selwyn District Council
SDP	Operative Selwyn District Plan
Selwyn 2031	District Development Strategy
Technical Memo	Technical Memorandum of Ben Baird, Policy Analysis on Growth Planning in Selwyn District – Appendix 7 to s42A Report
UDS	Urban Development Strategy
WWTP	Waste Water Treatment Plant

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Introduction

1. I have been appointed to hear submissions and make a Recommendation on Private Plan Change 78 to the Operative SDP.
2. I attended and conducted the hearing at the Selwyn Sports Centre on 5 November 2021. Mr Cleary provided some comments in reply at the hearing and did not seek to file a written reply as he considered no further legal issues had arisen. The hearing was formally closed on 29 November 2021.
3. I have not included a specific summary of all of the documents considered, evidence provided and submissions made. All of that information is publicly available and has been uploaded to SDC's plan change site at www.selwyn.govt.nz/pc78. I refer to the relevant evidence, submissions and other documents, when addressing the particular issues and statutory provisions. I have carefully considered all of the relevant documents, evidence and submissions.

PC78

4. PC78 is a private plan change initiated by Urban Estates Limited to rezone 63.35 hectares of Rural (Inner Plains) land to Living Z. The details of the properties to be rezoned were set out in Table 1 of the Request.¹ This is to provide the opportunity to develop approximately 756 residential allotments in the south-eastern sector of Rolleston with frontage onto Selwyn Road and Lincoln Rolleston Road. The allotments are proposed to be developed to achieve a 12hh/ha density and in accordance with Living Z standards with a low density average allotment area of 650m² and medium (small lot) maximum average allotment area of 500m². The Request notes that some comprehensive development is also anticipated.
5. An ODP provides overall guidance for the development and addresses the mixture of low density and medium density. It includes links through to the south-eastern corner of the Acland Park development together with intermediate routes providing linkage through to Acland Park and land to the north-west and to the south-east. A major collector road is proposed to run from Selwyn Road through to "almost" Ed Hillary Drive – the CRETS collector road.
6. The changes requested were:
 - (a) Amending the SDP Planning Maps by rezoning the land from Rural (Inner Plains) to Living Z;
 - (b) Adding the PC78 ODP to Appendix 38 of the SDP Township Volume with accompanying text to guide the subdivision and development of the land; and
 - (c) Undertaking any consequential amendments (such as renumbering).

¹ Request for a Change to the Selwyn District Plan dated December 2020 – Amended April 2021 at page 2

7. PC78 was formally received by SDC on 19 January 2021. A Request for Further Information was issued on 15 February 2021 with the Applicant's response received on 12 April 2021. It was accepted for notification pursuant to clause 25(2)(b) of Schedule 1 to the RMA on 12 May 2021. It was publicly notified on 2 June 2021 with the submission period closing on 1 July 2021. A Summary of Submissions was publicly notified on 18 August 2021 with the further submission period closing on 1 September 2021.
8. 4 primary submissions were received, together with 1 further submission.

Procedural Matter

9. In addition to the matters discussed above, on 16 December 2021 I issued a Minute on this and other plan change requests seeking comments on issues arising from the Resource Management (Enabling Housing Supply and Other Matters) Act (**Amendment Act**).
10. By Memorandum of Counsel dated 21 December 2021, Mr Cleary addressed the issues and queries I had raised, particularly whether I could or should reopen the hearing. Mr Cleary submitted that there would be no particular value in receiving any further evidence on the issues of supply/demand and infrastructure for the reasons which he specified.²
11. I considered the various responses received and issued a Minute on 10 January 2022 recording my view that there was nothing in the Amendment Act which suggested decisions on the plan changes be delayed to await new evidence on the likely outcome of future and uncertain SDC variation processes. I concluded that the appropriate approach was for me to continue with my deliberations and recommendations.
12. Other than recording the above, I do not propose to address the Amendment Act, or its potential consequences, further. Any matters arising from the Amendment Act are properly addressed through the variation process specified.

Site Visit

13. I undertook a site visit on 10 November 2021, accompanied by Ms Lewes from SDC. I observed the site from the neighbouring PC75 site and traversed a number of the roads and lanes throughout the site. I travelled along both Lincoln Rolleston Road and Selwyn Road. I also went through a number of nearby subdivisions. I was able to observe the area to the south of the plan change site which is presently being used for market gardening.

The Site and Surrounding Environment

14. The site was described in the Request. This identified that the land is currently occupied by rural activities being predominantly farmland and rural residential holdings and described the site as being relatively flat with gentle undulations and depressions in some areas.

² Memorandum on Behalf of Urban Estates Limited 21 December 2021 at para [1.8]

15. The description noted that there were 11 houses within the site and these were largely associated with rectangular 4 hectare blocks, some of which are accessed from lengthy rights of way.³ The Request addressed the context of the zoning. This included the then proposed Plan Change 1 to the CRPS. The site and surrounding environment were also described in the s42A Report, which also provided a description of the context. In terms of that context, the s42A Report identified that the site is within the boundary of the RSP where it is identified for mixed density residential development supported by a local centre (SR13) with a development horizon of 2041-2075. It noted that the site is contained within the PIB illustrated on Map A of Chapter 6 to the CRPS. It noted that it had also been identified as an FDA in Our Space. It advised that at the time of lodgement it was subject to Plan Change 1 to the CRPS and that the decision had subsequently been notified and the FDA included in the CRPS Chapter 6 Map A.
16. For completeness, the s42A Report identified that SDC has notified and is hearing submissions on the PDP. It advised that the Applicant had submitted on the PDP on a range of specific provisions and requesting rezoning.
17. Ms Harte, in her evidence, described the plan change site and the surroundings in her paragraph [3.1] and also addressed the planning context in some detail. She provided a table summarising the purpose of the various documents and the significance of them in relation to the proposed rezoning.⁴

Statutory Framework

18. The Environment Court has provided a comprehensive summary of the mandatory requirements in its decision in *Long Bay*.⁵ This was updated to reflect changes to the RMA in 2009 in the Environment Court's decision in *Colonial Vineyards*.⁶
19. The general requirements are:
 - (a) The district plan (change) should accord with and assist the local authority to carry out its functions under s31 and to achieve the purpose of the RMA;⁷
 - (b) When preparing the district plan (change) the territorial authority must give effect to any National Policy Statement, a National Planning Standard, the New Zealand Coastal Policy Statement and the operative Regional Policy Statement;⁸
 - (c) When preparing its district plan (change) the territorial authority shall:

³ Request for a Change to the Selwyn District Plan dated December 2020 – Amended April 2021 at page 2

⁴ Statement of Evidence of Patricia Harte 20 October 2021 at para [4.1]

⁵ *Long Bay – Okura Great Park Society Inc v North Shore City Council* A078/08

⁶ *Colonial Vineyards Limited v Marlborough District Council* [2014] NZEnvC 55

⁷ s74(1)(a) and (b) of the RMA

⁸ s75(3)(a), (ba) and (c) of the RMA

- (i) Have regard to any proposed Regional Policy Statement;⁹
 - (ii) Give effect to any operative Regional Policy Statement;¹⁰
 - (d) The district plan (change) must not be inconsistent with an operative Regional Plan for any matter specified in s30(1) or a Water Conservation Order,¹¹ and must have regard to any proposed Regional Plan on any matter of regional significance;¹²
 - (e) The territorial authority must also have regard to any relevant management plans and strategies under other Acts, and must take into account any relevant planning document recognised by an iwi authority and lodged with a territorial authority, to the extent that its contents has a bearing on the resource management issues of the district;¹³
 - (f) The policies are to implement the objectives, and the rules are to implement the policies;¹⁴
 - (g) The plan change shall have regard to the actual or potential effects on the environment of activities including, in particular, any adverse effects.¹⁵
20. Section 32 requires that:
- (a) Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account the benefits and costs of the proposed policies and methods, and the risk of acting or not acting if there is uncertain or insufficient information;
 - (b) If a National Environmental Standard applies, and the proposed rule imposes a greater prohibition or restriction than that, then whether the greater prohibition or restriction is justified in the circumstances;
 - (c) The objectives of the proposal (here the stated purpose of the proposal) are to be the most appropriate way to achieve the purpose of the RMA;¹⁶
 - (d) The provisions in PC78 are the most appropriate way to achieve the objectives of the SDP and the purpose of the proposal.¹⁷

Assessment of Actual or Potential Effects on the Environment/Matters Raised in Submissions

21. The Request included an assessment of effects in Section 5. That identified:

⁹ s74(2)(a)(i) of the RMA

¹⁰ s75(3)(c) of the RMA

¹¹ s75(4) of the RMA

¹² s74(2)(a)(ii) of the RMA

¹³ s74(2)(b)(i) and s74(2A) of the RMA

¹⁴ s75(1)(b) and (c) of the RMA

¹⁵ s76(3) of the RMA

¹⁶ s32(1)(a)

¹⁷ s32(1)(b)

- (a) Benefits of the plan change;
 - (b) Servicing;
 - (c) Transportation;
 - (d) Soil contamination;
 - (e) Natural hazards and geotechnical constraints;
 - (f) Water quality;
 - (g) Versatile soils;
 - (h) Potential reverse sensitivity.
22. Mr Friedel identified the key issues that had either been raised by submitters or are necessary to be considered in ensuring SDC's statutory functions and responsibilities are fulfilled. These were:
- (a) Urban form, density, enabling social and affordable housing, and character;
 - (b) Reverse sensitivity;
 - (c) Infrastructure servicing;
 - (d) Transportation network;
 - (e) Land suitability and geotechnical risk;
 - (f) Versatile soils.
23. I will use those headings. Before addressing those matters, I record that the Reporting Officers provided a Joint Officer Summary Statement which was circulated prior to the hearing. That clearly identified the remaining areas in dispute. This enabled the various participants to focus on the matters which remained unresolved.

Urban form and density

24. As noted by Mr Friedel, the Request includes an assessment of the influence that the rezoning may have on the urban form of Rolleston, discusses the rationale for why 12hh/ha has been identified as the optimal minimum density, and what the amenity implications and expectations in respect to the site are in terms of its current and potential future states. The assessment was supplemented and informed by an urban design, landscape and visual assessment which was provided in response to SDC's further information request.¹⁸

¹⁸ s42A Report on Submissions Relating to PC78 13 October 2021 at para [7.3]

25. Mr Friedel identified the relevant submissions. Selwyn 564 Limited (S78-001-001) supported PC78 and submitted that the Request was required to increase the number of affordable residential sections in Rolleston. CCC (S78-002-002) and CRC (S78-004-001) neither supported nor opposed PC78 but requested a minimum density of 15hh/ha to better achieve efficiencies in the coordination of land use and infrastructure, support mixed land use activities and multi-modal transport systems, and protect the productive rural land resource.
26. Mr Friedel identified that CCC and CRC also sought mechanisms be included to enable social and affordable housing based on the recommendations contained in the GCP Social and Affordable Housing Report.
27. In terms of the wider urban form, Mr Friedel identified that the site is within the RSP boundary, was identified as an FDA in Our Space, and is identified as an FDA and within the PIB on Map A of Chapter 6 CRPS.¹⁹ He considered that the rezoning sought would implement the preferred urban form of Rolleston as had been determined through the spatial plans to give effect to the CRPS and NPS-UD. He noted that this preferred urban form includes the site and remaining pockets of rural land between the current Township and the “urban containment boundaries” of State Highway 1 to the north-west, Selwyn Road to the south-west, Weedons Ross Road to the north-east and Dunns Crossing Road to the south-west. He considered the ODP would further ensure that the site is integrated into that urban form through connections to the wider transport and infrastructure networks and community facilities such as open space reserves, commercial centres, and community facilities.²⁰
28. Ms Wolfer identified that the site was within the Rolleston Metropolitan Urban Limit in the RSP and was within the area identified for future development in the framework documentation of the CRPS and Our Space. She noted that both documents identified the site as an FDA. She referenced Policy B4.3.3 in terms of avoiding leaving a Rural zoned area surrounded on three or more boundaries by Living zones. She considered the proposal to be keeping with that policy. She considered that developing the proposed site to a residential density would be in keeping with Greater Christchurch’s settlement pattern and achieve a consolidated expansion of the existing urban areas within Rolleston Township.²¹
29. Mr Compton-Moen described the growth of Rolleston in paragraphs [5.1] – [5.7] of his evidence. He concluded that overall, given the context he had described, the urban development should and will inevitably grow to the south-east of Rolleston and PC78 was a natural, in-sequence extension of existing urban areas (Falcon’s Landing, PC75 and Acland Park).²²

¹⁹ s42A Report on Submissions Relating to PC78 13 October 2021 at para [7.5]

²⁰ s42A Report on Submissions Relating to PC78 13 October 2021 at para [7.6]

²¹ Evidence of Gabi Wolfer 7 October 2021 at para [10.5]

²² Statement of Evidence of David John Compton-Moen 20 October 2021 at para [5.8]

30. Ms Harte described the PC78 site and its relationship with other residential developments to the west. She identified that the land to the north-west was also proposed for residential zoning pursuant to PC75.²³ Ms Harte considered the plan change site to be a logical extension of the south-eastern residential area of Rolleston. She addressed the planning context in tabular form at page 4 of her evidence. This identified its relationship with the RSP; identified that it fell within the PIB; identified that it falls within the eastern FDA identified in PC1; that it falls within the Eastern Urban Growth Overlay for Rolleston in the PDP; and identified the master planning and the Future Growth Staging for Rolleston.
31. She considered that all of the documents she had addressed directed that the growth of Rolleston should be provided in a planned manner and that this should follow a logical boundary which is clearly defined and creates a relatively compact town. She noted that the town had a large area devoted to industrial commercial activity providing business and employment opportunities. It was her opinion that all the documents and their associated policy approaches support the growth of Rolleston in the south-eastern corner which includes the PC78 area. In her opinion there could be no doubt that the proposal was consistent with all of the relevant spatial planning documents.²⁴

Density

32. In terms of density Mr Friedel “generally” supported the position outlined in the CCC and CRC submissions that an increase to the minimum net densities from 12hh/ha to 15hh/ha would achieve efficiencies in the coordination of land use and infrastructure, support mixed land use activities and multi-modal transport systems, and protect the productive rural resource. He also considered that an increase in minimum net densities would implement the RSP which indicated densities as high as 20hh/ha should be considered for residential ‘greenfield’ areas through higher and medium density areas that utilise locational attributes.²⁵
33. He referenced the GCP Density Report but noted that report identified that there were several constraints and options for Partnership councils and organisations to activate the benefits. These included Recommendations 1-4 to undertake spatial planning; address constraints (building partnerships and investing in places; improving planning systems and processes and establishing funding arrangements); building the evidence base; and to implement associated changes to the CRPS. He also advised that Recommendation 5 identifies that a minimum density of 12hh/ha should be applied as an interim measure.²⁶
34. He advised of his understanding that the appropriateness of increasing the minimum densities from 10hh/ha to 15hh/ha or somewhere in-between was being considered through the PDP evidence and that SDC has advised that further initiatives to give effect to the NPS-UD and Recommendations 1-4 of the GCP Density Report are being progressed. Mr Friedel noted

²³ Statement of Evidence of Patricia Harte 20 October 2021 at para [3.1]

²⁴ Statement of Evidence of Patricia Harte 20 October 2021 at para [4.3]

²⁵ s42A Report on Submissions Relating to PC78 13 October 2021 at para [7.7]

²⁶ s42A Report on Submissions Relating to PC78 13 October 2021 at para [7.9]

that the CRPS continues to require a minimum net density of 10hh/ha in greenfield areas in the Selwyn District and that the Living Z Zone framework includes medium density that could achieve densities of 15hh/ha when applied across the PC78 site. He considered the minimum densities proposed of 12hh/ha was consistent with the policy direction in the CRPS, Our Space and the greenfield development occurring to the north and west of the site as well as other greenfield areas in Rolleston.²⁷

35. Overall he supported an increase to 15hh/ha in principle but considered the minimum of 12hh/ha enables PC78 to give effect to the CRPS pending any changes to it or the underlying land use zone in the future to increase minimum household density.
36. Ms Harte addressed this issue in her evidence. In direct response to the CRC and CCC submissions she advised that the Applicant intended to provide sections/housing that the public want and has no issues with higher density living environments and provisions for different housing typologies. She noted that PC78, although having the minimum of 12hh/ha, that did not prevent higher densities occurring. She considered the only real limitation was that within the current SDP, namely the minimum lot size for dwellings. She noted that the plan provides for more intensive developments through a consenting process which she advised was now quite common.²⁸
37. Ms Harte also addressed the CRPS minimum density of 10hh/ha and addressed the constraints or methods to facilitate the increased density identified in the GCP Density Report. In her summary and discussions at the hearing, Ms Harte identified the then draft Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill having been released. In her view, this added another dimension to consideration of density in residential zones and in those circumstances she considered there was “probably little point” in refining the current Living rules for this greenfield site “as it will soon be subject to a plan change under this proposed legislation”.
38. Mr Compton-Moen considered the proposal to be consistent with the current urban development practice in Rolleston of creating densities of 12hh/ha and greater. He was supportive of that approach. He considered the proposed density was a positive change from the 10hh/ha previously proposed in the Living Z Zone and was consistent with other residential developments in Rolleston. He noted it was higher than the recommended density in Township objectives and policies for Living Zones but considered it appropriate for Rolleston to meet the outcomes desired by the NPS-UD.²⁹
39. Ms Wolfer in her report identified that the site is within the Rolleston Metropolitan Urban Limit of the RSP and within the areas identified for future development in the framework documentation of the CRPS and Our Space. Ms Wolfer was generally in agreement with the spatial distribution of the medium density housing and encouraged the Applicant to consider

²⁷ s42A Report on Submissions Relating to PC78 13 October 2021 at para [7.11]

²⁸ Statement of Evidence of Patricia Harte 20 October 2021 at para [8.4]

²⁹ Statement of Evidence of David John Compton-Moen 20 October 2021 at para [7.4]

providing for a variety of densities to support more intensive affordable developments and building different building typologies to achieve that.

Findings

40. Based on all of the evidence, I consider PC78 clearly assists in the implementation of the preferred urban form for Rolleston as has been identified through the RSP and various other documents. I agree entirely with Mr Friedel's conclusion that the rezoning to Living Z will implement the preferred urban growth form that has been determined through the spatial plans to give effect to the CRPS and NPS-UD. That conclusion is clearly in accordance with the planning context discussed by Mr Friedel and by Ms Harte. It is clear, on the basis of the planning and urban design evidence, that this is an appropriate urban form.
41. In terms of density, I have carefully considered all of the evidence in relation to this issue. I accept that while an increase to 15hh/ha may in principle represent a more optimum use of the site, it is not required by either the CRPS or the SDP. It is my view that the proposed density is appropriate. It is comparable to that of other greenfield areas in Rolleston; is consistent with the policy direction in CRPS, Our Space and SDP. The zoning requested does enable increases in density in response to movements in market preferences. I agree with Ms Harte's view that applying minimum densities over a full plan change area is a coarse control and that more sophisticated tools and incentives are required to achieve good housing and community outcomes. I agree with her view that, at this stage, it is sufficient that the minimum density of 12hh/ha be retained.

Enabling social and affordable housing

42. The submissions of CCC and CRC identified that the GCP was developing a social and affordable housing action plan and sought its recommendations be incorporated.
43. Ms Wolfer addressed this in her report. She confirmed that the housing action plan had not been approved and that in her view it was not appropriate to be considered as part of the private plan change process.³⁰
44. Mr Friedel supported the need for developers to facilitate the development of affordable housing and for councils, service providers and the Government to support affordable and social housing. He was uncertain as to the status of the action plan and how its recommendations could be applied to an evaluation of the appropriateness of PC78 or inform any recommended changes to the ODP or related policies.³¹ He considered that the granting of PC78 would facilitate the subdivision and development of mixed-density subdivisions that would be coordinated through the Living Z Zone provisions. He acknowledged that the minimum density proposed provided for a reasonably small range of housing typologies and they would meet a relatively narrow affordability range. However, Mr Friedel supported the

³⁰ Evidence of Gabi Wolfer 7 October 2021 at paras [13.6] – [13.8]

³¹ s42A Report on Submissions Relating to PC78 13 October 2021 at para [7.15]

submission from Selwyn 564 Limited (S78-001-001) in relation to this plan change potentially improving housing affordability in Rolleston. He opposed in part the submissions of CCC and CRC.

Finding

45. I do not consider there is sufficient and clear policy direction in this regard that would enable the integration of social and affordable housing into this plan change. I received no evidence from CCC or CRC. In my view it is difficult to see how those issues could properly be considered and incorporated. I acknowledge the issues raised are important. I consider that the approval of the plan change request would enable the supply of approximately 750 residential unit. If that eventuates, in my view, it is likely to contribute to housing supply and potentially assist in the affordability of such housing.

Character and amenity

46. Ms Wolfer described the adjoining residential developments cumulatively having an impact on the character and outlook of the site. She identified that part of the existing natural characteristics included a flat topography, large open grass fields with clusters of vegetation framed by tall evergreen shelterbelt plantings which provide a backdrop for intermittent views to the Alps and the Port Hills. She described the site characteristics as being sub-urban with a lifestyle character. She considered the majority of the clusters of built development were located well within the site and accessed along long driveways and that the proposal would alter the site but would align with the residential sub-urban character to the west. She supported the retention and incorporation of existing dwellings and tree and garden planting and the distribution of density to ensure that lower density sites are on the perimeter.
47. Her principal concern related to the water race which she described as running north to south approximately halfway between Acland Park and Lincoln Rolleston Road. She considered it to be a strong feature of the site. She identified a number of other amendments which in her view needed to be incorporated into the ODP in terms of land use and connectivity.
48. Mr Compton-Moen considered the main issues to be addressed as:
- (a) Rolleston's urban form and growth;
 - (b) Connectivity and walkability;
 - (c) Density and character; and
 - (d) Landscape and visual effects.
49. I have addressed the consolidated urban form and growth issues previously in this Recommendation. In terms of connectivity and walkability, Mr Compton-Moen advised that walkability and connectivity were key principles of the ODP with a hierarchy of street types

and connections provided throughout the area. He advised that the aim of the movement network was to provide a range of modal options for residents. In terms of visual amenity effects, he noted that the proposal would result in an overall change in character from open and rural residential to one that is more dense and suburban in nature, noting that the receiving environment could be considered as peri-urban.

50. Mr Compton-Moen advised that it was proposed to maintain aspects of openness through the management of fencing and frontage upgrades along Lincoln Rolleston Road and Selwyn Road, the improving of connectivity, and the centralisation of denser development. In his view, the highest likely effects after mitigation would be those experienced by the existing residential properties closest to the proposal along the Lincoln Rolleston and Selwyn Roads. He acknowledged that there would be a change in the overall character of the receiving environment and that overall the scale and bulk and location of the proposal would allow it to appear as a natural extension of the existing development with a very low magnitude of change anticipated.³²
51. Mr Compton-Moen discussed the mitigation measures proposed. He commented on Ms Wolfer's evidence noting that he and Ms Wolfer were largely in agreement that the proposed plan change was consistent with the objectives, policies and provisions of the SDP. He agreed with a number of the recommended changes to the ODP plan and text. These included the ODP and Policy B4.3.77 being amended to indicate the need for a frontage upgrade along Lincoln Rolleston Road and Selwyn Road; the ODP plan being amended to illustrate the walking and cycling routes within the site including a key link to Te Rōhutu Whio School; and that the catchments for the two reserves were 500m radii.
52. Overall he concluded that the amenity effects on existing and future residents could be successfully mitigated; the proposed ODP provides a high level of connectivity and is consistent with the context and character of the receiving environment. He noted it does not preclude future connectivity/growth. In terms of landscape character, he concluded that the proposal would result in an acceptable magnitude of change on the existing rural landscape character and values and again summarised the reasons for that view. In relation to visual amenity, he considered the rural properties would experience a change in openness of views across the space, noting however that many of the adjoining properties are surrounded by well-established shelterbelt and boundary plantings.

Findings

53. There was a significant level of agreement between the relevant experts in relation to these matters. The Applicant has accepted a number of the changes proposed by the Reporting Officers. On the basis of the evidence I am satisfied that the amenity character effects have been appropriately assessed and addressed. I accept that the granting of the Request will enable a change to the character and amenity of the site of those close to it, but that has

³² Statement of Evidence of David John Compton-Moen 20 October 2021 at para [8.3]

clearly been signalled through the various planning documents. In that context, in my view, any of the potential effects on character and amenity are minor and appropriate. Mitigation measures can be addressed more fully at subdivision stage.

Water race

54. Mr Compton-Moen considered that the inclusion of the existing water race in the ODP and its reference in supporting text was not appropriate. He considered the water race to be a minor element of the existing landscape character and not of a scale or importance worthy of protection. He considered this to be supported by the majority of the ODPs which have been developed in Appendix E38 of the SDP which do not reference the water race. He considered its inclusion could be evaluated at the subdivision stage as a matter of discretion. In his Summary of Evidence presented at the hearing, he confirmed that he was in agreement with Ms Wolfer for all aspects except for the inclusion of the water race in the ODP. He confirmed that he did not consider water races to be of sufficient scale or character to merit inclusion on the ODP. He advised they were not listed in the Schedule of Heritage Items in the SDP.³³
55. Ms Wolfer referred to the RSP and references within it to the water races.
56. On a review of the RSP, there are numerous mentions of the water races. Examples include at page 112 where it states: (my emphasis)

New development should also provide for interconnected walking and cycleway routes, integrated with open space and proposed green corridors and water races wherever possible, providing benefits for social and environmental well-being.

57. The water race network is addressed specifically in 9.5. At page 130 it states:

The water race network also provides a visual corridor along which views of the Port Hills and the Southern Alps can be appreciated.

Access to the water's edge and resting places provide additional recreational opportunities. ...

58. The RSP also recognises that they are the only open waterways within the RSP area and although not natural waterways they possess many of the same characteristics as streams. It notes that the RSP provides opportunities to increase their amenity and ecological value and that landscaping and suitable planting can create attractive green walkways and access corridors.

Findings

59. The water race issue is one which I discussed with a number of witnesses. On my site visit, I observed the treatment of the water race at the Stonebrook subdivision. It has been integrated

³³ Summary of Evidence of David Compton-Moen 5 November 2021 at para [9]

into that development, and particularly the lineal park. This is shown in the following photograph.



60. In my view, and in accordance with the commentary in the RSP, the water races do provide an opportunity for increased amenity, particularly given the absence of natural waterways within Rolleston. There are however matters of discretion which enable consideration of the water races at the subdivision stage. I do not consider a reference to such needs to be incorporated into the ODP text or plan.

Reverse sensitivity

61. The issue of reverse sensitivity was addressed in the Request and in the Applicant's response to a request for further information. The response identified the inevitability of rural land adjoining residential land areas on the edge of townships. The Applicant did not consider the activity on the land, which is the block located on the corner of Lincoln Rolleston Road and Selwyn Road, to be an intensive horticultural activity. The response also advised that at this stage it was not appropriate to determine methods for managing any potential reverse sensitivity effects given that the use of the neighbouring land may change.
62. Ms Harte addressed this issue in paragraphs [10.1] – [10.9] of her evidence. She noted that only one of the existing Rolleston ODPs had a notation relating to reverse sensitivity and it was only for a very small section of one boundary. She noted that most of the ODP areas will have had rural neighbours when they were created. In her view, this indicated clearly that the potential for a reverse sensitivity issue justifying some kind of restriction on development in an

ODP is quite limited.³⁴ She discussed the factors which would need to be present for there to be a problem. She then advised that she had received an email from Liz and Mike O'Connor who are the owners of 548 Selwyn Road which adjoins the market garden operation. She provided their comments. That notes that there "has been a few occasions" when they have noticed spray odour and occasional noise from the tractor and spray operations, but it was neither excessive nor prolonged. They described it as a minimal effect. The email also notes that a recently installed laser bird scarer is a light beam only with no noise. It advised that they had no concerns during the daytime operation but laser at night does cause a random flash across the property and they have installed light blocking material to the bedroom shutters to mitigate this. The email also advised that there was no effect at all from the poultry operation which is across the road from the market garden.

63. Ms Harte's concern was that reference to reverse sensitivity on the ODP may result in an over-zealous approach and restrictions which would significantly affect the layout, design and yield of the development for what may be a temporary situation. She referred to Mr Compton-Moen's urban design evidence that in the past the response to the potential issue of residential development adjoining current rural land had been to place larger lots on the current edge of settlements and that this had resulted in a lack of connectivity between developed areas that is difficult to overcome. It was her view that the ODP should be treated the same as the other ODPs adjoining currently farmed land and the appropriate time to determine whether there was an issue was at the subdivision stage.
64. In her summary evidence presented at the hearing, Ms Harte again discussed what she considered to be the difficulties with addressing this in an ODP. She proposed the inclusion of the following reference in the ODP text:

Neighbouring productive activities may also need to be taken into account when investigating subdivision layout and design.

65. Mr Friedel in his s42A Report considered that the ODP and Policy B4.3.77 should include a 'reverse sensitivity treatment' to identify the need for methods to be developed to manage any potential adverse reverse sensitivity effects associated with the horticultural operation on the land at the corner of Lincoln Rolleston Road and Selwyn Road.
66. The Officers Joint Summary recorded that the officers generally agreed with the Applicant that the risk of adverse reverse sensitivity effects is low (when compared to other intensive rural production activities or strategic infrastructure) and as a result any treatment should be limited to close board fencing, landscaping or similar responses as opposed to a buffer of lower density allotments along the boundary setback or realignment of the road. The report identified other possibilities for consideration during the subdivision stage including consent notices, a note on LIMs and/or covenants to highlight the potential effects from the adjoining land use to the future owners.

³⁴ Statement of Evidence of Patricia Harte 20 October 2021 at para [10.3]

67. The Officers Joint Summary reiterated that there were no general matters of discretion in the SDP for managing reverse sensitivity effects of this nature at the time of subdivision and that a general reference to the potential for reverse sensitivity effects on the ODP was considered to be appropriate.
68. I discussed this issue with Ms Wolfer. She noted the interface was approximately 930m and considered it was appropriate to have a note. She acknowledged the land use on the neighbouring property will be changed in the future but nobody knows when.

Findings

69. I have carefully considered this matter and the evidence and submissions addressing it. I have observed the market garden. At the time of my site visit there appeared to be some form of cultivation being undertaken. It is clear that the land is being used for productive agricultural purposes. There is a potential for that activity to have amenity effects on future occupiers of the PC78 site, particularly given the length of the interface. Such could potentially give rise to reverse sensitivity effects.
70. I agree that it is not appropriate to have any form of boundary treatment which would render ultimate integration difficult. The block where the market gardening is occurring is within the FDA but of course that identification is enabling. There is nothing which in any way compels the occupier of that property to embark on residential intensification.
71. The information from the residents provided through Ms Harte's evidence was helpful in enabling an understanding of the likely significance of this issue. Having considered all of the evidence, I consider Ms Harte's proposed wording for inclusion in the ODP is the most appropriate method to address this issue. During discussions at the hearing Mr Friedel confirmed that he supported Ms Harte's wording. It, at least, identifies that such may be an issue which needs to be addressed at subdivision stage.

Infrastructure servicing

72. By way of summary, Mr Hall concluded that in terms of stormwater, the site was underlain with very deep gravels suitable for direct soakage as is normal practice throughout Rolleston. He noted that groundwater is approximately 9m below ground level. In terms of wastewater, he advised that a new pump station is to be constructed at the lower end of the site on Selwyn Road. This would receive wastewater from the catchment which includes the PC78 area. The wastewater would be pumped to Pines WWTP which had sufficient allocated capacity for the flows from PC78. In terms of water supply, he noted SDC has a strategy for the supply of potable water to the FDAs in Rolleston of which the PC78 site was included.
73. He also made reference to Chapter 6 of the CRPS which describes the site as an FDA and noted that was subject to a number of policies listed in Section 6.3.12 of the CRPS and, in respect to servicing, he considered the proposal to be compliant.

74. Expanding on his summary, he advised that he had consulted Mr England as to existing capacity regarding wastewater. He advised that it had been confirmed that capacity currently exists and is allocated to the FDAs within the PIB including the PC78 site. He advised that the Applicant was willing to work with SDC to facilitate the construction of key wastewater infrastructure by way of private developer agreement or similar instrument, or it could be constructed by SDC with the cost recovered through development contributions.
75. In terms of water supply, he addressed the water supply system, noted the SDC water supply strategy for the provision of water to the FDA. He advised that all future homes and businesses within the PC78 area would be serviced by a water supply connection to the boundary in accordance with the SDC standards. He also addressed power and telecommunications, noting that future homes would be connected to the Orion and Enable networks in accordance with the standards of those utility companies.
76. Mr England again provided officer comments. Mr England has provided officer comments and appeared before me on a number of private plan changes in Rolleston and elsewhere in the District. In terms of water supply, he described the Rolleston water supply system, consents, demand and capacity. He addressed future growth demand noting that hydraulic models had been used to plan future water infrastructure for a number of water supplies including Rolleston. He advised that the master planning provides an assessment of the sizing and timing of new infrastructure for new reservoirs, water sources and pipelines to service growth. He noted that Rolleston was expected to see significant growth over the next 30 years and capacity upgrades were proposed to meet that. He advised that the LTP included budget for further development funded capacity upgrades on the Rolleston water supply. He advised, as he had in earlier hearings, of the need for prioritising water allocation to those within the RSP area and confirmed that consented water could be made available to service the site.
77. In terms of wastewater, Mr England described and discussed the wastewater system, discussed wastewater conveyance and the Pines WWTP. He noted the strategic planning which had been undertaken in relation to its upgrade. He advised that a master plan had been developed for the treatment plant to confirm what it would take to expand ultimate treatment capacity to 120,000 Person Equivalents (PE). He advised that if the plan change were to be approved, development contributions would be payable for any additional lots. Again in terms of stormwater he was comfortable there was a viable means to dispose of it.

Findings

78. On the clear evidence before me, I am satisfied that there are no infrastructure constraints which would render approval of this plan change inappropriate. I note that this is in an area identified as suitable for residential intensification (subject to an assessment). It is also within the PIB. The infrastructural requirements are therefore, to a large degree, anticipated.

Infrastructure – Matters Raised by Selwyn 564 Limited (S78-001-002)

79. This submitter sought that PC78 be conditioned to require landowners to enter into an agreement with SDC to coordinate the installation of infrastructure services, including by way of point strips. Mr Schulz, a director and beneficial shareholder of both Nimbus Group (NZ) Limited and the submitter, provided a written brief of evidence and attended the hearing.
80. Mr Schulz has had a long involvement in the development of Rolleston. He advised that was over a 27 year period having been the initiator and facilitator in the implementation of many of the main planning, infrastructure and social assets of the town.³⁵ He summarised a number of the projects that he had been involved in. He advised that his interest in the plan change was as a beneficiary of family interests as shareholder of Selwyn 564 Limited, the owner of the property at 564 Selwyn Road. Mr Schulz described the site and the ownership with 5 of the properties having frontage to an existing legal road and the balance 8 properties utilising various mutual right of ways for access. It was his view that in giving effect to the ODP, there would be cross-boundary issues regarding provision of roading, sewer, potable water and other matters. He identified that some of the properties are now subject to unsettled conditional sale and purchase agreements. Notwithstanding that, the ability to further develop the properties would be highly dependent on cooperation from all owners, albeit the number of owners may rationalise over time.
81. He considered it was “totally prudent” that a developers agreement be entered into to facilitate the installation and payment of costs of all services in a fair and equitable manner. He requested that I consider requiring SDC, as a condition of subdivision consent, to require the resource consent applicant to enter into a developers agreement with all affected parties for the provision of all services so as to facilitate the installation and cost-sharing and deal with any other cross-boundary issues. He confirmed his understanding that 9 of the properties were subject to some form of conditional sale and purchase agreement to one entity, 2 were subject to a sale and purchase agreement to a second entity, and a single property which was not subject to any sale and purchase agreement. He discussed point strips and advised that SDC prefers not to impose them within any ODP. He recorded his understanding that SDC considers that all landowners within the ODP are deemed to have agreed to provide coordinated and connected developments.
82. He advised that in respect of this plan change request all owners have agreed to coordinate to apply for the plan change only, and there is no reference within the agreement to coordinate cost sharing and cross-boundary issues. He considered it would be prudent and productive to require all owners to enter into such an agreement.
83. To assist, Mr Mazey, SDC’s Asset Manager Transportation, attended the hearing. He advised that he had been dealing with point strips for years, particularly in relation to helping people to have them removed. He discussed the SDC policy, noting that policy was informed by

³⁵ Statement of Robin Anthony Schulz in support of submission by Selwyn 564 Limited 18 October 2021 at [1.5]

difficulties that were being experienced. He was firmly of the opinion that ODPs are not the appropriate place for point strips and other such matters to be incorporated. In his view, owners should agree how to develop and fund the infrastructure. He considered that process was appropriately addressed at subdivision stage. He advised that it could be assessed at that stage.

84. Mr Mazey also discussed developer agreements as being between SDC and the applicants. He discussed the development contribution policy for targeting wider infrastructural improvements. Developer agreements related to very specific agreements in relation to particular proposals or particular items of infrastructure. He noted that in terms of the policy, that is to guide how SDC assesses point strips. He advised that the policy is for SDC to take ownership of, and responsibility for, the point strip.

Findings

85. I appreciate Mr Schulz's interest and time in appearing before me. I acknowledge that he has considerable experience in residential and other developments, particularly in Rolleston. I also accept his concerns that difficulties can arise in relation to infrastructure provision where there are numerous landowners. I note that here, the majority of the lots appear to be subject to conditional sale and purchase agreements. The outcome of those may be to consolidate ownership.
86. Overall, I am of the view that it is not appropriate to address such matters at this stage. The rezoning enables the development. It is up to the landowners as to how that aspiration is achieved. Infrastructural matters can be properly addressed at the subdivision stage. I do not consider it appropriate for that to be addressed at ODP stage.

Transportation network

87. The Request was accompanied by a detailed ITA which was prepared by Mr Smith. That was a detailed and comprehensive assessment. It included a detailed assessment of the transportation network, addressed the key intersections, and addressed walking, cycling and public transport facilities. It also addressed the future receiving environment in relation to the infrastructural upgrades planned and included in the draft SDC 2021-2031 LTP, before describing the proposal, providing a network effects assessment, together with an assessment against the strategic and local planning framework.
88. Mr Collins undertook a peer review of the ITA. Again that was comprehensive. Mr Collins made a number of recommendations including that the ODP indicates frontage upgrades for Lincoln Rolleston Road and Selwyn Road. He also recommended amendments to include walking and cycling routes within PC78 including north/south and east/west cycle routes. Overall, he considered the proposal to be generally consistent with the RSP from a transportation perspective.

89. Mr Smith also provided evidence and attended the hearing. In his summary he concluded that the transportation modelling assessment demonstrated there was sufficient capacity in the transport network to accommodate development traffic, with future intersection upgrades in the vicinity of the plan change anticipated by SDC and included within the LTP. His summary identified that the plan change site integrates well with the adjacent development areas and sought to maximise connectivity and accessibility. He advised that it was well located to be directly serviced by public transport and has the potential to integrate well with the future Rolleston-wide public transport network, to maximise opportunities for uptake of sustainable transportation modes.
90. In terms of the strategic planning framework, it was his view that the plan change was consistent or can be consistent with the relevant transport related provisions. He concluded that the plan change could be supported in relation to transportation matters and any effects were appropriately mitigated or anticipated by the SDC LTP. He noted that Mr Collins had made several recommendations and minor changes to the ODP. Mr Smith supported those recommendations. By way of summary, Mr Smith identified the changes as including:
- (a) That minor adjustments are undertaken so that the ODP aligns with the adjacent development areas;
 - (b) Frontage upgrades for Lincoln Rolleston Road and Selwyn Road be noted in the ODP with detail to follow at subdivision consent stage;
 - (c) Consideration of continuous north/south and east/west cycle routes through the sites to be included in the ODP.
91. Mr Smith addressed the transportation issues raised in the submissions including those relating to public transport raised by CCC and CRC. He also addressed a concern raised by CCC in relation to impacts on the Christchurch network. He advised that travel on road networks would be widely dispersed and diluted due to the range of employment opportunities and other destinations within the city. Mr Smith provided a more detailed breakdown of that.
92. He also addressed the concerns expressed by the Ministry of Education in its submission. These related to walking and cycling connectivity with the site for the future Te Rōhutu Whio Primary School, which is located approximately 20m west of the site. He noted that a cycle and pedestrian route had been proposed east of the school towards PC78 which he considered to be located in an ideal position to connect the site to the school, creating cycling and pedestrian permeability.

Finding

93. On the issues raised by the Ministry of Education, I note that the Ministry, by letter of 2 November 2021 (tabled), advised that it had met with the Applicant's consultant to address submission points and had reviewed the s42A Report and the Applicant's evidence. The letter advised that the Ministry was satisfied with the pedestrian/cycle routes indicated on the revised

ODP in Appendix B of Ms Harte's evidence and requested that be included. If so, the Ministry would consider its submission points to have been appropriately addressed.

94. Given the level of agreement between the transportation experts, and the depth and quality of their reports and evidence, I do not propose to traverse this issue in greater detail than necessary. In my view, the Applicant has considered and responded appropriately to the matters raised by Mr Collins in his peer review. Both Mr Smith and Mr Collins, in addition to their detailed written reports and evidence, responded helpfully and thoroughly to any queries I raised during the hearing.
95. I am satisfied that the concerns expressed by CCC in relation to the impacts on the Christchurch network have been appropriately addressed in the evidence. As noted, Mr Smith advised that travel on road networks would be widely dispersed and diluted due to the range of employment opportunities and other destinations within the city.
96. In relation to the matters raised by CCC and CRC regarding public transport, Mr Collins advised that the ODP provides for a transport network within PC78 that does not preclude the efficient provision of public transport services. He advised that the network within PC78 provided several route options, had reasonable connectivity and therefore reasonably walkable catchments to future bus stops if provided. It was his view that the funding and implementation of a public transport system was a matter for Rolleston as a whole, rather than a site-specific matter relating to this plan change.
97. Mr Smith confirmed that there were currently two public transport routes servicing Rolleston, being a direct service to Christchurch (Route #5) and a link service connecting Burnham, Rolleston and Lincoln (Route #820). It was his understanding that there were proposed public transport services updates planned as part of the Greater Christchurch PT Futures Combined Business Case. He noted that as the surrounding area is still being developed, the existing level of public transport being provided nearby is limited but that the site could be developed to enable good access to public transport if provided along the CRETS connector road in the future. In relation to CCC's request for the funded and implemented transport system prior to development of the site, he advised that he was unaware of precedent for that. He did note that as the southern Rolleston urban area develops it will be more attractive to provide improved public transport services due to the larger residential catchment.
98. I accept Mr Smith's and Mr Collins' evidence in relation to this issue. It would be, in my view, both inappropriate and unrealistic to expect a funded and implemented public transport system upgrade to be in place to service the site prior to any residential development.
99. I am entirely satisfied, on the basis of the evidence and the discussions at the hearing, that the transportation issues have been appropriately and properly considered and addressed.

Land suitability and geotechnical risk

100. This is an issue which requires comment but not further analysis. There was clear and sufficient information both in terms of reports prepared by the Applicant and the peer review undertaken by Mr McMahon to establish to my satisfaction that there are no land suitability or geotechnical issues which would render the rezoning inappropriate.

Versatile soils

101. This issue was raised by submitter Mr Carrick. Versatile soils are of course a relevant and important matter. I did not have the benefit of detailed technical evidence in relation to this issue but I am comfortable that such effects have been appropriately considered and assessed when this land was included in the Rolleston FDAs through the recent Plan Change 1. There is nothing in the planning documents or in the pNPS-HPL (to the degree I can have regard to that) to indicate the loss of versatile soils is such that the rezoning is not the most appropriate outcome. The issue has been considered in the relevant statutory and non-statutory documents and in the ultimate identification of this land as being within the Rolleston FDAs.

Conclusion On Effects and Other Matters Raised in Submissions

102. Overall, having considered all of the submissions, the evidence and reports, and having spoken with the relevant witnesses in relation to matters identified, I consider that the actual and potential effects on the environment are adequately addressed in so far as that is relevant at this stage. I note that a number of effects will of course be subject to further scrutiny at consent stage in accordance with the rule framework adopted. There is nothing, in my view, from an effects perspective which would render this plan change inappropriate.

103. I accept that other matters raised in submissions in relation to density, infrastructure, urban form and similar (which I have addressed in the preceding paragraphs) have been appropriately considered and addressed by the experts. None of those issues raised and addressed are such so as to render the rezoning inappropriate. Of particular importance in this overall setting is the planning context. This has provided the lens through which I have considered those issues.

Statutory Assessment

Statutory Tests

104. I have identified the statutory framework in paragraphs [18] to [20] above and I do not repeat those here. Both Mr Friedel and Ms Harte provided a thorough statutory assessment in the s42A Report and Ms Harte's evidence respectively. The formal plan change request also contained a comprehensive assessment.

Part 2 Matters

105. Mr Friedel identified the purpose and principles of the RMA. He noted that pursuant to s74(1)(b) any changes to the SDP must be in accordance with the provisions of Part 2 of the RMA, including s5. He noted matters of national importance must be recognised and provided for pursuant to s6 and the other matters to which particular regard is to be had pursuant to s7. It was his view that, notwithstanding the notification of the PDP, the purpose of the RMA is largely reflected in the settled objectives and policies of the SDP which PC78 did not seek to change to any fundamental extent. Mr Friedel considered there was no reason to oppose the granting of the Request on the grounds that it would not give effect to Part 2 of the RMA.

106. In her evidence, Ms Harte identified the “series of considerations and requirement” listed in s74(1) and (2) of the RMA. Ms Harte considered the requested plan change was providing for development at a rate which enables people and communities of Rolleston and Greater Christchurch to provide for their well-being. In particular it would assist in providing for the basic needs of people, namely provision of homes to live in.³⁶

Functions of Territorial Authorities

107. Mr Friedel identified the functions of territorial authorities pursuant to s31. He considered PC78 would enable SDC to carry out its functions under the RMA. He noted that this included ensuring that there was sufficient plan enabled development capacity in respect of housing land to meet the expected demands of the District. Overall it was his view the Request was necessary to provide sufficient housing capacity as it would facilitate the development of an FDA identified in the CRPS Chapter 6 and Our Space. He considered the ODP as amended, in combination with the underlying Living Z Zone rules, would achieve integrated management and all potential effects associated with the use, development and protection of the land can be effectively managed.³⁷

108. In her evidence Ms Harte addressed, in particular, s33(1)(aa) which lists “*methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demand of the district*”. She considered the requested rezoning of land for residential purposes to meet known short-medium term demand fell exactly within this function.³⁸

109. I agree with the planning evidence and assessment and I consider that PC78 will enable SDC to continue to carry out its functions under the RMA.

Statutory and Non-Statutory Documents

110. Mr Friedel advised that the SDP must: (a) give effect to any operative national policy statement (s75(3)(a)) and any regional policy statement (s75(3)(c)); (b) have regard to any management

³⁶ Statement of Evidence of Patricia Harte 20 October 2021 at para [6.5]

³⁷ s42A Report on Submissions Relating to PC78 13 October 2021 at para [8.5]

³⁸ Statement of Evidence of Patricia Harte 20 October 2021 at para [6.6]

plan or strategy prepared under any other Acts (s74(2)(b)(i)); (c) take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district (s75(2A)); and (d) not be inconsistent with any regional plan (s75(4)(b)).

111. Ms Harte also identified and discussed s75(1) and (2) setting out what district plans must and may contain. She also discussed s75(3) requiring district plans to give effect to any National Policy Statement, National Planning Standard and any Regional Policy Statement. She also noted that s74(2) requires that regard is had to management plans or strategies prepared under other Acts.

112. There was no difference of opinion between the planning witnesses as to the statutory requirements.

NPS-UD

113. Mr Friedel considered the planning context, which was outlined in Section 2 of the s42A Report and summarised in SDC's Technical Memo, to be an important touchstone when evaluating the extent to which PC78 'gives effect' to the objectives and policies of the NPS-UD. He considered that this confirmed an urban consolidation approach had been applied through the UDS, LURP Actions, Our Space, Selwyn 2031 and the RSP which had been implemented through the SDP and the CRPS.³⁹

114. Mr Friedel also identified the Technical Memo which signalled the current work programme that is underway through the GCP or being advanced by SDC to manage growth through application of the urban consolidation principles and to 'give effect' to the NPS-UD. He listed the relevant documents in his paragraph [8.9].

115. Ms Harte discussed the NPS-UD in some detail in paragraphs [6.10] – [6.30] of her evidence. She noted the NPS-UD had a number of very significant objectives. She considered the most relevant to be Objective 2 – *"Planning decisions improve housing affordability by supporting competitive land and development markets"*.

116. Ms Harte addressed the economic assessment undertaken by Mr Ballingall of Sense Partners and the valuation evidence of Mr Sellars of Colliers which analyses the current and predicted future market forces operating in the housing market and in particular the housing market in Rolleston. She considered these markets have been reacting in a 'classic way' with section prices rising in direct response to limited supply of sections.⁴⁰

117. Ms Harte also addressed Objectives 3 and 6. In terms of Objective 3, she considered the area to be in or near a centre zone with many employment opportunities; well serviced by existing or planned public transport; and where there is high demand for housing and business land in

³⁹ s42A Report on Submissions Relating to PC78 13 October 2021 at para [8.8]

⁴⁰ Statement of Evidence of Patricia Harte 20 October 2021 at para [6.11]

the area relative to other areas within the urban environment. Ms Harte considered that in relation to Rolleston, the high demand was at least partly due to factors such as land type and the quantity of land rezoned promptly after the earthquakes, which resulted in many sections becoming available at affordable prices, when compared to elsewhere in the Greater Christchurch area. In her view, this had largely remained the case and had resulted in a high level of demand for sections and houses in Rolleston.

118. In reliance on the evidence of Mr Ballingall and Mr Sellars, she considered Rolleston to be a special case as referred to in Objective 3(c) and decisions on this plan change should be based on enabling more people to live in Rolleston. She also noted that Rolleston has a Town Centre and a significant area of industrial zoning nearby providing opportunities. She considered this satisfied Objective 3(a).
119. Overall both Mr Friedel and Ms Harte considered PC78 to represent a well-functioning urban environment (or at least contributing to the same). Mr Friedel considered it would be able to satisfy the NPS-UD Policy 1 criteria and Policy 6 to some extent including by: (a) enabling a variety of homes that meet the needs of different households at densities that are in excess of the minimum 10hh/ha provided for in the CRPS and SDP; (b) supporting, and limiting as much as possible adverse effects on, the competitive operation of the land and development markets; (c) having good accessibility for all people between housing, jobs, community services, natural spaces and open spaces, including by way of public or active transport; and (d) supporting reductions in greenhouse gas emissions through current and future SDC and GCP transport initiatives and investments.⁴¹
120. Mr Friedel recognised that Rolleston, to some extent, relied on Christchurch City for employment and access to other services and facilities, and that the rezoning would inevitably increase demand on the strategic transport network associated with commuter traffic. He acknowledged that the site and township did not have the employment opportunities or access to large-scale public transport when compared to residential greenfield areas in the larger metropolitan centres, but Our Space seeks to direct additional capacity to Rolleston in order to support public transport enhancement opportunities. He advised that Our Space considers that having a compact urban form increases the ability to contribute to the uptake of public transport opportunities as well as reduced trip distances that enable active modes of transport. He advised that the employment offerings in Rolleston have progressively increased through expansions to the I-Zone and I-Port industrial parks and town centre development. It was his view that the development and growth of Rolleston contributes to the economic and social well-being of residents in Christchurch City.
121. Both Ms Harte and Mr Friedel considered the issue of significant development capacity. Both acknowledged that the Request is no longer unanticipated or out-of-sequence in the context of Policy 8. For completeness, I am satisfied that the capacity enabled by PC78 is significant.

⁴¹ s42A Report on Submissions Relating to PC78 13 October 2021 at para [8.15]

Mr Ballingall was of the view that the enabling of around 750 dwellings was clear evidence that it would make a significant contribution to dwelling supply in Selwyn in the medium term (2021-2031).

122. I found Mr Ballingall's evidence helpful. He used a range of projections to estimate demand and capacity. Mr Ballingall noted the difficulties in accurately forecasting future population growth. He advised that while birth and death rates are generally stable over long periods of time, international and internal migration can change rapidly, and frequently causing significant swings in population when compared to projections. It was due to the inherent uncertainty of population projections that he considered it helpful to use a range of projections rather than relying on a single point estimate.
123. It was his opinion that the most appropriate course when considering future dwelling capacity is taking a 'least regrets' approach. He considered it was better to have a surplus of appropriately zoned land for housing than a deficit. He noted that this was recognised in the NPS-UD and imbedded in the form of 20% medium term and 15% long term demand buffers.
124. Mr Ballingall relied on the evidence of Mr Gary Sellars which indicates that capacity within Rolleston is considerably lower than that anticipated by the SDC in the short and medium terms.
125. Mr Sellars' evidence was comprehensive. It carefully addressed the Rolleston demand noting that the average annual volume of vacant residential sales in Rolleston had fluctuated during the last ten years rising from a low of 100 sales in 2011 immediately following the earthquake sequence to 620 in 2013 and settling to an average of around 448 sales per annum for the period 2014 – 2018. He noted that since 2018 there had been a sharp increase cumulating in 902 sales in 2020. He advised that new building consents in Rolleston had generally followed a similar trend as the number of sales.
126. Mr Sellars addressed the growth in residential section sale prices. He advised that those in Rolleston had followed a relatively regular upward trend from 2011 until 2020 and that there had been an exponential growth well in excess of 100% during the last 12 months. He provided examples of residential sales for particular years, noting that in 2020 it was a sale price of \$184,352, whereas in 2021 it was \$435,000. Mr Sellars noted that there were virtually no vacant sections available for purchase in Rolleston and the recent small releases of sections had resulted in significant price escalation.
127. Mr Sellars' clear evidence was that Rolleston exhibits a dysfunctional market where there is virtually no current supply or choice with uncompetitive market practices being adopted by vendors and extreme price escalation. He considered the only solution to this situation to be an immediate increase in supply.
128. Mr Sellars was of the view that it was preferable to have an over-supply of appropriately zoned land at all times so the market can determine when and if it is developed into sections

dependent upon demand. In addition, he advised that in his experience it was important, and necessary for the proper functioning of a land market, that it is competitive. The greater number of suppliers in the market, the more likely that purchasers of sections will benefit.

Findings

129. I consider that the provision of potential additional plan enabled capacity of approximately 750 mixed density sections will assist in meeting the projected medium capacity shortfall for the District and will assist the SDC in meeting its obligations under Policy 2. This requires that SDC, at all times, provides at least sufficient development capacity to meet expected demand for housing and for business land over the short, medium and long terms. Of course in meeting that duty, SDC is also carrying out its functions pursuant to s31(1)(aa) by helping to ensure that there is sufficient development capacity in respect of housing land to meet the expected demand of the District. I consider the plan change will add significantly to development capacity. I have had particular regard to that capacity.
130. I am satisfied on the evidence that PC78 will contribute to a well-functioning urban environment. For completeness, in terms of infrastructure, I consider that the Request aligns with SDC's infrastructural planning. Mr England's evidence which I have previously traversed is that there is sufficient capacity. The fact that the site has been identified within the CRPS and Our Space as an FDA facilitates that integration with infrastructure. I consider the rezoning would assist in meeting the long term goals and strategic outcomes sought in a number of the strategic documents. This is primarily through consolidation in an area which has been clearly identified as appropriate for residential development (subject to assessment).
131. I consider that a decision rezoning the land is: (a) integrated with infrastructure planning and funding decisions; (b) strategic over the medium term and long term; and (c) responsive. Ultimately, in my view, it clearly meets the objectives in relation to a well-functioning urban environment (Objective 1). To the degree that planning decisions can do so, it meets Objective 2 by supporting competitive land and development markets.
132. I have discussed Objective 3 and amenity values earlier. I have taken into account the principles of Te Tiriti o Waitangi, as far as relevant to this Request, and I have used the most up-to-date information available to me. I am satisfied that Objective 8 is met, to the degree that it can be. The consolidation of growth in Rolleston may facilitate improvements in public transport and similar methods of addressing reductions in greenhouse gas emissions. There were no other issues relating to resilience in relation to the current and future effects of climate change which need to be expanded upon.

CRPS

133. The Request incorporated an assessment of PC78 against the CRPS. This is contained in 7.2 at pages 14–24. The assessment addressed Chapter 5 – Land use and infrastructure and Chapter 6.

134. The assessment addressed the update to the UDS contained in Our Space which provides and addressed residential development out to the PIB identified in Map A. It noted that in Rolleston the south-eastern extent of the PIB is Selwyn Road and the eastern extent is Lincoln Rolleston Road and the land here was within that area. It identified proposed Plan Change 1 which at that stage had been requested. It concluded that the lack of consistency of this plan change with the then current version of Map A was a function of timing.
135. Ms Harte's evidence referred to the assessment discussed above. Ms Harte identified that there was now a strong and ongoing demand for houses, particularly in Rolleston. Again by reference to Mr Sellars' and Mr Ballingall's evidence, she noted that much of the greenfield land in Rolleston has been developed or sold pending development. This creates a significant excess of demand over supply with consequential increases in section and house prices. She considered that some of that demand had been recognised in the recent update of the UDS which had in turn led to Change 1 to Chapter 6 providing for additional FDAs in Rolleston and Rangiora. She noted that the PC78 area fell within the new south-eastern FDA in Rolleston and so is fully in accord with the spatial growth policy contained in the CRPS.
136. Ms Harte assessed Policy 6.3.12 Future development areas, and addressed each 'circumstance' referred to in that policy. She agreed that monitoring of housing demand and supply in the short, medium and long term is a very useful initial resource for planning growth. However she considered the approach by the GCP, and to a lesser extent the SDC, has proven to have under-estimated demand over time. Ms Harte referenced the evidence of Mr Ballingall and Mr Sellars. She considered this had resulted in the current lack of land for residential development, causing section prices to increase drastically. It was her opinion that there was an immediate issue of supply which put the short, medium and long term demand and supply calculations out of sync. She considered that while the identification of FDAs provides a gateway for rezoning the much needed development, the supply, as she understood it, simply enabled a short term catch-up.
137. In terms of efficiency and supporting settlement patterns, Ms Harte considered PC78 definitely promoted the same. She considered it supported the pattern that was well established in the RSP. She considered it would provide a range of housing types and choices, was located in a planned location in terms of servicing, and in particular the reticulation and necessary pumping of wastewater through to the Pines WWTP. In relation to what she described as Circumstance 4, she stated that the development will occur in accordance with the ODP which is the basis of this plan change. She noted that the s42A Report and attached reports in general supports the proposed ODP with minor amendments.
138. Mr Friedel's assessment of the CRPS was thorough and comprehensive. He considered PC78 to be consistent with the key objectives and policies of the CRPS, subject to recommended changes which have, in essence, been incorporated into the ODP.

139. Mr Friedel considered Policy 6.3.12 to be the most critical in evaluating PC78 as that establishes the circumstances that need to be satisfied to enable the FDA identified in Map A to be zoned and developed.
140. He summarised the matters which need to be established. In respect to feasibility of development capacity, he referred to SDC's Technical Memo which confirmed that PC78, if zoned, would contribute to the medium term plan enabled capacity that has been identified as being required for Rolleston and the Greater Christchurch Tier 1 urban environment and the housing targets in Table 6.1, Objective 6.2.1a. The granting of PC78 would also go some way to addressing the 2,089 medium term capacity shortfalls for the District.
141. He considered PC78 to be consistent with the preferred urban growth form and would go some way to meeting the desired consolidated settlement patterns identified in Objectives 6.2.1 and 6.2.2. He considered the proposed minimum density would promote the opportunity for higher densities and would improve housing choice and mix when considered against the minimum 10hh/ha requirement in Policy 6.3.7.
142. Mr Friedel was satisfied that in terms of timing and sequencing of development, PC78 was in sequence with planned infrastructure upgrades that had been coordinated through the LTP. He considered the PC78 ODP incorporated the matters listed in Policy 6.3.3 to ensure the site is integrated with the adjoining urban environment, consistent with the Rolleston ODPs contained in Appendix E38 of the SDP Township Volume. He considered that the recommended changes to ensure consistency with the Living Z policy framework, and to achieve transport and urban design outcomes, would assist in ensuring the desired outcomes are achieved if the land is subdivided and developed.
143. He confirmed, based on Mr England's evidence, that the prerequisites set out under Policy 6.3.11(5) were met. He referred to Mr England's evidence confirming there was sufficient capacity available in the reticulated public water and wastewater networks and that the rezoning did not present an unreasonable risk to the drinking water supply, and that there were viable options to manage stormwater. In reliance on Mr Collins' evidence, he noted the proportional impact of PC78 on the wider transport network is negligible and the projected cumulative effects can be effectively managed by SDC through a future upgrade programmed to ensure there is capacity. He considered the ODP would support a safe and efficient transport network.
144. As amended, he considered the ODP including integrated walking and cycling connections along Lincoln Rolleston Road to the Town Centre and Foster Park would ensure appropriate connections are available to commercial centres and community facilities. He considered the identification of the site within the RSP, Our Space and CRPS FDA confirm that the urban consolidation principles of the UDS and the CRPS will be achieved. He identified that natural hazards were not of concern and that there were no land stability or geotechnical risks of the site. He considered that PC78 satisfied the identified prerequisites for enabling the FDA to be

rezoned, ensuring consistency with Policy 6.3.12 subject to the amendments proposed and ultimately accepted.

145. Mr Friedel identified the impact of PC78 on the Canterbury Region's versatile soil resource had been negligible noting that the site had been identified as an FDA within CRPS Chapter 6 and the balance of the resource has been effectively managed through the SDP Rural (Outer Plains) Zone consistent with CRPS Policy 5.3.12. Overall he concluded that it was consistent with the relevant objectives and policies of the CRPS subject to the modifications proposed.

Findings

146. I have spent some time discussing the evidence of Ms Harte and Mr Friedel in relation to the CRPS. I do not propose to repeat that here. On the basis of that evidence, I am entirely satisfied that the plan change meets the enabling requirements of Policy 6.3.12 and is entirely consistent with the CRPS overall.

CLWRP and CARP

147. Pursuant to s75(4)(b) of the RMA the SDP cannot be inconsistent with relevant regional plans. I accept that the establishment of activities within the site will either need to meet the permitted activity conditions of those plans or resource consents will be required. I also note, as identified by Mr Friedel, that CRC has not raised any concerns in relation to incompatibility of development of the site for residential purposes with the provisions of the CLWRP or CARP.

MIMP

148. The MIMP is a planning document which is recognised and has been lodged with SDC. Pursuant to s74(2A) of the RMA, in considering this plan change, I must take account of the MIMP. The Request included an assessment of the relevant provisions of the MIMP. Mr Friedel was satisfied with the content and conclusions of that assessment. I agree. In my view there are no specific resource management issues, or specific sites of significance to mana whenua, which would be compromised by the approval of the plan change.

Consistency with Other Relevant Documents

149. In terms of the relevant management plans, Mr Friedel addressed specifically Selwyn 2031, UDS, Our Space and the RSP. He considered that PC78 had given sufficient regard to all of those management plans or strategies. I agree. There has been considerable discussion of those documents throughout this Recommendation and I do not expand on that further.

Consistency with Plans of Adjacent Territorial Authorities

150. I do not consider this to be of any particular moment to this plan change. As noted by Mr Friedel, matters of cross-boundary interests are detailed in the SDP (Section A1.5 of the Township Volume). Again as Mr Friedel pointed out, SDC's Technical Memo identified that

the cross-boundary interests associated with the rezoning of the site have primarily been identified, and managed, through the GCP arrangements.

151. Mr Friedel summarised again the interests identified by CCC and CRC in relation to potential impact on sub-regional transport networks, potential for adverse environmental effects relating to the anticipated additional movements and lack of public transport to achieve modal shift.
152. As discussed earlier in this Recommendation, PC78 will integrate with the wider transport network. There are programmed upgrades which will avoid any adverse effects on the safety and efficiency of that network. There have been a number of changes proposed by Mr Collins and accepted. Any cross-boundary effects have been appropriately identified, considered and addressed.

Consideration of Alternatives, Costs and Benefits

153. Mr Friedel addressed this in paragraphs [8.56] to [8.63] of his Report. The Request addressed the statutory requirements of s32 in Section 8 of the Request. It noted that pursuant to s32 the evaluation by the person making the request must examine:
- (a) The extent to which each objective is the most appropriate way to achieve the purpose of the RMA; and
 - (b) Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.
154. It noted that the evaluation is required to take into account:
- (a) The benefits and costs of policies, rules and other methods; and
 - (b) The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.
155. It also references s32(2) which requires identification and assessment of benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions including opportunities for: economic growth that are anticipated to be provided or reduced; and employment that is anticipated to be provided or reduced.
156. The Request included an economic cost/benefit analysis prepared by Urban Economics. By way of summary of the costs and benefits, it identified that it would provide additional development land in Rolleston that would enable ongoing provision of affordable family housing in Selwyn and the wider region. It considered that there is no other location demonstrably able to produce a large quantity of low cost affordable housing. It stated that Rolleston is of regional significance as it acts as a low house price anchor for Greater Christchurch. It considered this to be a large economic and social benefit as it ensures

Christchurch is competitive in attracting and maintaining families and people within the national context. It concluded that the proposal would enable ongoing higher rates of construction activity that would provide employment for 780 Full Time Equivalents (FTEs) and “several hundred million dollars” in economic activity. In terms of costs it identified that the proposal would displace a small number of lifestyle blocks which have a relatively low economic contribution. It records that Rolleston and Selwyn have significant ongoing investment in various public infrastructure and that the proposal will generate significant additional development contributions and rates that would contribute to the cost of that infrastructure.

157. Mr Ballingall's evidence identified the economic benefits from housing construction as substantial economic activity that will promote community well-being. He advised that the proposed development would support an estimated 225 FTEs jobs per year for a period of four years. He advised that at an average construction income of \$55,805 per annum, that represented \$12.5 million in wages per year for four years being injected into the local community.
158. In addition, he advised that a housing construction project of this scale would require the purchase of around \$105 million per year of intermediate inputs – largely construction materials, plumbing services, electrical installation work, etc. He considered it reasonable to expect most of those inputs will be sourced locally, providing a further boost to the local community. He estimated the direct impact of the development on the local economy to be around \$25 million per year of value-added (or GDP), or \$100 million over a four year construction period.
159. Mr Ballingall considered the only quantifiable economic costs was the potential loss of output from existing uses of the land in question. He advised his understanding was that the 63.3 hectares of land covered by PC78 is currently zoned Rural (Inner Plains) and comprises farmland and rural residential holdings. He advised that in the Canterbury Region, GDP per hectare for all agricultural land types is assessed at around \$940 per year. He considered this suggests, even if all of the existing rural zoned land is used for farming purposes, the GDP contribution would be around \$60,000 per year. He considered that to be – by an order of magnitude – tiny compared to the potential GDP boost associated with constructing the dwellings proposed under PC78.
160. The assessment accompanying the Request addressed the benefits and costs of four options being: leave the area zoned rural; rezone the land as Living Z by private plan change; wait for SDC to rezone land as Living Z or General Residential Zone; or, apply for resource consent for proposed subdivision and development. Each of those options were assessed.
161. Overall, the benefits of rezoning were summarised as: implementing Our Space and associated changes to the CRPS; implementing the NPS-UD; not dependent on development of other land to provide access for infrastructure such as stormwater disposal; providing an alternative for prospective purchasers in residential allotments; economic benefits from larger rating base and payment of development contributions for new infrastructure; providing long-

term certainty for both developer and potential purchasers as to the use of the land; supporting and extending existing SDC reticulated services; and, the costs of assessment and development of ODPs fall on the developer not SDC.

162. The costs were identified as: the loss of rural land for productive purposes; change in character of the area from rural to residential; increase in traffic generated within and around Rolleston; and the rezoning through this process does not take into account other land that may be suitable to provide for growth.
163. An appropriate assessment of the costs and benefits of the other three identified options was also provided. I have considered that. I accept that the benefits of rezoning of this land for residential use through this plan change, clearly outweighs the potential costs and disadvantages.
164. Mr Friedel identified that s32 requires a consideration and evaluation of the extent to which the objectives of the Request are the most appropriate way to achieve the purpose of the RMA (s32(1)(a)) as well as an assessment of whether the provisions in the Request are the most appropriate way to achieve the objectives of both the Request and the existing SDP objectives, having regard to the efficiency and effectiveness of the provisions and having considered other reasonably practicable options (s32(1)(b)).
165. He noted that the stated objective of PC78 is to:

“... rezone 63.35 hectares of Rural (Inner Plains) land to Living Z ... to develop approximately 756 residential allotments ... to achieve at least 12 households per hectare ...”

166. It was Mr Friedel's opinion that the objective of PC78 would achieve the purpose of the RMA when considered against the relevant statutory tests. He considered that in this case it includes consistency with the operative objectives, policies and methods of the NPS-UD, CRPS and the SDP. He also noted that the identification of the land as an FDA in Our Space and CRPS Chapter 6 Map A signalled that it is a preferred urban growth path in the Greater Christchurch context. He considered further that granting the Request would provide plan enabled medium term housing capacity for the township which forms a component part of the supply across the District and Greater Christchurch sub-region and it would enable SDC to meet its functions under s31(1)(aa).
167. Mr Friedel recognised that additional policy changes and ongoing investment is required to optimise the use of greenfield land in Rolleston, including potential increases to the minimum densities, improvements to land transport network to maintain safety and efficiency and to promote modal shift. He considered that the alternative of declining the Request would likely either require SDC to actively zone the land or potentially result in less optimal locations taking up housing shortfalls at some point in time. He considered those alternative scenarios may not achieve the purpose of the RMA to the same extent as PC78.

168. Mr Friedel noted that PC78 did not propose any substantial changes to the operative objectives and policies for managing the settlement pattern and growth of townships in the District.⁴² He noted that the proposed amendments were limited to addressing site-specific issues and integrating zoning into the wider environment. Any changes to policies were in essence either minor or in accord with providing detail of the fundamental aspects of the ODP through incorporation of Policy B4.3.71. It was his view that PC78 was consistent with the relevant objectives and policies in the SDP and that it had taken appropriate account of the strategic guidance provided by Our Space, Selwyn 2031 and the RSP and would effectively integrate with the operative Living Z Zone framework. He accepted the conclusion in the Request that the proposed plan change was consistent with the existing objectives and policies of the Township Volume of the SDP.

Finding

169. I have carefully considered the matters addressed above. I accept and agree with the conclusions of both Mr Friedel and Ms Harte that the statutory tests have been satisfied and that the most appropriate method for achieving the objective of the proposal, the objectives of the SDP, and ultimately achieving the purpose of the RMA is to grant the rezoning request with the modifications addressed through the evidence and hearing, and incorporated into Appendix A to this Recommendation.

NPS-UD Clause 3.11 Using Evidence and Analysis

170. Section 3.11 requires local authorities, when making plans or when changing plans in ways that affect the development of urban environments, clearly identify the resource management issues being managed, and use evidence, particularly any relevant HCAs about the land and development market and results of monitoring to assess the impact of different regulatory and non-regulatory options and their contribution to:

- (i) *achieving well-functioning urban environments; and*
- (ii) *meeting the requirements to provide at least sufficient development capacity.*

171. The key resource management issues being managed are addressed throughout this Recommendation. Housing capacity and supply, and the provision of well-functioning urban environments, are the key issues being addressed. I consider the proposal assists in housing capacity and supply, and the provision of well-functioning urban environments.

Section 32AA

172. Section 32AA requires a further evaluation for any changes that have been made to the proposal since the evaluation report was completed.

173. Section 32AA(1) provides:

⁴² SDP Township Volume, Objectives and Policies, B4 Growth of Townships

(1) A further evaluation required under this Act—

- (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and*
- (b) must be undertaken in accordance with section 32(1) to (4); and*
- (c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and*
- (d) must—*
 - (i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal ... or the decision on the proposal, is notified; or*
 - (ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.*

(2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

174. The assessment under s32AA has been undertaken throughout the decision-making recorded in this Recommendation. There have been a number of changes. I have considered each of them both discretely and on an overall basis.

175. Very much by way of summary, the changes include:

- The ODP and Policy B4.3.77 amended to indicate the need for a “frontage upgrade” along Lincoln Rolleston Road and Selwyn Road frontages;
- Changes to text in relation to the primary and secondary routes by deletion of “indicative”;
- Indicative connections through to adjoining land on the corner of Lincoln Rolleston Road and Selwyn Road have been included;
- Amendments to walking and cycling routes within the site;
- Addition of text in Policy B4.3.77.

176. All of the changes have been made for the purpose of addressing issues identified and particularly those potentially impacting negatively on urban form and the quality of the environment. Those changes are not of a scale and significance which requires any particular elucidation and expansion at this point of the Recommendation. The most significant changes, including those relating to road frontage upgrades and similar, may have additional costs for the Applicant but will have considerable benefits in terms of urban design and urban form issues. The changes in relation to connectivity are for the purpose of better integration and are appropriate. The inclusion of text is a necessary and appropriate addition.

Part 2 Matters

177. The relevant Part 2 matters are largely addressed by reference to an assessment against the objectives and policies of the SDP. I have discussed Part 2 earlier in this Recommendation and I am satisfied that the proposal will ultimately achieve the purpose of the RMA. This proposal has been comprehensively assessed through the evidence, reports, submissions and within the body of this Recommendation. I am entirely satisfied that the purpose of the RMA is achieved by the approval of this plan change.

Overall Conclusion

178. I consider that the proposal, including the amendments developed through the process, meet the sustainable management purpose of the RMA. I consider that the proposal is the most appropriate method in terms of the s32 tests and for meeting the purpose and principles set out in Part 2 of the RMA.

179. I have considered the proposal carefully. I have had regard to efficiency and effectiveness. I consider the rezoning of the land as sought by PC78, including the amendments made through the course of the hearing, is the most appropriate method for achieving the objectives of the SDP taking into account the benefits and costs of the proposal. In terms of the risk of acting or not acting, there is, in my view, no uncertainty or insufficiency of information.

180. I am satisfied that the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA, the objectives of the SDP and the purpose of the proposal.

181. I note specifically that it will enable people and communities to provide for their economic and cultural well-being by enabling additional residential development in Rolleston, in a location which has been specifically identified for potential urban growth, and in a manner where the effects of the development, as far as are relevant at this stage, are acceptable and appropriate.

Recommendation

182. For the reasons above, I **recommend** to the Selwyn District Council:

- (1) Pursuant to Clause 10 of Schedule 1 of the Resource Management Act 1991 the Council approves Plan Change 78 to the Selwyn District Plan as set out in Appendix A.
- (2) That for the reasons set out in the body of my Recommendation above, the Council either accept, accept in part or reject the submissions identified in Appendix B.



David Caldwell
Hearing Commissioner

Dated: 22 March 2022

PC78 Commissioner Recommendation – Schedule of amendments to the Selwyn District Plan

Text to be inserted is shown underlined.

Text to be deleted is shown ~~struck through~~.

Instructions are shown in *italics*

Planning Maps

Amend the zoning of the land shown within the blue dashed line below from Rural (Inner Plains) Zone to Living Z Zone:



Township Volume, B4 Growth of Townships

Policy B4.3.9

The phasing of any Living Z Zone shown on the Planning Maps and Appendices occurs as follows:

In Rolleston ~~13~~¹⁵ Living Z areas have been identified, and an Outline Development Plan for ~~12~~¹⁴ of these areas has been incorporated into the District Plan. The remaining Living Z ODP Area has been deferred. The deferment for this area shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan. ...

Policy B4.3.76

Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Rolleston addresses the specific matters relevant to each ODP Area number listed below: ...

Outline Development Plan Area 16

- ODP Area 16 to align with ODP Area 15 and Acland Park;
- Provision of an east-west primary route and secondary route connection from Acland Park through to Springston Rolleston Road;
- Provision of two north-south secondary roads from Selwyn Road to Plan Change 75 and Falcons Landing
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of (at least two) neighbourhood parks; and two green links through to Acland Park and in particular to the Te Rōhutu Whio Primary School and greenway along Kate Sheppard Drive;
- Provision of a minimum net density of 12 households per hectare averaged over the ODP Area;

Township Volume, Appendix 38 Outline Development Plan – Rolleston

For locations of these ODP's see below:

- ODP Area 16

Insert the following in Appendix 38, after ODP 15:

OUTLINE DEVELOPMENT PLAN AREA 16

Introduction

The Outline Development Plan (ODP) is for an area of land located in east Rolleston west of the intersection of Lincoln Rolleston Road and Selwyn Road. This ODP immediately adjoins ODP Area 15 on its northern boundary and Acland Park on its western boundary. The ODP has road access onto both Lincoln Rolleston Road and Selwyn Road.

The ODP uses urban design principles to set the general pattern of development over the area to guide future development and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structure elements namely the road network, cycle and pedestrian network and access to open space.

Consistent with the Greater Christchurch Urban Development Strategy and the Canterbury Regional Policy Statement the ODP provides an opportunity for density which meets the objectives of those planning documents as well as being generally in keeping with the strategy set out in the Rolleston Structure Plan.

Urban Design

Design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and promote the following environmental outcomes:

- An urban form which encourages a community to develop
- A safe and healthy living environment
- Integration of the roads within the neighbourhood area with arterial roads and public transport routes
- Provision for a network of cycle and pedestrian routes including connections to the new primary school in Acland Park
- Access to new reserves within this ODP and neighbouring ODP areas
- Opportunities for medium density residential development which relate well to each other and are strategically located in relation to open space
- A development that meets the District Plan policies to achieve an overall increase in residential density, urban consolidation and compact urban form
- Lincoln-Rolleston Road and Selwyn Road frontages are to be upgraded to an urban standard in accordance with the Engineering Code of practice. Frontage upgrades are to be provided along Lincoln-Rolleston Road and Selwyn Road to encourage properties to front these roads as well to provide walking and cycling connections between Rolleston and Lincoln.

Neighbouring productive activities may also need to be taken into account when investigating subdivision layout and design.

Density

The ODP area is to achieve a minimum of 12 households per hectare. It supports a variety of lot sizes within the Living Z framework to achieve this minimum density.

The ODP area predominantly provides for lower density sections, with medium density along primary roads supported by adjoining reserves. Additional medium density developments may be provided through the subdivision consent process. The criteria below should apply to consideration of any additional medium density development areas:

- Ability to access future public transport such as bus routes
- Access to community and neighbourhood facilities
- Proximity to neighbourhood parks and green spaces
- North west orientation where possible for outdoor areas

Distribution within blocks to achieve a mix of section sizes and housing typologies Existing dwellings and buildings and will have to be taken into account when investigating subdivision layout and design.

Movement Network

Access to the site is provided for from the existing frontage roads of Lincoln Rolleston Road and Selwyn Road. In addition there is provision for connections to neighbouring developments. These include Acland Park to the west which has roads extending to the shared boundary. In addition

linkages are provided to the area to the north known as ODP Area 15 being a southern extension of the Falcons Landing Residential development.

The main collector route runs east-west and connects with Lady Isaac Drive to the west which runs through to Springston Rolleston Road thereby providing a convenient connection to south and west Rolleston. The eastern extent of the collector road intersects with Lincoln Rolleston Road which is a District Arterial Road identified in the CRETS study.

The remaining routes identified on the ODP are major intermediate roads providing for internal connectivity, providing a basis for cohesive residential design and for addition external connections to Selwyn and Lincoln Rolleston Roads and to ODP Area 15 to the north.

Walking and cycling routes will generally be provided as part of the roading infrastructure. In addition separate routes are provided to connect with already planned connections on the eastern boundary of Acland Park. The northern connection is directly to the Acland Park primary school site. A further pedestrian /cycle link is provided for through to ODP Area 15 which then connects to the main east west CRETS road (Ed Hillary Drive).

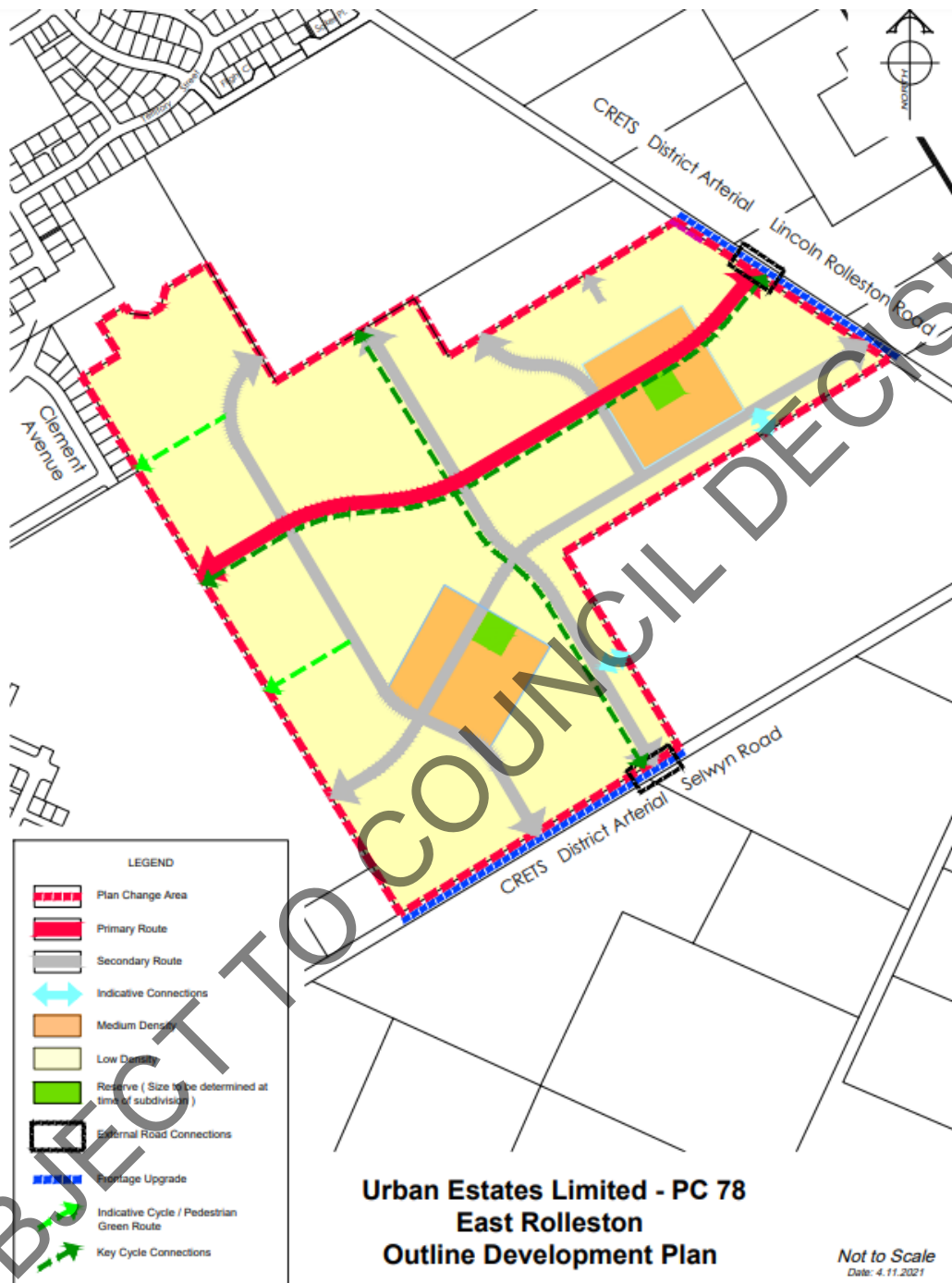
Green Network

Two reserve areas are provided for in locations which provide good accessibility for residents. Medium density housing is to be located around these reserves to promote a high level of amenity for housing and compensate for any reduced private space available to individual properties.

Blue Network

The roading layout is largely based on lower lying areas which will then provide for secondary pathways for stormwater. Stormwater from roofs and hardstand areas will be directed to on-site soakholes meeting the required Canterbury Regional Council standards.

Include the following diagram at the end of the Outline Development Plan text (Full scale PDF provided)



REPORT

TO: Council

FOR: Council Meeting – 13 April 2022

FROM: Personal Assistant to Mayor

DATE: 29 March 2022

SUBJECT: REGISTER OF DOCUMENTS SIGNED AND SEALED

RECOMMENDATION

'That the following transactions and the fixing of the Common Seal under authorised signatures have been approved.'

1. PURPOSE

To advise Council of legal documents approved for signing and sealing.

REGISTER OF DOCUMENTS SIGNED AND SEALED

1	Name of other party	Harkerss Buses
	Transaction type	Deed of Licence
	Transaction description	Former Carrodus site, Leeston and Lake Road, Leeston
2	Name of other party	Pacific Radiology Group Limited
	Transaction type	Deed of Lease
	Transaction description	Part of Health Hub building at Norman Kirk Drive, Rolleston
3	Name of other party	Saba Amalinde Polderman-Charles
	Transaction type	Deed of Licence
	Transaction description	Kimberley Hall (for provision of dance lessons to local students)
4	Name of other party	Robert John Potts and Trevor Kinred Quirk
	Transaction type	Deed of Licence
	Transaction description	Occupation of Road Reserve adjoining 336 Whitecliffs Road, Whitecliffs
5	Name of other party	Courtenay Agricultural and Pastoral Assn
	Transaction type	Agreement
	Transaction description	To connect to council's small block take off point infrastructure in road reserve in Kirwee

6	Name of other party	Central Plains Water Limited
	Transaction type	Pipeline Easements over SDC Reserves
	Transaction description	RT 702008 – Part Reserve 1764 and Part Reserve 3935 situated at the corner of Leaches Road and Rakaia Terrace Road; and RT 702027 – Reserve 2300 on Ardlui Road



Bernadette Ryan
PERSONAL ASSISTANT TO MAYOR

Endorsed For Agenda



David Ward
CHIEF EXECUTIVE

RESOLUTION TO EXCLUDE THE PUBLIC**Recommended:**

'That the public be excluded from the following proceedings of this meeting. The general subject matter to be considered while the public is excluded, the reason of passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered		Reasons for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Date information can be released
1.	Public Excluded Minutes	<i>Good reason to withhold exists under Section 7</i>	<i>Section 48(1)(a)</i>	
2.	Mayor's Public Excluded Report (verbal)			
3.	Rolleston Town Centre Development Agreement			

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

1, 2, 3	Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or	Section 7(2)(h)
1, 2, 3	Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or	Section 7(2)(i)

2 *that appropriate officers remain to provide advice to the Committee.'*

**PUBLIC EXCLUDED MINUTES OF AN ORDINARY MEETING
OF THE SELWYN DISTRICT COUNCIL
HELD VIA ZOOM
ON WEDNESDAY 23 MARCH 2022
COMMENCING AT 4.40PM**

PRESENT

Mayor S T Broughton, Councillors, M A Alexander, J B Bland, S N O H Epiha, J A Gallagher, D Hasson, M P Lemon, M B Lyall, S McInnes, G S F Miller, R H Mugford and N C Reid

IN ATTENDANCE

Messrs. D Ward (Chief Executive), T Harris (Group Manager Environmental and Regulatory Services), D Marshall (Group Manager Property), K Mason (Group Manager Organisational Performance), M Washington (Group Manager Infrastructure), S Hill (Group Manager Communication and Customer Services), R Raymond (Communications Advisor), and S Tully (Mayoral Advisor); Mesdames D Kidd (Group Manager Community Services and Facilities), and N Smith (Executive Assistant), and Ms T Davel (Committee Advisor)

APOLOGIES

None.

CONFLICTS OF INTEREST

None new.

CURRENT MATTERS REQUIRING ATTENTION

See last page.

IDENTIFICATION OF EXTRAORDINARY BUSINESS

CONFIRMATION OF MINUTES

1. **Public excluded minutes of an Ordinary meeting of the Selwyn District Council held via Zoom on Wednesday 9 March 2022.**

Moved – Councillor Alexander / **Seconded** – Councillor Gallagher

'That Council confirms the unconfirmed public excluded minutes of an Ordinary Meeting of the Selwyn District Council held on Wednesday 9 March 2022.'

CARRIED

2. Chief Executive

Public Excluded Report

The Chief Executive spoke about a recent meeting with Westland Milk where staff told them that a valve was to be installed and the reasons why. It appeared that the Westland Milk Chief Executive was unaware of any issues. Council was told that there will be ongoing discussions with the company and future updates to Council.

Moved – Councillor Mugford / **Seconded** – Councillor Gallagher

'That Council receives the Chief Executive's public excluded report, for information.'

CARRIED

3. Group Manager Property

Group Manager Property, Mr Douglas Marshall, noted staff were looking at relocating the Foster Park house and were having ongoing problems keeping vandals away. The security fencing was being knocked down continuously but staff intend installing cameras. There was a brief discussion about the Foster Park Advisory Group / Committee and the need for it to continue into the future.

Staff also briefly noted progress with major projects and there was a discussion about land availability for FENZ. It was noted that with it being volunteer managed, the site would be better off closer to residential areas.

Moved – Councillor Hasson / **Seconded** – Councillor Alexander

'That Council receives the Property transactions update, public excluded report, as at 28 February 2022, for information.'

CARRIED

CDHB presentation

The Mayor welcomed Jacqui Lunday-Johnstone, Executive Director of Allied Heath Scientific and Technical. He also noted this was a public excluded meeting.

Ms Lunday-Johnstone said Selwyn has not hit the COVID peak quite yet. She told Council that the total new cases currently exceeded the modelling predicted. She said that the North Island had hit the peak but the South Island were running roughly 2 weeks behind. There was also still a long way to go with ongoing issues in terms of managing it.

There were 62 people in hospital, some because of COVID and others in hospital for something unrelated but diagnosed with COVID incidentally. The focus was on the disadvantaged

communities including the elderly, those with previous comorbidities as well as Maori and Pasifika people.

Ms Lunday-Johnstone said Selwyn was leading the way in Canterbury with vaccinations but also with 75% of people having been boosted.

In response to a question she said getting a booster doesn't stop you from getting COVID but it could lower the risk of transmitting the virus.

The Mayor thanked Ms Lunday-Johnston for coming to talk to Council.

EXTRAORDINARY BUSINESS

None.

RESOLUTION TO MOVE FROM PUBLIC EXCLUDED

Moved – Councillor Reid / **Seconded** – Councillor Alexander

'That the meeting move out of public excluded business at 5.10pm and resume in open meeting.'

CARRIED

The meeting closed at 5.10pm

DATED this day of 2022

MAYOR

PX MATTERS UNDER INVESTIGATION

Selwyn Aquatic Centre Update Report Recommendations	Report from staff documenting learnings to share with other Councils and staff	April 2022
Bilingual Township Signage	Report back on how Council could achieve this, with a suggested timeframe as well as funding models/streams.	May 2022

PUBLIC EXCLUDED REPORT

TO: Chief Executive

FOR: Council – 13 April 2022

FROM: Group Manager Property

DATE: 5 April 2022

SUBJECT: **ROLLESTON TOWN CENTRE DEVELOPMENT AGREEMENT**

RECOMMENDATION

“That Council authorises the execution of a Tripartite agreement between the Council, Tennyson (2021) Limited and Maxcap Security Pty Ltd.”

1. PUBLIC EXCLUDED REASONING

<p>This report is excluded for the following reasons provided under Section 7 of the Local Government Official Information and Meetings Act (LGOIMA):</p>	<p>(h) Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities, or</p> <p>(i) Enable the local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>
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2. PURPOSE

Council has been requested to sign an agreement to resolve an issue that has arisen with Tennyson 2021's ability to undertake borrowing from third parties. The so named agreement will involve Council and Tennyson (2021) Limited as original signatories to their Rolleston town Centre Development Agreement and Maxcap Security Pty Ltd.

The Council in executing the proposed agreement is not compromising its position but is resolving a problem that has become apparent with the first draw down of debt funds by Tennyson 2021 to support the funding of their Rolleston Town Centre development.

3. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

This issue and decision that is the subject of this report has been assessed against the Significance and Engagement Policy. Consideration of the criteria in Council's Policy has been made, particularly in respect to:

- the potential effects on delivery of the Council's policy and strategies
- the degree to which the decision or proposal contributes to promoting and achieving particular community outcomes
- the level of community interest in the proposal, decision or issue

- the values and interests of Ngāi Tahu whānau, hapū and rūnanga, as mana whenua for the region.

The level of significance in respect to the issue is considered to be low due to the fact that the signing of the agreement does not change the Council's position under the provision of the development agreement signed between Council and Tennyson 2021.

4. HISTORY/BACKGROUND

Tennyson (2021) Limited (the trading company of Cooper Developments for the Rolleston Town Centre) has commenced the development of the retail/commercial space. Buildings D and A are under construction while buildings B and I are moving through their consenting processes.

5. PROPOSAL

Tennyson 2021 have obtained part of the funding for their buildings in the Rolleston Town Centre from a debt funder named Maxcap Security.

As with such debt funding arrangements, Maxcap have reviewed the various documents held by Tennyson 2021 that are relevant in their view to them being able to lend to Tennyson 2021.

Maxcap Security have raised a concern about the offer back provisions of undeveloped lots in the Tennyson 2021 and Selwyn District Council development agreement if Tennyson 2021 defaulted on payment to Maxcap. Undeveloped lots are described as a land lot where a building on the lot has not been completed. Their concern relates to how the undeveloped lots would be valued and how they Maxcap would be able to recover their value of debt funding in this situation.

Council staff and Buddle Findlay reviewed the Maxcap concern and agreed that the Maxcap concern was justified and that their concern would also likely to be held by any other debt funder lending to Tennyson 2021.

Accordingly council staff and Buddle Findlay have formed the view that the development agreement in regard to this issue should be amended.

A tripartite agreement between Selwyn District Council, Tennyson 2021 and Maxcap has been drafted to reflect the Maxcap concern and resolve it by identifying a number of parties, acceptable to Selwyn District Council, who would step into the role of Tennyson 2021 to complete a building if Tennyson 2021 can't due to a financial issue.

If there is a default, the Council is identified as the first party to consider purchasing the undeveloped lot but any decision would need a report to the Council and a formal Council decision being made. It is important to note that this type of arrangement is consistent with the offer back arrangements that the Council has in the underlying development agreement if Tennyson 2021 are selling developed lots.

Attached (Appendix 1) is a note from Buddle Findlay plus the document that needs executing.

The note from Buddle Findlay outlines the key points for consideration but the salient point is that the Council position after signing the Tripartite Deed is no different than prior to signing.

6. OPTIONS

The Council has three options available to it:

- Option 1 – adopt the recommendation as provided by staff;
- Option 2 – adopt but with amendments;
- Option 3 – decline to adopt the recommendation.

Staff support option one and therefore put forward the recommendation for adoption.

7. VIEWS OF THOSE AFFECTED / CONSULTATION

The development agreement did not require consultation/engagement and there is no need for this agreement to be consulted/engaged on either.

8. FUNDING IMPLICATIONS

There are no funding implications from signing this agreement.

The Council's legal fees are paid by Tennyson (2021) Limited.



Douglas Marshall
GROUP MANAGER PROPERTY

BUDDLE FINDLAY

28 March 2022

To

Douglas Marshall
Property and Commercial Manager
Selwyn District Council
2 Norman Kirk Drive
Rolleston 7614

From

Bassam Maghzal
Mark Odlin

By Email

douglas.marshall@selwyn.govt.nz

Dear Douglas

Tripartite deed – Maxcap Security Pty Limited – Tennyson (2021) Limited

1. We write to thank you for your instructions in relation to the tripartite deed (**Tripartite Deed**), contemplated by the Development Agreement between the Council and Tennyson (2021) Limited (**Development Agreement**), which was prepared by Maxcap Security Pty Limited.

Background

2. Tennyson has obtained lending from Maxcap to carry out the development of the Rolleston Town Centre. Clause 24.4 of the Development Agreement requires Tennyson to:
 - (a) Obtain the Council's consent before granting any security to its financier (ie Maxcap); and
 - (b) enter into a tripartite deed with the Council and the financier confirming certain matters.
3. We reviewed the Tripartite Deed prepared by Maxcap. The deed largely contains provisions we would expect to see in a deed of this nature. However, Maxcap had sought to improve Tennyson's (and, therefore, Maxcap's position - see paragraphs 5 and 6 below) under the Development Agreement in relation to undeveloped and partially developed superlots (the original position is summarised in paragraph 4 below). The Council did not agree to this and, after negotiations with Tennyson and Maxcap, the parties agreed on the position set out in paragraph 7 below.

Key negotiations

4. The Development Agreement obliges Tennyson to offer to sell any undeveloped superlot back to the Council at the original purchase price plus holding costs to represent Tennyson's funding costs if Tennyson does not develop a property in line with its original commitment. The intention behind this provision was to ensure that Tennyson was heavily incentivised to complete the development as per the development documents. If Tennyson defaulted part way through construction, the Council would expect the construction to be completed before the superlot was sold at market value – otherwise, the Council would expect a right of first refusal at the original purchase price plus a nominal holding cost.

BUDDLE FINDLAY

5. Maxcap proposed that Tennyson's obligation to offer back undeveloped lots be amended so that the purchase price for a partially developed lot or a completely undeveloped lot will not be less than Tennyson's debt to Maxcap at the time of the offer back to the Council. If the Council rejected the offer, Tennyson and Maxcap would then put the lot out to the open market for sale.
6. Tennyson proposed that a partially developed lot be considered a developed lot in which case the Council would have a right of first refusal to purchase that lot at market rates (i.e. the price that Tennyson has received for that lot from a third party). This proposal means that Tennyson could complete minimal works and then get the Council to buy back at value as opposed to original cost plus holding costs which erodes the position under the Development Agreement.
7. After negotiations with Tennyson and Maxcap:
 - (a) it was confirmed that an undeveloped superlot is any superlot or part thereof that is less than fully developed in accordance with the agreed development documents; and
 - (b) it was agreed that if Tennyson defaults under its financing arrangements and Maxcap wishes to exercise its rights to sell an undeveloped superlot, Maxcap:
 - (i) can only sell the undeveloped superlot to one of the following:
 - (1) Armitage Williams Construction Limited;
 - (2) Naylor Love Limited;
 - (3) Hughes Developments Limited; or
 - (4) any other entity that the Council approves;
 - (ii) before selling the undeveloped superlot to one of the above approved purchasers, must offer the undeveloped superlot to the Council on the same terms and price as those offered to the approved purchaser;
 - (iii) if the Council rejects the offer, can then sell the undeveloped superlot to the approved purchaser; and
 - (iv) must obtain from any purchaser of the undeveloped superlot a deed under which the purchaser agrees in the Council's and Maxcap's favour to:
 - (1) be bound by the Development Agreement in respect of the undeveloped superlot; and
 - (2) if the purchaser has a financier, enter into a tripartite deed on substantially the same terms as the Tripartite Deed.

Summary of other provisions of the Tripartite Deed

8. The Tripartite Deed performs a number of functions including:
 - (a) the Council confirming that it consents to Tennyson assigning the Development Agreement by way of security to Maxcap;
 - (b) the parties acknowledging each other's interests in the Development Agreement;

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- (c) Tennyson agreeing to provide copies of any notices of default or intention to terminate the Development Agreement to Maxcap;
- (d) Tennyson and Maxcap agreeing to provide copies of any notices of default or intention to terminate Tennyson's funding agreement to the Council;
- (e) the Council agreeing not to terminate the Development Agreement solely if a receiver, administrator or statutory manager is appointed to Tennyson;
- (f) the Council giving Maxcap 20 business days to cure any other breach of the Development Agreement by Tennyson that entitles the Council to terminate the Development Agreement;
- (g) the Council having the right to terminate the Development Agreement if:
 - (i) Maxcap fails to respond to the Council's notice that it intends to terminate the Development Agreement within 20 business days;
 - (ii) Maxcap indicates that it is not going to remedy the default; and
 - (iii) fails to remedy the breach within a reasonable period as reasonably determined by the Council taking into account the nature of the breach; and
- (h) Tennyson agreeing to pay the Council's legal costs in respect of the Tripartite Deed.

Conclusion

9. Subject to the above considerations being acceptable to the Council from a commercial perspective, we consider that the **attached** form of Tripartite Deed is in an appropriate form (from a legal perspective) for the Council to sign. Please feel free to contact me if you have any questions about the contents of this letter.

Yours sincerely



Mark Odlin / Bassam Maghzal
Partner / Special Counsel

DDI • 64 3 371 3525 / 64 3 353 5884
M • 64 21 753 769 / 64 212 277 266
mark.odlin@buddlefindlay.com / bassam.maghzal@buddlefindlay.com

Tripartite Deed
Development Agreement – Rolleston Town Centre

Tennyson (2021) Limited
Selwyn District Council
MaxCap Security Pty Ltd

Tripartite Deed Development Agreement – Rolleston Town Centre

Date

Parties

- 1 **Tennyson (2021) Limited (Developer)**
- 2 **Selwyn District Council (Council)**
- 3 **MaxCap Security Pty Ltd (Security Trustee)**

Background

- A. The Developer and Council have entered into the Agreement whereby the Developer shall design and construct a new retail town-centre comprising of, initially, four standalone freehold large format retail buildings on the Property.
- B. The Secured Parties (or certain of them) have agreed to provide financial accommodation to the Developer for the development in accordance with the terms of the Syndicated Facility Agreement.
- C. Pursuant to clause 24.4 of the Agreement, Council and the Developer have agreed to enter into a tripartite security deed with the Security Trustee which:
 - (a) acknowledges the respective parties' interests; and
 - (b) provides for copies of notices of default or intention to terminate the Agreement to be provided to the Security Trustee when issued, and for copies of notices of default or intention to terminate the Syndicated Facility Agreement to the Council when issued.

It is agreed:

1 Interpretation

- 1.1 In this deed unless the context requires otherwise:

Agreement means the Development Agreement – Rolleston Town Centre dated 8 July 2021 between the Developer and Council in respect of the sale and development of the properties referred to therein, including the Property.

Approved Purchaser means:

- (a) Armitage Williams Construction Limited;
- (b) Naylor Love Limited;
- (c) Hughes Developments Limited;
- (d) any entity that is approved in writing by Council (in its sole and absolute discretion) to be eligible to purchase an Undeveloped Superlot where the Council does not accept an offer to purchase such Undeveloped Superlot under the right of first refusal granted to it in clause 3.1(b); or
- (e) any entity that is 100% owned or Controlled (as that term is defined in the Agreement) by any of the above Approved Purchasers.

Business Day means a day (other than a Saturday or a Sunday) on which registered banks are open for business in Christchurch, New Zealand and Melbourne, Victoria, Australia.

Council includes the Council's successors, executors, administrators and assigns.

Developer includes the Developer's successors, executors, administrators and assigns.

Property means:

- (a) the property at 56 Tennyson Street, Rolleston comprised in record of title 1008271 and described as Lot 5 Deposited Plan 565008;
- (b) the property at 56 Tennyson Street, Rolleston comprised in record of title 1008272 and described as Lot 6 Deposited Plan 565008;
- (c) the property at 56 Tennyson Street, Rolleston comprised in record of title 1008270 and described as Lot 4 Deposited Plan 565008; and
- (d) the property at 56 Tennyson Street, Rolleston being part of the land that is currently comprised in record of title 1008268 and described as Lot 2 Deposited Plan 565008 and following deposit of LT Plan 572409, will be the land comprised in record of title 1039534 and described as Lot 2 Deposited Plan 572409;

Secured Parties means the Facility Agent and each Lender (in each case as defined in the Syndicated Facility Agreement) and the Security Trustee, and **Secured Party** means any of them as the context requires.

Security Trust Deed means the deed dated on or about the date of this deed between the Security Trustee, the Developer, the Initial Finance Parties named therein and the obligors named therein.

Syndicated Facility Agreement means the facility agreement dated on or about the date of this deed (as amended from time to time) between, among others, the Developer, the Finance Parties (as named therein) and the Security Trustee.

Security Trustee includes the Security Trustee's successors, executors, administrators and assigns.

Transaction Documents means:

- (a) the Syndicated Facility Agreement;
- (b) the first ranking general security agreement granted by, amongst others, the Developer over its assets in favour of the Security Trustee;
- (c) the first registered mortgages over the Property in favour of the Security Trustee;
- (d) the unlimited all obligations guarantee and indemnity from the guarantors named therein in respect of the obligations of the Developer in favour of the Security Trustee;
- (e) the deed of assignment over material contracts including the Agreement, leases, construction contracts and performance bond granted in favour of the security Trustee;
- (f) the specific security deed granted in favour of the Security Trustee over all shares held in the Developer;
- (g) the tripartite agreement between the Developer, Selwyn District Council and Security Trustee in relation to an agreement for sale and development of the Property;
- (h) the Security Trust Deed;
- (i) each tripartite deed relating to the proposed construction and development of the Property including this deed;
- (j) each notice and/or acknowledgement delivered in respect of any of the Security Documents;
- (k) each document entered into by the Security Trustee and a Transaction Party (as defined in the Syndicated Facility Agreement) which is supplemental or collateral to the Security Documents; and
- (l) any other lending or security documents from time to time entered into between, or in respect of, a Transaction Party (as defined in the Syndicated Facility Agreement) and the Facility Agent (as defined in the Syndicated Facility Agreement) and/or the Security Trustee.

- 1.2 In this deed, unless inconsistent with the context:
- (a) the singular includes the plural and vice versa;
 - (b) paragraph headings cannot be used to interpret this deed;
 - (c) a covenant given by more than one person binds each person jointly and severally; and
 - (d) defined terms have the meanings ascribed to them in this deed or the Agreement (as the context requires).

2 Right of first refusal in respect of Developed Product

- 2.1 The Security Trustee is bound by the right of first refusal provisions in clause 15 of the Agreement in respect of the exercise of any of its rights as mortgagee to sell, transfer or other dispose of the whole or any part of any Developed Product.

3 Right of first refusal in respect of Undeveloped Superlots

- 3.1 For the purposes of clause 16 of the Agreement, the parties agree that:
- (a) an Undeveloped Superlot is any Superlot or part thereof that is less than fully developed into a Developed Product in accordance with the Agreed Documents (as that term is defined in the Agreement); and
 - (b) if the Developer is in default of the Syndicated Facility Agreement and the Security Trustee wishes to exercise any of its rights as mortgagee to sell, transfer or otherwise dispose of the whole or part of any Property that is an Undeveloped Superlot under the Agreement:
 - (i) the Security Trustee may only sell the Undeveloped Superlot to an Approved Purchaser;
 - (ii) before selling, or becoming unconditionally bound to sell, the Undeveloped Superlot to such Approved Purchaser, the Security Trustee must serve a notice (**Offer Notice**) on the Council in respect of the Undeveloped Superlot:
 - (A) specifying the name of the Approved Purchaser and stating the consideration and all relevant terms and conditions of the proposed sale and purchase, and include a certified true copy of the proposed agreement (**Offer**); and
 - (B) offer the sale of the relevant Undeveloped Superlot to the Council for the consideration and on terms and conditions the same as or no less favourable (from a purchaser's perspective) than those offered to the Approved Purchaser;
 - (iii) the Council will, for a period of 20 Business Days from the date of delivery of the Offer Notice have the right (but not the obligation), exercisable by written notice to the Security Trustee, to purchase the Undeveloped Superlot for the consideration and on the terms and conditions contained in the Offer Notice;
 - (iv) the Security Trustee will amend the Offer Notice to reflect any subsequent variation to the Offer and, in such a case, the offer to the Council contained in an amended Offer Notice shall remain open for the Council to accept until the later of:
 - (A) the date that is 10 Business Days from the date on which the Council received the amended Offer Notice (if any); and
 - (B) the date that is 20 Business Days from the date on which the Council received the original Offer Notice;
 - (v) if the Council does not exercise the right to purchase referred to in clause 3.1(b)(iii), the Council agrees that the Security Trustee is entitled to sell

the Undeveloped Superlot to the Approved Purchaser named in the Offer Notice:

- (A) for a consideration and on terms which do not vary from the consideration and the terms set out in the Offer Notice (or last amended Offer Notice); and
- (B) in strict accordance with the provisions of clause 5.5;
- (vi) if the Security Trustee does not proceed with the sale to the Approved Purchaser under clause 3.1(b)(v) on the terms set out in the Offer Notice (as updated in accordance with clause 3.1(b)(iv)):
 - (A) the Council will again have the right created by this clause 3.1(b);
 - (B) the Security Trustee must serve a new Offer Notice under clause 3.1(b)(ii); and
 - (C) clauses 3.1(b)(ii) to 3.1(b)(vii) will again apply; and
- (vii) the Security Trustee shall supply the Council in writing with full particulars of the consideration and the terms and conditions comprised in the sale as settled with any Approved Purchaser.

4 Confirmations

- 4.1 The Developer and Council hereby confirm for the benefit of the Security Trustee and to each other that notwithstanding clause 24.3 of the Agreement, the Developer may "fund" elements of the Developer's Works (as contemplated by clause 24.3) by way of debt or equity.
- 4.2 For the purposes of clause 24.4 of the Agreement:
 - (a) Council hereby confirms for the benefit of the Security Trustee and the Developer that it consents to the Developer's assignment of the Agreement by way of security to the Security Trustee;
 - (b) each party to this deed hereby acknowledges each other party's interest in the Agreement;
 - (c) the Developer undertakes to provide copies of any notices of default or intention to terminate the Agreement (howsoever described) to the Security Trustee promptly upon receipt; and
 - (d) the Developer and the Security Trustee undertake to provide copies of any notices of default or intention to terminate the Syndicated Facility Agreement to Council promptly upon receipt (in the case of the Developer) and issue (in the case of the Security Trustee).
- 4.3 Each of the Developer and Council hereby confirm that except where expressly varied by this deed, the provisions contained and implied in the Agreement are confirmed and continue and remain in full force and effect for the term created by this deed.

5 Termination and step-in rights

- 5.1 Each of the Developer and Council undertakes that they will promptly notify the Security Trustee in the event of a default by either party giving rise to clause 18.3 under the Agreement.
- 5.2 Council acknowledges and agrees in favour of the Security Trustee that it will not be entitled to exercise the right to terminate the Agreement under clause 18.3(b) of the Agreement solely on the grounds of the appointment of a receiver, administrator or statutory manager (as contemplated by clause 18.3(b) of the Agreement and pursuant to the definition of Insolvency Event at clause 1.1(w)(v) of the Agreement) under any Transaction Document taken by the Security Trustee, provided that the Developer is otherwise in compliance under the Agreement and no other grounds for termination exists.

- 5.3 In the event of any of the circumstances described in clause 18.3 of the Agreement occurring (other than pursuant to the appointment of a receiver, administrator or statutory manager (as contemplated by clause 18.3(b) of the Agreement and pursuant to the definition of Insolvency Event at clause 1.1(w)(v) of the Agreement) under any Transaction Document):
- (a) if Council intends to terminate the Agreement for cause pursuant to clause 18.3 of the Agreement (**Developer Default**), Council will first give the Security Trustee prior written notice, being a minimum of 20 Business Days, of its intention to terminate the Agreement (a **Termination Notice**);
 - (b) the Security Trustee must, within 20 Business Days of receiving a Termination Notice, confirm by way of a notice to Council whether it intends to remedy the Developer Default (for the purposes of this clause 5.3, excluding the appointment of a receiver, administrator or statutory manager (as contemplated by clause 18.3(b) of the Agreement and pursuant to the definition of Insolvency Event at clause 1.1(w)(v) of the Agreement) under any Transaction Document) (a **Remedy Notice**);
 - (c) the Remedy Notice must include sufficient details of the steps that the Security Trustee intends to take to satisfy Council that the Developer Default will be remedied, in a timely and proper manner and within a reasonable period as reasonably determined by Council taking into account the nature of the Developer Default;
 - (d) if the Security Trustee fails to give a Remedy Notice within 20 Business Days of receiving a Termination Notice, Council may proceed on the basis that the Security Trustee is not going to remedy the Developer Default; and
 - (e) where a Remedy Notice is served within the required time, the Security Trustee must remedy the Developer Default (in the manner as set out in the Remedy Notice) within a reasonable period as reasonably determined by Council taking into account the nature of the Developer Default.
- 5.4 Pursuant to clause 5.3 of this deed, where the Security Trustee either:
- (a) indicates that it is not going to remedy a Developer Default or fails to give a Remedy Notice within 20 Business Days of receiving a Termination Notice; or
 - (b) as the context requires, fails to remedy the Developer Default within the timeframe required by clause 5.3(c) of this deed or is failing to actively comply with the Remedy Notice (as determined by Council, acting reasonably),
- Council may proceed on the basis that the Security Trustee is not going to remedy the Developer Default and Council may cancel or terminate the Agreement in respect of all Superlots for which title has not transferred to the Developer in accordance with clause 18.4 of the Agreement.
- 5.5 If the Security Trustee wishes to exercise any of its rights as mortgagee to sell, transfer or otherwise dispose of its interest in the whole or part of the Property, the Security Trustee must first obtain from the relevant purchaser, transferee or disposee (**New Party**) a deed of covenant (in customary form acceptable to Council and the Security Trustee, both acting reasonably) whereby the New Party shall covenant in favour of Council and Security Trustee to (i) fulfil, observe and perform all the terms, covenants and conditions in the Agreement relating to the whole or relevant part of the Property being sold, transferred or disposed of, including this present covenant to provide a deed of covenant on any further sale, transfer or other disposition, and (ii) if the New Party has a financier, enter into a tripartite deed on substantially the same terms as this deed.
- 5.6 To avoid doubt, the parties agree that the Security Trustee does not have any of the Security Trustee rights described in clause 5.3 of this Deed in respect of any of the circumstances described in clause 18.1 of the Agreement.

6 Costs

- 6.1 The Developer will pay its own and the Security Trustee's legal costs and disbursements relating to this deed.

- 6.2 The Developer will pay Council's reasonable legal costs and disbursements relating to the preparation and execution of this deed.

7 Notices

- 7.1 Every notice given or required to be given under this agreement (**Notice**) shall be in writing. A Notice shall be served on a party at the address of that party set out in clause 7.2 or to such other address as that party shall have notified the other parties in accordance with this clause.
- 7.2 The address for each party is:
- (a) in the case of the Security Trustee - Maxcap Security Pty Ltd:

Address: Level 33, 360 Collins Street, Melbourne, Victoria, 3000 Australia

Attention: MaxCap Agency

Email: agent@maxcapgroup.com.au

with a copy to MaxCap New Zealand Limited:

Address: Level 1, 30 Gaunt Street, Wynyard Quarter, Auckland 1010

Attention: Aidan Paterson and Bill McWilliams

Email: aidan.paterson@maxcapgroup.co.nz;
bill@maxcapgroup.com.au
 - (b) in the case of the Developer - Tennyson (2021) Limited:

Address: c/- Nexia, Level 4, 123 Victoria Street, Christchurch Central, Christchurch, 8013, New Zealand

Attention: Lilly Jessica Cooper

Email: lilly@cooperdevelopments.co.nz
 - (c) in the case of Council – Selwyn District Council:

Address: 2 Norman Kirk Drive, Rolleston 7614

Attention: Group Manager Property

Email: douglas.marshall@selwyn.govt.nz
- 7.3 Every Notice shall be delivered by hand or sent by courier, by post or by email.
- 7.4 A Notice shall be deemed to be served if by hand or courier, at the time of delivery and, if posted, at 10am on the third Business Day after the day it was put in the post if sent within New Zealand or at 10am (local time at the place of destination) on the seventh Business Day after the day it was put in the post if sent internationally. If sent by email, it shall be deemed to be served at the time of despatch, if despatched before 5pm (local time to the sender) and in any other case at 10am (local time to the sender) on the first Business Day after the date of despatch.
- 7.5 In proving service of Notice it shall be sufficient to prove that delivery was made or that the envelope containing the Notice was properly addressed and posted by prepaid post or that the email was despatched from the sender's email server without the sender receiving any out of office auto-reply or other indication of non-receipt.

8 General

- 8.1 This deed may only be varied or replaced by a document duly executed by all parties.
- 8.2 This deed is to be governed by and construed in accordance with the laws of New Zealand. The parties irrevocably submit to the exclusive jurisdiction of the courts of New Zealand.
- 8.3 A single or partial exercise or waiver of a right relating to this deed will not prevent any other exercise of that right or the exercise of any other right.
- 8.4 A party will not be liable for loss caused by the waiver, exercise, attempted exercise, failure to exercise or delay in exercising a right.
- 8.5 Each party agrees to promptly execute all documents and do all things that any other party from time to time reasonably requires of it to effect, perfect or complete the provisions of this deed and any transaction contemplated by it.
- 8.6 This deed may consist of a number of copies, each signed by one or more parties to the deed. If so, the copies are treated as making up the one document.
- 8.7 With respect to assignment:
- (a) neither Council nor the Developer may dispose of, or grant any security interest over, any right under this deed without the prior written consent of the Security Trustee.
 - (b) the Security Trustee may assign its rights and obligations under this deed to any other party and shall provide the Developer and Council with notice of such assignment.
 - (c) if a successor Security Trustee is appointed, the retiring or removed Security Trustee is discharged (without prejudice to any accrued right or obligation) from any further obligation under this deed. The new Security Trustee and each other party to this deed has the same rights and obligations among themselves as they would have had if the new Security Trustee had been a party to this deed.
- 8.8 If the day on or by which anything must be done under this deed is not a Business Day, then that thing must be done on the next Business Day.
- 8.9 This deed will terminate on the earlier of the following:
- (a) the date on which the Security Trustee confirms in writing to Council that the Secured Parties have received final payment in full of all present and future indebtedness and liabilities of the Developer to the Secured Parties; and
 - (b) the date on which the Security Trustee provides the Developer (or relevant security provider) (with a copy to Council) with a discharge of each security interest granted under the Security Documents following repayment in full of all present and future indebtedness and liabilities of the Developer to the Secured Parties,
- which in either case the Security Trustee will provide promptly upon such events occurring but, for the avoidance of doubt, will not have any liability to any person for failing to do so.
- 8.10 The Security Trustee has entered into this deed for and on behalf of itself and the other Finance Parties (as defined in the Syndicated Facility Agreement). The Security Trustee's rights and obligations under this deed as they relate solely to the Developer are subject to the terms of the Security Trust Deed. Except to the extent that the Security Trustee has been guilty of fraud, gross negligence or wilful misconduct, the Security Trustee's liability is limited to the extent it can be satisfied out of the assets from time to time under its control as trustee pursuant to the Security Trust Deed.
- 8.11 This deed constitutes the entire agreement of the parties about its subject matter and supersedes all previous agreements, understandings and negotiations on that subject matter.
- 8.12 For the purposes of Part 2, Subpart 1 of the Contract and Commercial Law Act 2017, this deed is for the benefit of, and is intended to be enforceable by, the Secured Parties (and any receiver appointed by them).

- 8.13 Without limiting any other mode of delivery this deed will be delivered by the Developer and Council on the earlier of:
- (a) physical delivery of an original of this deed, executed by the Developer and Council, into the custody of the Security Trustee or its solicitors; or
 - (b) transmission by the Developer and Council, their solicitors or any other person authorised in writing by the Developer and Council of a facsimile, photocopied or scanned copy of an original of this deed, executed by the Developer and Council, to the Security Trustee or its solicitors.
- 8.14 By signing this deed, each party consents to this deed (or any counterpart of it) being executed in electronic form, being electronically signed (and, where witnessing of a signature is required, such signature being electronically witnessed), and being delivered in electronic form by means of an electronic communication, all in accordance with sections 222 to 227 of the Contract and Commercial Law Act 2017. The parties agree to be legally bound by this deed signed in this way.

PUBLIC EXCLUDED

Execution

Executed and delivered as a deed on the date specified at the beginning of this deed.

Executed by

TENNYSON (2021) LIMITED

as Developer

)

)

)

)

Director

Director

Executed for and on behalf of

SELWYN DISTRICT COUNCIL

as Council

in the presence of

)

)

)

)

Authorised signatory

Authorised signatory

Witness signature

Full Name

Address

Occupation

Executed by **MAXCAP SECURITY PTY LTD** in accordance with section 127(1) of the Corporations Act 2001 (Cth):

Signature of director

Signature of director/company secretary*

*delete whichever is not applicable

Name of director

Name of director/company secretary*

*delete whichever is not applicable

PUBLIC EXCLUDED