

In the **ZONE** *Event*

SHARON MASON

CEO

SAM BROUGHTON

Mayor



ROBERT LOVE

Executive Director Development and Growth



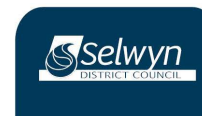
OUTLINE

- ① Introduction and Scene Setting – Sharon Mason
- ② Housekeeping – Robert Love
- ③ Update from Emma Larsen and Murray England
- ④ Area Plans – Ben Baird
- ⑤ Networking – Council teams will station themselves in specific areas
- ⑥ Tea/coffee/food



EMMA LARSEN

Head of Planning



UPDATES AND NEW INITIATIVES IN THE PLANNING TEAM



Applications allocated to planner on day 1
Early comms from processing planner



Enhanced pre-application meeting process



Rico planning report writing software



In the Zone Newsletter



Recruitment
Current vacancies - 4
No. of external consultants - 9



Planning Technician Team



Multi-Unit Development,
Engineering acceptance upfront rationale



RESOURCE CONSENTS DASHBOARD

Consents received

Last month (February)

54

Difference from January: -36% ↓
Difference from February last year: -25% ↓

This year

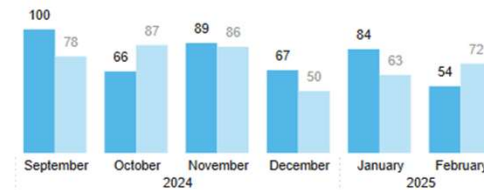
165

Same time last year: 202
Difference from last year: -18% ↓

Data as at 13 Mar 2025

Consents received in the last six months

● Consents received ● Average for previous five years



Search consents

Filter consents by application date

Consent ID	Applicant	Proposal	Location	Legal description	Consent type	Date formally received	Current status
255118	Wrightway Construction Ltd	To erect a residential dwelling not complying with internal and road setbacks	77 Iris Taylor Avenue, West Melton	Lot 1 DP 575350	Land Use	12/03/2025	Formally Received
255143	Mellora Ford & Samuel Cairns	To erect a minor dwelling with a non-complying internal boundary setback.	777 Ellesmere Road	LOT 3 DP 26081	Land Use	12/03/2025	Formally Received
255165	Selwyn District Council (RC's)	To create a right of way over Lot 500 DP 489829 to the existing sewer station.	1655 Hoskyns Road	LOT 500 DP 489829	Right of Way	11/03/2025	Formally Received
255167	Today Homes Limited	To erect a residential unit within the minimum required setback from an internal boundary	21 Panama Crescent, West Melton	Lot 425 DP 602505	Land Use	11/03/2025	Formally Received
255144	Andrew & Hannah Sadgrove	To erect a residential unit exceeding building coverage.	40 Castle Hill Drive, Castle Hill	LOT 32 DP 525212	Land Use	10/03/2025	Formally Received
255162	Fleur & John Fanselow	To amend RC246050 to allow a 42 sq m addition to be made to an existing dwelling not complying with	207 Cossars Road	LOT 1 DP 356017	Land Use	09/03/2025	Further Information Required



RESOURCE CONSENTS DASHBOARD

Consent decisions

Last month (February)

71

Difference from January: 42% ↑

Difference from February last year: 4% ↑

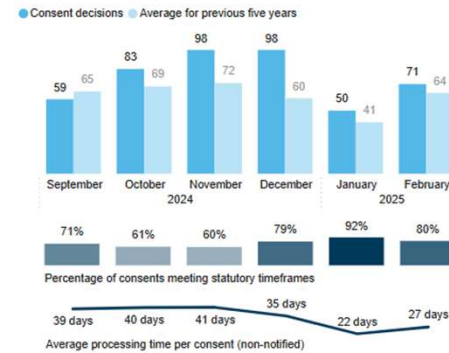
This year

158

Same time last year: 121

Difference from last year: 31% ↑

Consent decisions in the last six months



Search consents

Search

Filter consents by decision date

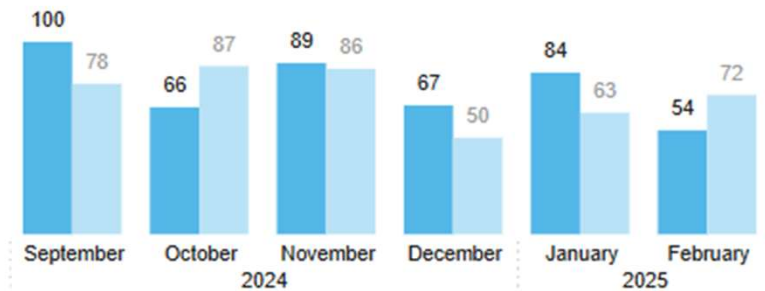
All

Consent ID	Applicant	Proposal	Location	Legal description	Consent type	Decision date	Decision
246011	Lynn & Neil McKay	To undertake a subdivision to create 2 residential lots within the Plains Flood Management Overlay.	53 Eastfield Drive; 2 O'Reilly Road, Lincoln	LOT 300 DP 520335	Subdivision	13/03/2025	Granted
255055	Grant & Susan Davis	To undertake a rural boundary adjustment.	610 & 636 Maddisons Road, Rolleston	Lot 1 DP 329787 and Lot 2 DP 386176	Subdivision	13/03/2025	Granted
255101	Latitude Homes Canterbury	To construct a vehicle crossing within 20m of an intersection	71 Whitehorn Drive, Lincoln		Land Use	13/03/2025	Granted
245368	Abundant Investment Group Limited	To create two residential allotments.	48 Russell Lilley Drive, Rolleston	Lot 3 DP 572418	Subdivision	12/03/2025	Granted
245369	Abundant Investment Group Limited	to establish two residential units within the Medium Density Residential Zone, with a non-compliant access.	48 Russell Lilley Drive, Rolleston	Lot 3 DP 572418	Land Use	12/03/2025	Granted
245921	Selwyn 564 Limited - Robin Schulz	To undertake a subdivision for the creation of 4 two-lot subdivisions.	5, 26, 28, 30 Korimako Crescent, Rolleston	Lot 19 DP 601590	Subdivision	12/03/2025	Granted

RESOURCE CONSENTS STATS UPDATE

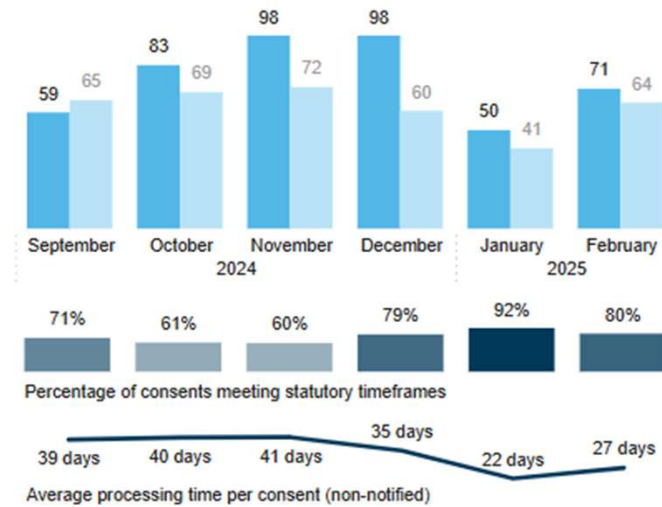
Consents received last 6 months

● Consents received ● Average for previous five years



Decisions issued last 6 months

● Consent decisions ● Average for previous five years



RESOURCE CONSENTS STATS UPDATE

Applications received from 01 November where a decision has been issued



Statutory timeframe
compliance – 94%



Average working days - 16



POLICY WORK PROGRAMME



District Plan Appeals



Variation 2 (Pak n Save site)



Variation 3 – Efficiency and Effectiveness Plan Change



Future program of work



QUESTIONS



Do you have some worked examples of successful applications when dealing with the National Policy Statement – Highly Productive Land has been involved?



MURRAY ENGLAND

Head of Asset Management



UPDATES AND NEW INITIATIVES IN THE INFRASTRUCTURE SPACE



Digital Transformation

System improvement underway following completion of the Resource Consent module.



Website update

Refresh underway. Update includes expected timeframes, templates and charges. This includes EA, 5 Waters and Pre-approval processes.



Dedicated Duty Engineer & Tech Advisor

Contact via 0800 SELWYN
Contact should be via allocated Engineer in first instance.



Flood Model development

Initial results promising with high resolution outputs



Recruitment – Nearing completion

5 FTE + 1 Consultant to 11 FTE (7 April) + 3 Consultants



Local Water Done Well

Reviewing the way Council delivers water services



Bylaw Approvals

Approvals under the Water Supply Bylaw and Wastewater Drainage Bylaw



Sewer connections

Approval to connect multiple dwellings to single wastewater lateral



LOCAL WATER DONE WELL - CONSULTATION

The Local Government (Water Services Preliminary Arrangements) Act 2024 sets out arrangements for the delivery of water services and includes the requirement for Council to prepare and submit a Water Services Delivery Plan.

We have been asking the community if they support our proposal to create a Water Services Council Controlled Organisation (WSCCO).

Council is consulting on the following two options:

1.

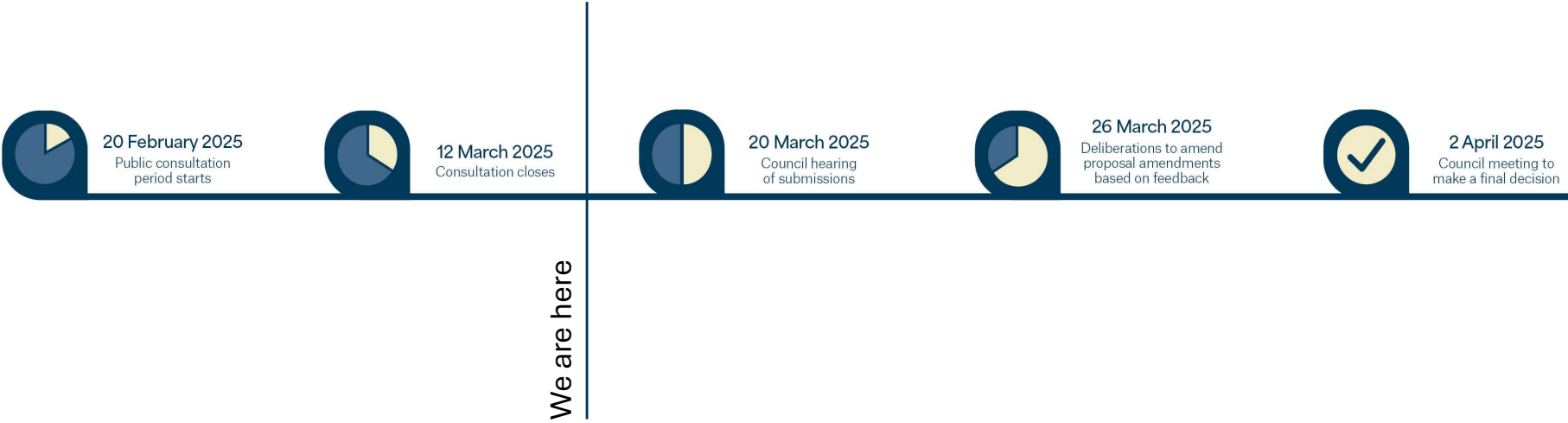
Set up a WSCCO to deliver wastewater and drinking water. Continue to deliver stormwater in-house.
2.

Deliver water services in-house.

	Drinking Water	Wastewater	Stormwater	Water Race	Land Drainage
Existing arrangements	In-house, by Council	In-house, by Council	In-house, by Council	In-house, by Council	In-house, by Council
Our Proposal	Transfer to new WSCCO	Transfer to new WSCCO	No change, in-house by Council	No change, not subject to consultation	No change, not subject to consultation



LOCAL WATER DONE WELL - TIMELINE



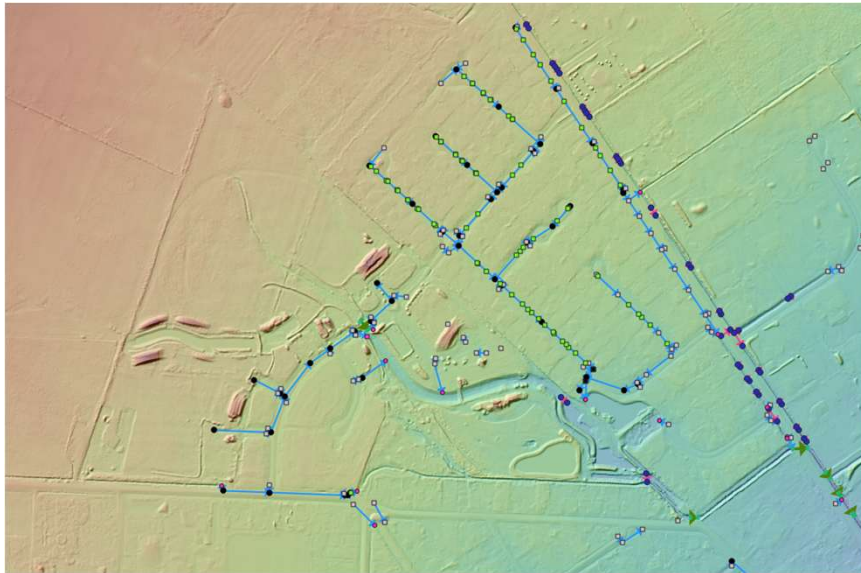
EXISTING DISTRICT-WIDE MODEL:
200-year + climate change



NEW DISTRICT-WIDE MODEL:
200-year + climate change



TOWNSHIP MODEL BUILD



NEW TOWNSHIP MODEL: 200-year + climate change



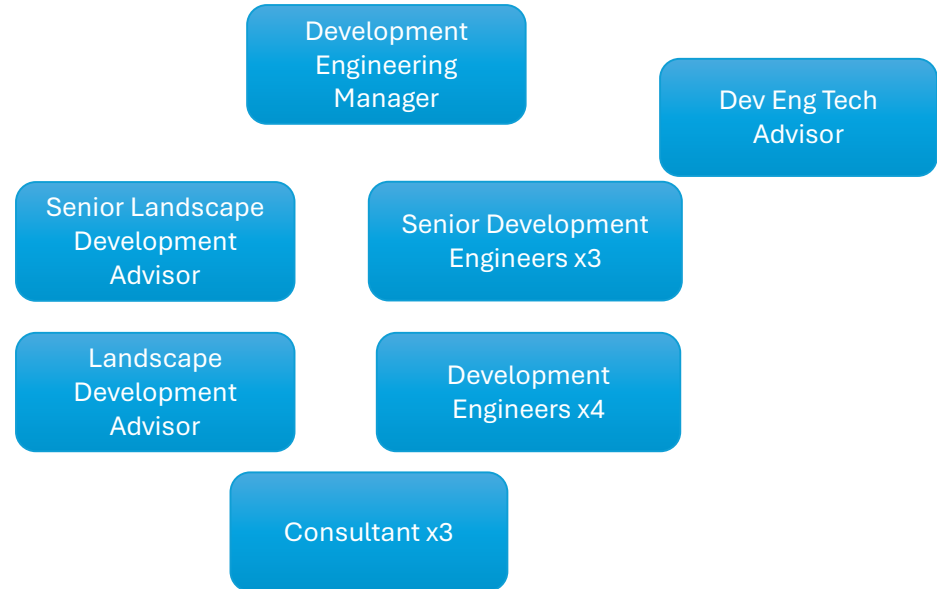
DEVELOPMENT ENGINEERING TEAM

Pre – 2024-34 LTP
(Pre 30 June 2024)



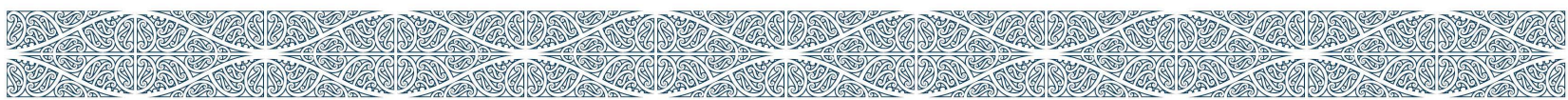
5 FTE + 1 Consultant

Post – 2024-34 LTP
(as will be 7 April)



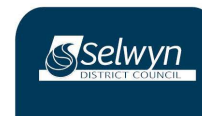
11 FTE + 3 Consultants

DISTRICT PARK



BEN BAIRD

Strategy Team Leader



Area Plan ²⁴-₂₅





The Areas

Waikirikiri Selwyn District is split into three areas; Ellesmere, Malvern and Eastern Selwyn. Eastern Selwyn is the portion of the district that makes up the Greater Christchurch Area. The spatial extent is different to Ward boundaries to ensure ongoing consistency.



Key components of an Area Plan /What you will see in the Area Plans



Where the growth
will be



Where the jobs
will be



Where and what
type of housing
there will be



What the new
infrastructure
requirements



New and/or improved
transport connections



Where we
connect with
nature



Areas we should avoid
developing

Timeline



October 2024
Waikirikiri Ki Tua Future
Selwyn adopted.



**November 2024 –
March 2025**
Early engagement where the
community shares thoughts on
what they like, dislike, and want
to improve in their town.

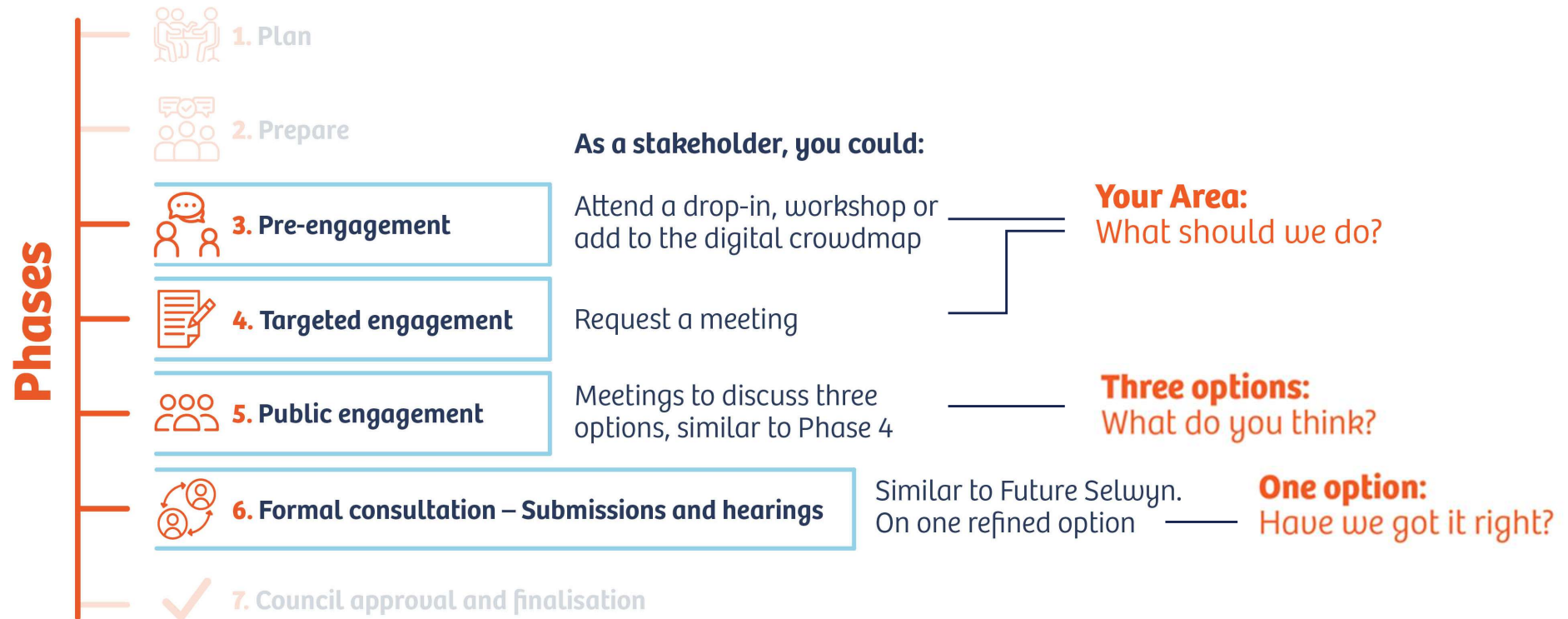


August 2025
Public engagement to present
three options for towns and areas,
developed from community ideas.
Feedback will help shape these
options further.



2026
Formal consultation to refine
the options based on feedback
and build a preferred option.

Stakeholder Input Opportunities



FEEDBACK



Thank you