

# Here's the plan **...have your say**

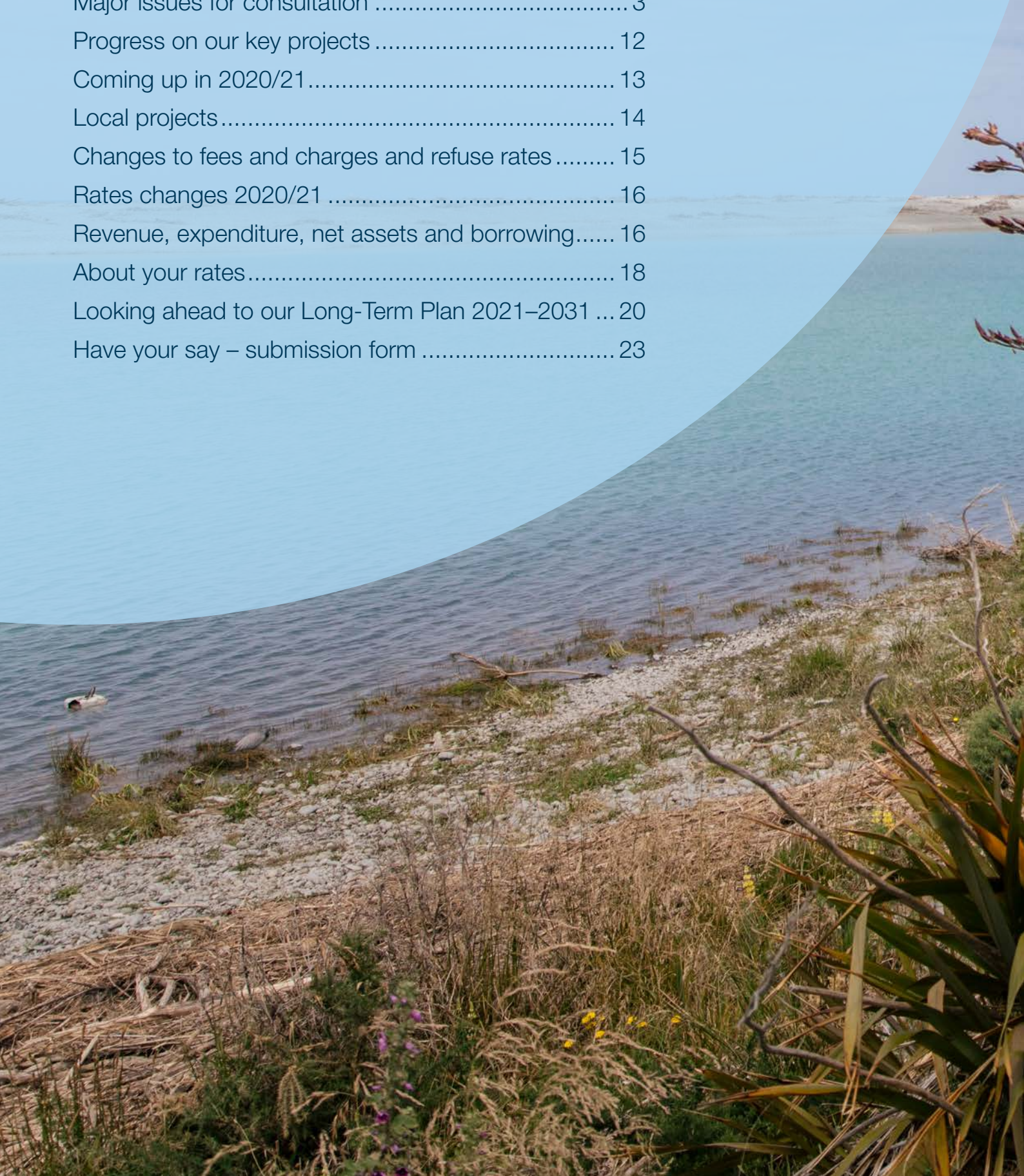
Annual Plan 2020/21  
Consultation Document





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# Update – Impact of COVID-19 pandemic

Kia ora koutou Selwyn

We are writing this as we are in a nationwide lockdown at Alert Level 4. As a community we are doing an amazing job to combat COVID-19. I know it has been a difficult few weeks and the pain is not over but we will get through this together. We are experiencing disruption and inconvenience on a scale not seen in our community, but we are also seeing compassion and kindness through this time of isolation.

This Annual Plan Consultation Document is the product of the last six months work. As a Council we acknowledge that the world is changing dramatically and we are living with heightened uncertainty. We are also mindful of the disruptive effect the pandemic is having on the Selwyn community.

In light of the pandemic, it's appropriate for us to take another look at our plans and proposals for the coming year. Our focus will change and some of the projects we previously saw as priorities will now be less important. There will be many projects that were previously obvious to complete that will now not progress. Conversely there were many things we hadn't given priority to, which will now be a focus for the next 12 months.

We also know that COVID-19 is having a huge impact on households and businesses, and many will be facing significant difficulties for some time. In response the Council will now review the rate increases proposed for 2020/21. Through this consultation we are seeking feedback on options including continuing with the proposed 3.5% average rate increase; a rates freeze, with 2020/21 rates held at the same level as the current year; or an increase somewhere between 0% and 3.5%, depending on savings that can be identified.

It's important that we hear from the community on what level of rates increase is acceptable – keeping in mind that any reductions now may result in catch-up increases in future years.

The range of factors influencing decisions on rates changes continue to evolve. These include:

- Facilities being closed means there are lower levels of revenue and lower operational costs.
- Projects being delayed means there are lower debt costs than originally forecast.
- Work that must continue with water and waste water renewals as well as many other essential infrastructure investments.
- Overhead costs which will remain although as projects change the staff associated with those projects will also be reviewed.

Alongside the review of rate levels, we are also developing a rates payment assistance package to help people and businesses facing rates payment challenges. This may include reduced penalties for late payment, and an option for extended payments.

Although our consultation programme may be affected by COVID-19 restrictions, this consultation document and supporting information is readily available online for anyone in Selwyn. We encourage you to have a read and think about what you value continuing and what should be put on hold.

We invite new ideas and new thinking. The consultation process gives you the opportunity to prepare a submission in which you can tell us what you like in our Draft Annual Plan, and the things that we might do differently.

The plans that Council puts in place are for the long-term but also to meet immediate demand. As you form a submission we ask that you consider how you see Selwyn developing over the next 30 years, but with immediate focus on 2020/21. We do not yet know how we will assess submissions or what form hearings will take, as in-person may not be appropriate. We will provide more information on this soon. The Council must approve the final Annual Plan before the end of June.

In early 2021 we will begin community involvement on our more comprehensive Long-Term Plan for the next 10 years and this is when all your future thinking will have a chance to shine.

In the meantime take care and look after yourself and your family.

Kia kaha aroha nui.



Sam Broughton  
Mayor

15 April 2020



David Ward  
Chief Executive



# Here's the plan



## Welcome from the Mayor

Thanks for taking the time to read this consultation document for our draft Annual Plan 2020/21, which sets out the Council's key proposals for the coming year.

This is the third year of our Long-Term Plan 2018–2028, and our plans are mostly in line with what we signaled two years ago. We remain focused on continuing with the substantial workload of projects to provide our growing communities with the services and facilities they need.

There are a few projects that we are proposing to change or review, and we're asking for your feedback on these proposals. We'd also like to hear your views on the rest of our planned activities in the coming year – are we focusing on the right areas, and have we got the priorities right for the district?

The demand for services and facilities in Selwyn isn't slowing. Our district recorded the highest population growth in New Zealand during 2019, and the highest average growth over the past 10 years, at 5.2%. There are now more than 65,500 of us living in Selwyn – and we'll reach well over 80,000 in 10 years' time. Our economy is also strong – growing by an annual average of 6.5% over the past decade, again the highest in the country.

The figures make great reading, but it's our people that really matter. That's why we are focused on planning and investing in infrastructure and amenities that contribute to quality of life both for existing residents and for those yet to make their homes and lives here. At the same time we want to ensure our rates are fair and affordable.

We are pleased that we've been able to keep rates increases consistent with what we proposed and agreed with the community in our Long-Term Plan 2018–2028. Overall the average rates increase across the district this year will be around 3.5%.

There are a number of ways you can give us your feedback and submissions on the plan – check the details in this document. And if you have any questions, feel free to contact one of your local councillors.

Sam Broughton  
Mayor

*This information was prepared before the COVID-19 Level 4 Alert. See the Update on p.1 for more on the Council's response.*





# Major issues for consultation

Our work programme for the coming year is mostly in line with what we forecast in our Long-Term Plan 2018–2028 (LTP). There are, however, a few significant projects that are new, or which we're proposing to defer. Because these are different from our LTP proposals, we are now seeking your feedback and submissions on these.



# Council response to the COVID-19 pandemic

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## Review the level of rates increase

The COVID-19 pandemic has had a profound impact on our lives. The Council's initial focus has been on the welfare of its staff and on the well-being of those in the community in need of our support.

We have also turned our minds to the broader economic impact of the pandemic response measures. We are looking at arrangements to help ratepayers that may have difficulty paying rates at this time such as by reducing penalties and allowing longer to pay.

Over the coming weeks we will develop a broader plan to support the recovery of the Selwyn district, including the services we can provide to help residents, delivering on our planned projects and assessing how we can best support continued economic development.

A first step in this plan is to review the rates increase for the 2020/21 financial year starting on 1 July 2020. We had originally intended to propose an average 3.5% increase in line with our Long-Term Plan 2018–2028, but now believe that we should consider options to reduce this to a lower level. The planned rates increase will generate increased rates income of \$2.8 million and the details of the impact of the rates increase for typical properties is set out in the table on pages 16–17 of this document.

### What's proposed?

#### **Option 1: Proceed with proposed 3.5% average rates increase**

(This is the basis on which this document was initially prepared)

The advantage of this option is that it will provide full funding for the Council's plans, without the need to adjust budgets and spending plans. The disadvantage is that all ratepayers will be required to pay more at a time when many are under financial pressure.

#### **Option 2: Seek to reduce the initially planned 3.5% average rates increase by identifying savings**

The advantage of this option is that it will result in a lower rates increase than

initially planned and would not require catch-up rates increases in the future. The disadvantage is that there is still likely to be a rates increase required as it will be difficult to reduce costs without having an impact on services and programmes. The level of reduction from 3.5% will depend on the Chief Executive identifying savings that reduce costs without impacting on the level of service to be provided to the community.

#### **Option 3: Hold the 2020/21 rates at the same level as the 2019/20 rates**

The advantage of this is that ratepayers will not have a rates increase from 1 July 2020. The disadvantage is that rates revenue in 2020/21 will be approximately \$2.8 million lower than if we proceeded with the initially planned increases. The

increases were particularly to help fund water supply improvements as well as the ongoing programme of roading and other improvements around the district, including the redevelopment of Rolleston Town Centre. This means that there may be a need for catch-up rates increases spread over future years to ensure these programmes are not affected.

**Your say:** Let us know your views on the three options for rates increases in 2020/21.

# Prebbleton Community Centre

2

## Taking time to get the right solution

In the Long-Term Plan 2018–2028 we proposed developing three new community centres including one in Prebbleton.

Since that time we have carried out initial consultation with the Prebbleton community. Although there's strong support for a new facility, there's uncertainty around the best location and type of facility it should be. Taking more time to work with the community on planning would help us find the best long-term outcome.

### What's proposed?

#### Option 1: our preferred option

##### Defer the project for more detailed consideration in the Long-Term Plan 2021–2031

We're now proposing to defer this project for a few years and move the budget (\$6 million) from 2020/21 into the Long-Term Plan 2021–2031, to allow for further planning and consultation with the community.

This option will allow more time to consider the range of community views on the type of facility required, and determine the best location for a centre that will meet long-term needs.

**Impact on rates:** This project is mainly funded from a mix of borrowing (funded by the community centre targeted rate),

reserve development contributions and a land sale. This proposed change, along with other factors such as lower interest rates and the timing of the opening of the indoor courts facility, means that we will not need to increase the community centres targeted rate from 1 July 2020. The targeted rate will remain at \$175 compared with the forecast of \$185 in the Long-Term Plan.

### What are the other options?

#### Option 2: Proceed with the project this year, as proposed in the Long-Term Plan 2018–2028

This is no longer a viable option. Based on community consultation it is not considered feasible to proceed with the project in the 2020/21 year. The range of community views on the location and

type of community remains wide, and to proceed now would result in a facility that does not meet community needs.

**Impact on rates:** If it were feasible, this option would mean that the Council would increase the community centre targeted rate from \$175 to \$180.

***Your say:** Let us know your views on the proposal to defer this project while further planning and consultation is carried out.*





# Leeston Community Centre

3

## Reviewing wider community needs

In the Long-Term Plan 2018–2028 we also proposed developing a new community centre at Leeston, which currently does not have a purpose-built community facility. This was scheduled for 2025/26. In 2019, an assessment of the current Leeston Library building, which also houses the medical centre, showed it was earthquake-prone. While the building has been made safe for continued use in the interim, in the long term the building will have to be significantly upgraded or replaced.

### What's proposed?

#### Option 1: our preferred option

##### Review wider community needs for facilities in Leeston

The Council now wants to review the original community centre proposals to take account of local needs for library, medical and other facilities. This would also involve deferring a proposed extension to Leeston Park, while the wider community needs are explored.

Reviewing the project will allow more opportunity to broaden the scope of the project, consider the range of community views on the type of facility required, and determine the best location for a centre.

**Impact on rates:** This option would not have any impact on rates in the current year as the facility was not scheduled until 2025/26. The rates impact from any new proposal would be subject to consultation through a future Long-Term Plan or Annual Plan.

repair or replacement of the existing library building.

**Impact on rates:** This option would not have any impact on rates from 1 July 2020 as the facility would not be constructed until 2025/26.

### What are the other options?

#### Option 2: Proceed with the project, as proposed in the Long-Term Plan 2018–2028, in the 2025/26 year

**Outcomes:** The facility would not meet community expectations or Council requirements and would likely result in higher long-term costs, arising from the

***Your say:** Let us know your views on the proposal to review and take a wider approach to the Leeston community facility project.*





# Charges for water supply infrastructure

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The Council provides high quality drinking water to more than 80% of the district's population, through 30 water schemes, supplying nearly 20,000 households.

Since 2015, a standard district-wide rating system has been in place for all Selwyn properties connected to a Council water supply. Charges include a combination of a fixed base rate (through a targeted rate) and a variable amount based on the amount of water used (volumetric charge) as measured by water meter.

In Selwyn, for the majority of households, the current water rate includes a fixed charge of \$244 a year, plus an additional volumetric charge of 48 cents per cubic metre of water (1,000 litres) – based on a household's water meter reading.

We now need to review these changes, so that we are making adequate provision for future growth and security in our water supply infrastructure network, to encourage water conservation, and to provide for any impact from the Government's Three Waters review.

## What's proposed?

### Option 1: our preferred option

#### **Increase water supply charges to provide for quality improvements and demand management**

For households connected to a Council water supply, we're proposing to increase the annual Water Supply Targeted Rate from \$244 to \$264. At the same time we propose to increase the variable volumetric based on the amount of water used, from 48c to 52c per cubic metre for metered supplies, and from \$175 to \$190 per water unit for restricted supplies.

This is an 8% increase compared with the planned 4% increase which was indicated in the Long-Term Plan 2018–2028.

The increase will help the Council to keep pace with increasing demand for water supply quality upgrades, so that we can maintain the continued high level of service for our growing communities. A number of reticulation and scheme capacity upgrades are planned this coming year.

The change will also support the need for continued upgrading of water supplies to provide a higher level of treatment and redundancy.

This is particularly important as it is predicted that the security and quality of groundwater will decline over the next 10 years, while at the same time a higher level of service is expected.

Increasing the volumetric charging will help with water demand management, providing added incentive for households to use water wisely, so that those who use less water pay less. This will also reduce the need for expensive capacity upgrades.

## What are the other options?

### Option 2:

#### **Maintain the 4% increase originally indicated in the Long-Term Plan 2018–2028:**

- Water Supply Targeted Rate increases from \$244 to \$254
- Volumetric charge increase from 48c to 50c per cubic metre.
- Per water unit rate for restricted supplies increases from \$175 to \$183.

This level of increase would mean that greater increases would likely be required in future years. It would also have a reduced impact on water demand management measures, as the effectiveness of volumetric charging on water use would be lessened.

### Option 3:

#### **Maintain the level of fixed charge at the current level**

- Water Supply Targeted Rate remains at \$244

Adopt a higher level of increase for the variable charge (volumetric, based on water use):

- Volumetric charge increases from 48c to 58c per cubic metre
- Per water unit rate for restricted supplies increases from \$175 to \$212

This option would have a greater impact on water demand management measures, as the effectiveness of volumetric charging on water use would be increased, encouraging households to use water wisely.

The impact of the preferred option on different ratepayers, depending on their water use, is summarised in the table below.

**Your say:** Let us know your views on the proposal to increase water charges to provide for quality improvement and water demand management.



## Metered supply – lower residential user 200m<sup>3</sup> per year (0.55m<sup>3</sup>/day)

	Fixed Charge	Volumetric charge	Total
Option 1 – proposed increase	\$264	\$104	\$368
Option 2 – lower increase	\$254	\$100	\$354
Option 3 – volumetric increase	\$244	\$116	\$360

## Metered supply – residential user 365m<sup>3</sup> per year (1.0m<sup>3</sup>/day)

	Fixed Charge	Volumetric charge	Total
Option 1 – proposed increase	\$264	\$190	\$454
Option 2 – lower increase	\$254	\$183	\$437
Option 3 – volumetric increase	\$244	\$212	\$456

## Restricted Water Supply 1 Unit\*

	Fixed Charge	Volumetric charge	Total
Option 1 – proposed increase	\$264	\$190	\$454
Option 2 – lower increase	\$254	\$183	\$437
Option 3 – volumetric increase	\$244	\$212	\$456

## Restricted Water Supply 10 Units\*

	Fixed Charge	Volumetric charge	Total
Option 1 – proposed increase	\$264	\$1,900	\$2,164
Option 2 – lower increase	\$254	\$1,830	\$2,084
Option 3 – volumetric increase	\$244	\$2,120	\$2,364

\* 1 unit = 1m<sup>3</sup>/day or 1000 L /day





# About water charges

All councils in New Zealand rate for water supply. Water rates help councils pay for the ongoing costs of operating the water supply, and provide funds for maintaining and renewing the water supply infrastructure so that it continues to operate effectively. Note – these are not charges for water itself – water is free. Water supply charges cover the costs involved in sourcing and supplying water, including water treatment, renewals and upgrades, and compliance.

Some councils charge households a fixed water rate, some charge a rate based on a property's capital value, some charge a variable amount based on the amount of water used (volumetric charging), and many councils use a combination of these methods.

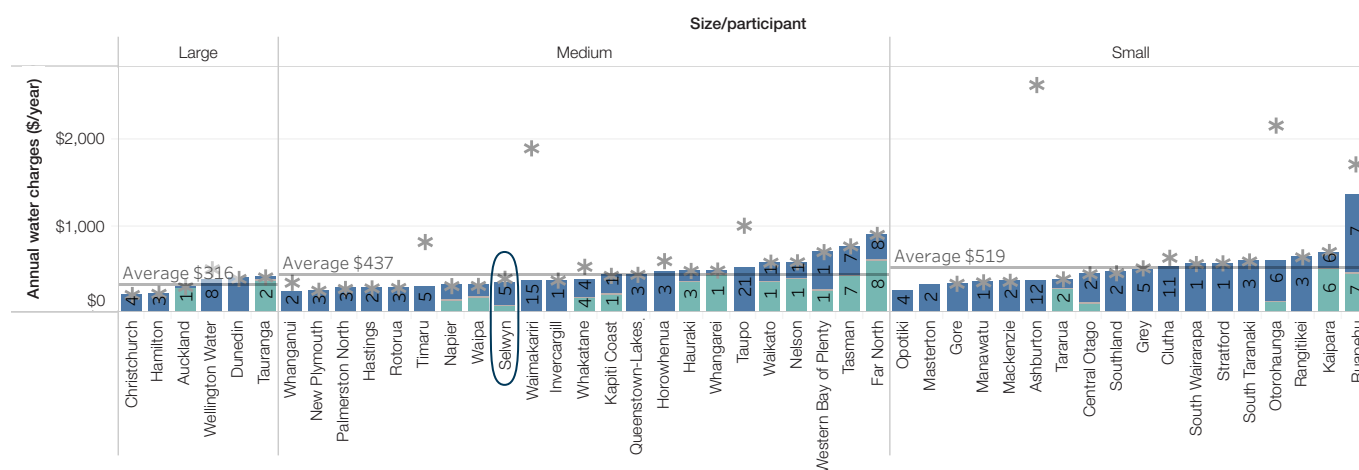
In Selwyn, properties on Council supplies pay a combination of a base rate (through a targeted water rate) and a variable amount based on the amount of water used (volumetric charge).

Water meters help to reduce water consumption as they link water use to charging – so people who use more water pay more in charges, while properties with lower water use benefit from lower charges.

Water charges in Selwyn compare favourably with those in other parts of New Zealand – well below the average for medium-size councils. See graph below. Our volumetric charge (currently 48c per m<sup>3</sup>) is one of the lowest in the country.

For more information on water meters and charging, see [www.selwyn.govt.nz/watermetering](http://www.selwyn.govt.nz/watermetering)

## Comparison of overall costs for water supply (based on 200m<sup>3</sup> usage per year per household)



### Measure names

- Fixed charge: Residential water (WSS8a)
- Maximum residential water charge based on 200 m<sup>3</sup>/yr (WSS9;MAX)
- Volumetric charge for 200m<sup>3</sup>

Source: Water NZ, 2018



# Darfield wastewater

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## Planning and building a new wastewater system

Over the past three years a joint working party representing the Council, Malvern Community Board, Darfield and Kirwee township committees, Canterbury District Health Board and Environment Canterbury has been considering options for the possible establishment of a wastewater scheme for Darfield and Kirwee, which do not currently have a reticulated wastewater system.

A business case assessment, which included public consultation, indicated that while a full township wastewater scheme was not warranted, there was evidence to support a scheme for central Darfield and for any new development within the township. There was feedback from the business community of the potential benefits for growth and for reducing onsite treatment costs. It would also allow smaller houses to be provided in Darfield to provide for our ageing population.

The Council has endorsed the business case recommendation, to progress further planning and consultation for a reticulated scheme for central Darfield and for new developments. The Council also confirmed it will continue to seek cost-effective and environmentally sound solutions for both Darfield and Kirwee.

### What's proposed?

#### Seeking community feedback on proposals for a reticulated wastewater scheme in central Darfield

We now want to find out more about the community's views on the proposal to develop a reticulated wastewater scheme for central Darfield, and in particular their preferred method to pay for the scheme, for those who connect.

Any proposal to include a reticulated scheme in the Council's budget would then be subject to full consultation through the Long-Term Plan 2021–2031, or through specific consultation on the project.

Through the business case process, a range of technical options have been identified for how the wastewater should be treated, where a treatment plant might be located, how the reticulation system would work, and disposal methods.

More work is still to be done on these options, to identify the most appropriate

solutions, and we'll consult further with the community on these through the Long-Term Plan next year.

### What are the options?

There are a range of funding options to pay for the initial construction of the scheme:

- Local loan rate and/or lump sum payments
- From existing property owners, contributions from future land developers, and rates paid by the wider Selwyn District
- Other grants or subsidies
- Other options such as a loan held against the future sale of a property

The funding will depend on a number of factors including the design of the scheme and an assessment of who benefits. Consumers would benefit from connection to a modern wastewater scheme, which would eliminate the need to upgrade current septic tank

systems. There would also be longer-term environmental and public health risk benefits. A reticulated scheme would reduce the risk to business owners who rely on their wastewater system to function, and would also allow developers of new subdivisions to provide a higher standard of treatment.

Operating costs would be funded through annual rates.

It's too early to know the likely costs of a future scheme, as this would depend on the technical details. However a 2017 study identified that the cost per household could be in the vicinity of \$20,000 to \$36,000 depending on specifics of the scheme configuration.

**Your say:** Let us know your views on the proposal to proceed with further consultation, planning and design for a reticulated wastewater scheme for central Darfield, including options for paying for the scheme.

Approximate area to be included in any proposed Central Darfield Scheme.

Note: Scheme will also be extended to include future new subdivisions.



# Development Contributions

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## Proposed amendments to the Development Contributions Policy

Under the Local Government Act 2002, local authorities may adopt a Development Contributions Policy to help fund the cost of providing additional community facilities due to growth. Selwyn District Council has had such a policy in place since the early 2000s. The Act requires local authorities to review their policies every three years and we do this in line with the Long-Term Plan cycle, however the Act also allows local authorities to amend their policy at any time, subject to consultation and the Council is proposing three specific changes to development contributions that will apply to resource and building consent applications.

### What's proposed?

#### **Seeking community feedback on proposals for amendments to the Development Contributions Policy**

##### **Option 1: our preferred option**

#### **We propose to make three changes in relation to the Development Contributions Policy.**

*Not making an inflationary increase in development contributions from 1 July 2020*

The Development Contributions Policy allows for annual inflationary adjustments to the development contributions based on the Producer Price Index for Outputs for Construction. Currently, this index is 3.2% (December 2019) and therefore under the Development Contributions Policy all development contributions would be increased by 3.2% from 1 July 2020.

The aim of the inflationary increase is to be fair to developers over the three year review cycle for the Development Contributions Policy, so that over the three years all developers pay an equal amount in relative terms. However, since the development contributions were set two years ago interest rates have fallen reducing costs and this indicates no need for inflationary increases from 1 July 2020.

*Introducing a new specific development contribution for a block of land adjacent to Broadlands Drive, Rolleston*

In 2009/10 the Council constructed the portion of Broadlands Drive between Goulds Road and Lowes Road in

Rolleston. The road services the land on either side of the road, including Clearview School.

To date, the benefit to the balance of the land adjoining the road has not been funded as the land has not been developed. It is appropriate to charge a development contribution on this land as the road means that network infrastructure capacity has been provided for the land so that it can be developed. The proposed development contribution will be \$365,500 (plus GST) for the 2.8229 hectare block of land identified as Section 2 on Title Plan SO 494531.

*Introducing a new development contribution for water in West Melton*

Capital expenditure has been incurred to connect the Edendale water scheme to the West Melton water scheme. This will provide benefits to existing ratepayers and will also provide additional network infrastructure capacity for West Melton. This capacity will allow further development in West Melton and in line with the Council's Revenue and Financing Policy, the growth component of capital expenditure should be funded from development contributions. Total expenditure is \$1.01 million and the growth component to be recovered through the proposed Development Contribution is 12% of the total. The expenditure provides capacity for 20 lots. The proposed new development contribution will be applied to new development in West Melton. The development contribution is proposed to be \$6,246 (plus GST).

### What are the other options?

#### **Option 2: Don't make the proposed changes to the Development Contributions Policy**

The benefit of not making any changes to the Development Contributions Policy is that it provides certainty for land developers for the time between the usual three year review periods.

The disadvantage in relation to increasing the development contributions for inflation is that developers may feel disadvantaged if development contributions are increased for a period and then at a later date they are reduced.

The disadvantage of not introducing the new development contributions for the block of land adjoining Broadlands Drive and for water in West Melton is that the costs will not be recovered and will fall on ratepayers.

**Your say:** Let us know your views on the proposal to make three changes in relation to the Development Contributions Policy



# Progress on our key projects

Our Long-Term Plan 2018–2028 set out a busy programme of work through to 2028 – and we’re making good progress on our key projects.



## Te Ara Ātea and Rolleston town centre

Construction is now well under way on Te Ara Ātea – the new library and community facility in Rolleston. Te Ara Ātea is a landmark project in the new town centre, which will include a town square and spaces for community gatherings, events and recreation, carparking and a pedestrian promenade, as well as retail, hospitality and commercial development. Te Ara Ātea, and the town centre developments, are expected to be completed in the middle of 2021. A number of roading projects critical to the town centre development are also in progress for completion during 2020.

Planning for the next phase of the development, the new commercial, retail, hospitality and entertainment areas that surround Te Ara Ātea and the town square, is well underway. This work will continue over the coming year, so that we are well paced to proceed with this project once the initial economic shock caused by the COVID-19 pandemic subsides. Further consultation on the commercial development will be undertaken before the project proceeds.

## Selwyn indoor courts complex at Foster Park

In late 2019 work started on the new indoor courts complex at Foster Park. This facility is expected to be ready for use in 2021 and will assist in meeting the rapidly growing need for indoor sports facilities in Selwyn. It includes eight courts, multi-use space, an indoor walking track, changing rooms, administration areas and public toilets servicing the Foster Park fields.

## Selwyn Aquatic Centre extension

Users of the Aquatic Centre can look forward to significantly increased capacity when the new extension is completed. The new 10-lane, 25-metre pool currently in construction will more than double the current lane capacity and accommodate increasing demand from aquafitness, casual swimming, deep water and other activities.

## Selwyn Health Hub

Initial groundworks began in early 2020 for the new Health Hub, located opposite the Council offices in Rolleston. The Council, the Canterbury District Health Board and Pacific Radiology have agreed plans to build and fit out the hub, which will provide space for health providers and related services to locate in Selwyn, offering improved access to health services for the growing community.



# Coming up in 2020/21

We have a busy work programme ahead in 2020/21 as we continue to invest in the services, facilities and infrastructure that our growing communities need. Here's a summary of some of the significant district projects scheduled in our work programme for the coming year.

## Township maintenance contracts



The Council has made provision for an additional \$263,000 in township maintenance budgets for the 2020/21 year, bringing the total budget to \$751,000. This covers a range of maintenance elements including tree maintenance, garden mulch, planting replacement, playground undersurface and footpath lighting. The increase reflects township growth with the number of new reserves being vested in the Council.

## Structure plans



Funding has been set aside in the coming year for reviews of the Rolleston, Lincoln and Prebbleton structure plans, and potentially development of a structure plan for West Melton. The Council will also start work on Township Structure Plans for Darfield and Leeston, as required by the Malvern and Ellesmere Area Plans. These plans are important in providing for future growth of these townships.

## Wastewater



Major projects planned in the coming year include the construction of two additional solar drying hall lanes at the Pines Wastewater Treatment Plant. This is to cater for continuing population growth in our eastern urban centres, and will effectively double the capacity of the solar drying process.

In 2020/21 we also expect to commence design and construction of an additional clarifier and to upgrade the current sludge digester at the Pines plant.

Reticulation upgrades will be undertaken across several townships in the Eastern Selwyn and Ellesmere wastewater areas. Upgrading of the Castle Hill and Lincoln oxidation ponds are also scheduled in this coming year.

## Transportation



### Subsidised maintenance and renewals

Funding provided by the NZ Transport Agency through the National Land Transport Plan (NLTP) has resulted in Selwyn's subsidised maintenance and renewals program increasing by 25% from \$32 million to \$40 million over three years. This will assist in meeting the increasing maintenance requirements on the transportation network arising from sustained growth in population and traffic volumes. Pressure on the roading programme may require us to review funding in the future, including the level of rate contribution.

## Water supply



Water supply reticulation and scheme capacity upgrades and renewals are planned in the coming year for Darfield, Hororata-Acheron, Kirwee, Leeston, Lincoln, Prebbleton and Rolleston.

Water treatment upgrades continue this year with the expectation that all water supplies, regardless of groundwater security status, will have UV treatment and provision for emergency chlorination.

## District Plan Review



The review of our district planning "rule book" reaches a key milestone in the coming months. Following initial consultation in 2018, the Council has undertaken widespread engagement with landowners and stakeholders on draft rules and policies. A draft Proposed Plan is nearing completion and will be ready for formal notification and submissions in mid-2020 however this may be delayed due to the COVID-19 pandemic. Following those stages of the process, hearings are scheduled for around November 2020. It's expected that the Proposed District Plan will be fully in place, subject to any Environment Court appeals, by mid-2022.

Anyone wanting to have a further say on the future District Plan and to see the detailed draft provisions will have the opportunity when the plan is notified for formal public consultation.

## Solid Waste



### Reconnect project – Pines Resource Recovery Park

Work has begun on this staged project to expand and improve facilities at the district's primary resource recovery park. Work planned in 2020/21 includes initial work on the development of a reuse shop, salvage material yard and education centre.

## Stormwater



### Leeston flood bypass

Work will commence this autumn on the Stage 3 Volkman Road Drain upgrade, while Stage 4 is expected to proceed from next spring.

### Hororata stormwater projects

Hororata township has been subject to the effects of a number of rainstorm events over recent years. We have an agreed work plan to improve stormwater management in the township. This will follow on from recent work including clearance on the Downs Road drain, improving the flow in Cordy's stream and reducing flow impediments in the Hororata River.



# Local projects

Following is a selection of new, updated and significant projects in each ward, planned for 2020/21.



Southbridge Hall

## Ellesmere Ward

- Leeston Park – installation of new cricket nets (\$37,000)
- Southbridge – Southbridge pool painting and sealing (\$5,000)
- Southbridge Hall – replacement of windows (\$200,000)
- Southbridge Hall – entrance pavement safety improvements (\$35,000 brought forward from 2022/23)
- Lakeside Hall – car park lighting (\$8,200)
- Development of new neighbourhood reserve in Southbridge (\$88,655)
- Wastewater pipeline renewals (\$1 million)



Darfield Library

## Malvern Ward

- Hororata, Blackberry Patch house – roof replacement (\$50,000 brought forward from 2027/28)
- Darfield Library – roof replacement (\$46,600 brought forward from 2025/26)
- Springfield Pit Reserve – continued development (\$20,000) to continue momentum on this community-led project
- Lake Coleridge – playground equipment renewal (\$61,000 brought forward from 2022–26)
- Castle Hill – additional budget for extension to Castle Hill Community centre (\$100,000)
- Hororata Reserve – upgrade public toilets (\$183,690 brought forward from 2023/24 and part funded from the Government's Tourism Infrastructure Fund)
- Rewi Alley car park resurfacing (\$5,000 brought forward from 2022/23)
- Darfield Community Centre – entrance upgrade (\$52,839)
- Castle Hill Wastewater Pond upgrade



Brookside Park

## Selwyn Central Ward

- Brookside Park – installation of new cricket nets (\$40,000)
- West Melton – Retford Common reserve development (\$100,000 to undertake development of this reserve – funded from reserve development contributions)
- Foster Park – internal roadways for emergency access to indoor courts (\$433,280 brought forward 2021/22 and 2022/23)
- Development of new neighbourhood reserves in Rolleston (\$155,064)
- Rolleston and Lincoln water capacity upgrades (\$920,000)



Broadfield Reserve

## Springs Ward

- First stage of development at new Prebbleton sports park in Birches Road (\$2.68 Million)
- Shands Road Cemetery roadway extension (\$104,448)
- Upgrade Liffey Domain public toilet in Lincoln (\$317,034)
- Renew lighting at the tennis courts at Broadfield Reserve (\$29,326)
- Renewal of gazebo at Springston Cemetery (\$8,000 brought forward from 2022/23)
- Water renewals (\$370,000)
- Wastewater upgrades and renewals (\$646,000)





# Changes to fees and charges and refuse rates

## Chargeable costs for Environmental and Regulatory services

Some changes and additions to fees and charges are proposed. A schedule of the proposed changes is published in the Draft Annual Plan as part of the supporting information at [www.selwyn.govt.nz/annualplan20](http://www.selwyn.govt.nz/annualplan20). Hard copies of the Draft Annual Plan are available at the Council offices and service centres, or can be requested by contacting us on 0800 SELWYN (735 996) or email [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz).

### Dog registration

Registration fee for first/second dog – increase from \$30 to \$35 per dog.

### Solid Waste

Some changes are proposed to charges for refuse and recycling, and for waste disposal.

- Recycling targeted rate – increase from \$80 to \$89 as a result of increased recycling processing costs due to the international recycling situation.
- Organic wheelie bin – decrease from \$210 to \$206, reflecting improved operational costs.
- Refuse 240-litre wheelie bin – increase from \$407 to \$415
- Refuse 80-litre wheelie bin – increase from \$136.40 to \$139
- Pines Resource Recovery Park general waste disposal fees – increase from \$242 to \$257 per tonne. Reflecting operational, landfill disposal fee and transport increases.

### Trade Waste Bylaw

The Council is introducing a new Trade Waste Uniform Annual Charge under its Trade Waste Bylaw 2016. The charge will apply to Permitted Dischargers and cover the administration costs relating to the Trade Waste consenting process. The charge will be set at \$160 (including GST) per year. Operating costs for the wastewater service provided to Permitted Dischargers will continue to be recovered through the rates assessed for each property.

# Rates changes 2020/21

*This information was prepared before the COVID-19 Level 4 Alert. See the Update on p.1 for more on the Council's response, and the proposal on p.4 to review the level of rates increases.*

The average total rates increase across the district in 2020/21 is 3.5%. This is an average, and for individual ratepayers actual movements may be smaller or greater than this amount, depending on their location and the services provided.

The rates increases are generally in line with those set out in the Long-Term Plan 2018–2028.

The 2020/21 rates calculations include a number of changes that were already scheduled in the Long-Term Plan, including:

- A 6% increase in the general rate and the uniform annual general charge
- Recreation Reserve Targeted Rate – increase from \$130 to \$135
- Water Race rates – increase from \$22 to \$24, \$318 to \$337 and \$22 to \$24
- Swimming Pool Targeted Rates – increase from \$177 to \$181, \$124 to \$127 and \$44 to \$45
- Stormwater Targeted Rate – increase from \$94 to \$98

Due to the delay in timing of some of the major capital projects in the Community Facilities area, the Community Centre targeted rate has been held at \$175, delaying the \$10 increase to the 2021/22 financial year.

Other main changes to rates are noted in this consultation document.

Opposite are examples of rating changes for the 2020/21 year in selected locations, showing the proposed rates compared with the current year. Rate rises for individual properties will also be affected by the valuation movements in the district, as a result of the changes arising from the recent rating valuation.

## Revenue, expenditure, net assets and borrowing

Borrowing is forecast to increase over the 2020/21 financial year from \$50 million to \$115 million. The increase in borrowing is to spread the cost of key projects over a number of years. This means that both current and future ratepayers contribute towards the cost of roading improvements and new community facilities.

Investments form an important part of the Council's funding. The Council owns 100% of our contracting company Sicon Limited, 10.725% of the electricity lines company Orion New Zealand Limited and 3% of the waste disposal company Transwaste Limited. These companies provide dividends to the Council that are used to reduce the level of rates paid by rate payers. We estimate that the total dividends in 2020/21 will be nearly \$5 million. This is equal to 7% of our rates income. Shareholdings, in addition to other assets such as term deposits and land holdings, also help provide additional financial security for the Council in times of need.

	2019/20	2019/20	2020/21	2020/21
	LTP	Annual Plan	LTP	Annual Plan
	\$'000	\$'000	\$'000	\$'000
<b>Revenue</b>				
Rates	62,445	63,558	67,136	70,014
Development Contributions	15,679	15,655	16,241	16,216
Subsidies and grants	11,237	11,549	10,760	12,268
Vested assets	30,373	30,373	28,647	28,647
Other revenue	25,789	25,811	29,193	30,401
<b>Total revenue</b>	<b>145,523</b>	<b>146,946</b>	<b>151,977</b>	<b>157,546</b>
<b>Operating expenditure</b>	<b>112,649</b>	<b>115,266</b>	<b>122,346</b>	<b>123,569</b>
<b>Surplus / (deficit)</b>	<b>32,874</b>	<b>31,680</b>	<b>29,631</b>	<b>33,977</b>
<b>Net assets</b>	<b>1,723,958</b>	<b>1,737,952</b>	<b>1,753,590</b>	<b>1,793,171</b>



**Total rates**

		Actual	Annual Plan	Annual Plan
Major Townships	Capital Value	2019/20	2020/21	2020/21
	\$	\$	\$	%
Darfield	490,000	2,730	2,836	3.9%
Leeston	430,000	3,104	3,207	3.3%
Lincoln	675,000	3,341	3,455	3.4%
Prebbleton	660,000	3,299	3,416	3.5%
Rolleston	665,000	3,357	3,475	3.5%

		Actual	Annual Plan	Annual Plan
Rural	Capital Value	2019/20	2020/21	2020/21
	\$	\$	\$	% change
Darfield	9,900,000	13,772	14,654	6.4%
Ellesmere	2,060,000	4,452	4,700	5.6%
Malvern	3,900,000	12,737	13,672	7.3%
Springs	3,595,000	4,731	4,985	5.4%
Selwyn Central	6,610,000	11,587	12,262	5.8%

		Actual	Annual Plan	Annual Plan
Commercial	Capital Value	2019/20	2020/21	2020/21
	\$	\$	\$	% change
Rolleston	2,790,000	3,882	4,100	5.6%

		Actual	Annual Plan	Annual Plan
Locations	Capital Value	2019/20	2020/21	2020/21
	\$	\$	\$	%
Armack Drive	550,000	2,623	2,723	3.8%
Arthur's Pass	320,000	1,831	1,912	4.4%
Castle Hill	590,000	2,593	2,670	3.0%
Coalgate	415,000	1,933	2,028	4.9%
Doyleston	470,000	2,713	2,826	4.1%
Dunsandel	305,000	2,456	2,551	3.9%
Edendale	715,000	2,848	2,968	4.2%
Glentunnel	660,000	2,235	2,349	5.1%
Hororata	450,000	2,057	2,158	4.9%
Johnsons Road	710,000	2,706	2,821	4.2%
Jowers Road	795,000	2,769	2,870	3.6%
Kirwee	615,000	2,763	2,877	4.1%
Lake Coleridge	270,000	2,321	2,379	2.5%
Rakaia Huts	295,000	1,886	1,978	4.9%
Rolleston (Lifestyle Property)	650,000	1,667	1,741	4.4%
Sheffield	370,000	2,461	2,556	3.9%
Springston	475,000	3,142	3,248	3.4%
Southbridge	390,000	3,070	3,171	3.3%
Tai Tapu	680,000	3,316	3,434	3.6%
West Melton	720,000	3,350	3,471	3.6%
Whitecliffs	330,000	1,955	2,049	4.8%

# About your rates

If you're a Selwyn ratepayer, you're one of around 26,000 property owners who contribute through their rates to 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 targeted rates. Other sources of funding include fees and charges, development contributions, 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.

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



General rates (Proposed 2020/21)	%
Transportation and roading <sup>3</sup>	34%
Planning and resource management <sup>1</sup>	16%
Parks, reserves and playgrounds <sup>5</sup>	16%
Administering the Building Act <sup>1</sup>	7%
Council	7%
Community development	5%
Community centres and halls <sup>4</sup>	4%
Public toilets	3%
Swimming pools <sup>2</sup>	2%
Emergency management	2%
Cemeteries	1%
Property	1%
Health, alcohol licensing and regulation <sup>1</sup>	1%
Economic development	1%

### Notes

<sup>1</sup> Also part-funded by fees and charges

<sup>2</sup> Also part-funded by targeted rates

<sup>3</sup> Also part-funded by NZTA subsidies

<sup>4</sup> Also part-funded by district-wide targeted rate

<sup>5</sup> Local reserves also part-funded by targeted rate

## Targeted rates

Targeted rates are used where a Council service or facility provides a benefit to a particular group of ratepayers or location. Some of the key services and facilities provided through targeted rates (where applicable) include:

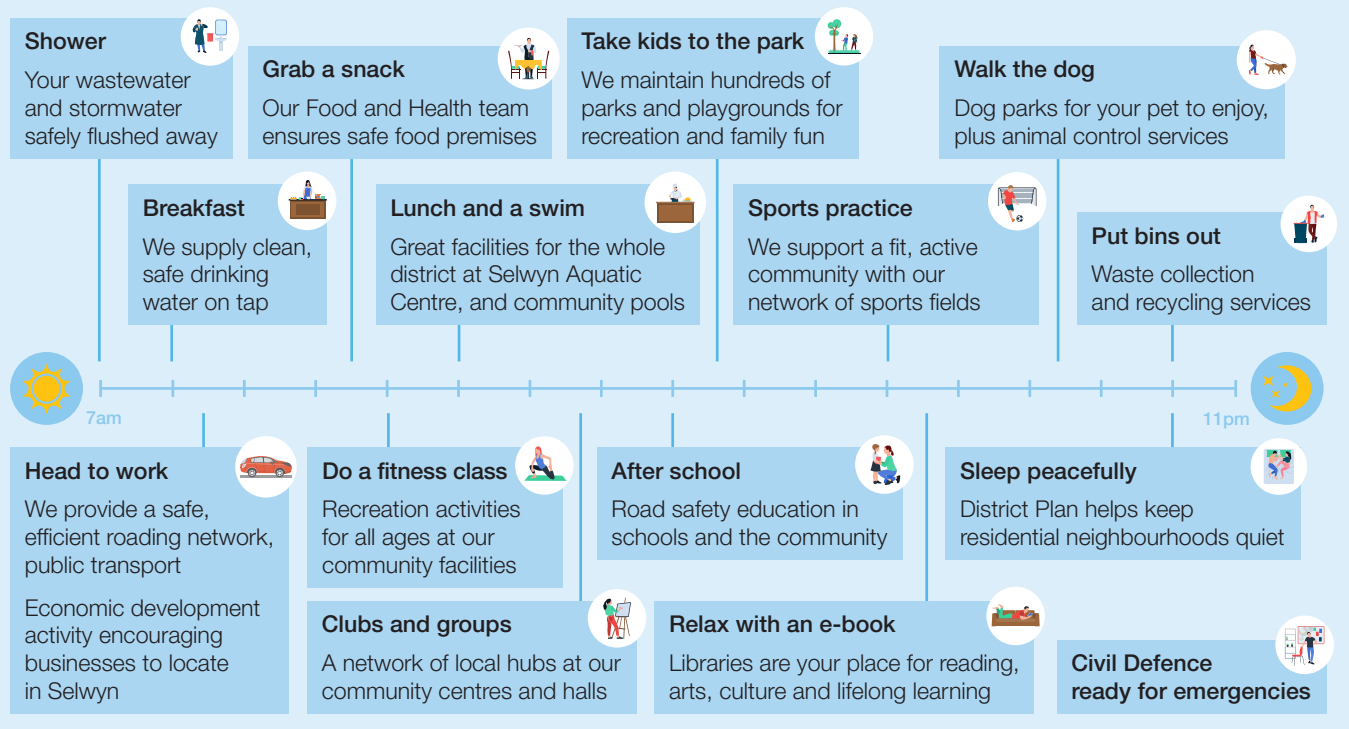
• Libraries network	\$225
• Recreation reserves	\$135
• Water supply	\$264 (plus a volume based rate)
• Stormwater network	\$98
• Wastewater network	\$542
• Water races	\$24 (plus additional charges where service is provided)
• Canterbury Museum	\$31
• Community centres	\$175
• Refuse and recycling	\$115 (fixed rate, plus charges for bins where provided)
• Swimming pools	\$45–\$181 (based on proximity to Selwyn Aquatic Centre)

Find out more about rates at [www.selwyn.govt.nz/rates](http://www.selwyn.govt.nz/rates)



You really can't get through the day without making use of many of the services the Council provides.

Here's just a small sample of the ways your rates help keep your community ticking...





# Looking ahead to the Long-Term Plan 2021–2031

Next year we'll be preparing our next Long-Term Plan, which will set out our priorities and work programme for the period through to 2031.

We'll be consulting extensively on the Long-Term Plan in a year's time, but there are some important issues that we will be working on in the meantime, and we'd welcome your views and feedback.

## Climate Change

Selwyn District Council participates in both the Canterbury Climate Change Working Group (CCWG) and the Mayoral Forum Climate Change Steering Group. The CCWG has recently commissioned an independent report to assess climate change risk across Canterbury. The purpose of the assessment is to develop a shared understanding of the key climate change risks and opportunities in the Canterbury region, with a focus on local government responsibilities and existing and planned risk management strategies.

The Canterbury Climate Change Risk Assessment will be undertaken in three stages:

- Stage one (first-pass risk screening) – identifies long list of priority risks for detailed assessment. Captures existing and planned management actions.
- Stage two (detailed risk assessment) – identifies further information on key risks, including spatial extent. Assesses existing and planned management actions
- Stage three (adaptation and urgency assessment) – identifies a shortlist of priority risks based on existing management actions and urgency.

The CCWG is scheduled to meet in May 2020 to update the Chief Executive

Forum and Te Rōpu Tuia on the Communications Plan and draft publicity materials, and progress on the next steps of the Regional Climate Change Risk Assessment, and then again in late May to present findings of the risk screening to the Mayoral Forum.

The Council is undertaking a review of its own operations to establish its baseline carbon footprint, and to develop a sustainability policy. Along with appropriate strategies and action plans this will guide the Council to ensure all facets of our activities operate in a sustainable manner, while aligning with regional, national and international goals.





# Community well-being

Since our last Long-Term Plan (2018–2028), the Local Government (Community Well-being) Amendment Act has resulted in a change in the purpose of local government, prompting councils to more actively focus more on promoting community well-being – that is, improving the social, economic, environmental and cultural well-being of our communities.

Much of what we do as a council already contributes to these outcomes. But over the coming year we'll be talking more with our communities about things like what well-being means to you, how we measure well-being and what our priorities should be in ensuring our work programme, services and facilities help to improve well-being for Selwyn people.



**Social** – involves individuals, their families, whānau, hapū, iwi, and a range of communities being able to set goals and achieve them, such as education, health, the strength of community networks, financial and personal security, equity of opportunity, and rights and freedoms.



**Environmental** – considers whether the natural environment can sustainably support the activities that constitute healthy community life, such as air quality, fresh water, uncontaminated land, and control of pollution.



**Economic** – looks at whether the economy can generate the employment and wealth necessary to provide many of the requirements that make for social well-being, such as health, financial security, and equity of opportunity.



**Cultural** – looks at the shared beliefs, values, customs, behaviours and identities, reflected through language, visual and performing arts, ceremonies and heritage that make up our communities.

(Source: SOLGM, Community Well-Being Service, 2019)





## Three Waters Review

The Three Waters Review is a cross-government initiative led by the Minister of Local Government. It is reviewing how to improve the regulation and supply of drinking water, wastewater and stormwater (three waters) to better support New Zealand's prosperity, health, safety and environment. Most three waters assets and services are owned and delivered by local councils.

We expect the outcomes of this review will impact on the way that councils deliver water services. Earlier this year the Government confirmed its commitment to partnering with local government to consider options for moving to new service delivery arrangements, allowing for safer, more reliable three waters services across the country.

The government recently released a cabinet paper on Three Waters Service delivery. The key recommendations of that paper were:

- A preference for regional or multi regional delivery models (preferring the latter);
- Central government to support voluntary reform; and
- A one year deadline for local government to demonstrate voluntary reform.

Along with other councils, Selwyn is already taking steps to improve the efficiency and cost effectiveness of our water service delivery. We are also working with other councils in the region to determine what collaboration opportunities would best suit the region's needs.

### Water Regulator

In December 2019, the Taumata Arowai – Water Services Regulator Bill was introduced to Parliament. The Bill implements decisions to establish a new regulatory body, Taumata Arowai, which will be responsible for administering and enforcing a new drinking water regulatory system (including the management of risks to sources of drinking water).

A Taumata Arowai Establishment Unit has been put in place to oversee the establishment of the new body.

The next key legislation will be the Water Services Bill which will set the standards that potable water supplies will have to meet. It is expected this will be in place before the General Election.

## Canterbury Museum

The Canterbury Museum has an amazing collection and provides rich information and resources for locals, visitors and researchers on the natural and cultural heritage of Canterbury and New Zealand.

It is funded under legislation by four local councils including Selwyn and we currently set a targeted rate of \$31 per rating unit for our share of the costs.

The Museum is planning a major upgrade to its buildings in the coming years to improve the visitor experience and to make better provision for the preservation of its extensive collection. The upgrade will be funded by a number of organisations, and will include a contribution from Selwyn ratepayers.

The amount of the contribution is still being determined but it is likely that the targeted rate will increase in the future to pay for a portion of the capital project and future operating costs.



# Have your say

## Annual Plan 2020/21 Consultation Document – Submission form

Please indicate your views on our proposals for 2020/21. If you need extra space for your submission use additional paper (please include your name on additional sheets).

Title:\* \_\_\_\_\_ First Name: \_\_\_\_\_ Last Name:\* \_\_\_\_\_

Address:\* \_\_\_\_\_ Postcode:\* \_\_\_\_\_

Phone:\* \_\_\_\_\_ Email:\* \_\_\_\_\_ *\*Required fields*

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: Tuesday 2 June ☐ Morning ☐ Afternoon ☐ Evening  
Wednesday 3 June ☐ Morning

Submissions must be returned by 5pm, Friday 22 May 2020.

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

Submissions can also be emailed to: [annualplan20@selwyn.govt.nz](mailto:annualplan20@selwyn.govt.nz) or made online at [www.selwyn.govt.nz/annualplan20](http://www.selwyn.govt.nz/annualplan20).

### NOTE – COVID-19 IMPACT

See panel on p.25 for information on the impact of COVID-19 restrictions on consultation.

## Major issues for consultation

1. Let us know your views on the options for rates increases in 2020/21.

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2. Let us know your views on the proposal to defer the Prebbleton Community Centre project while further planning and consultation is carried out.

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3. Let us know your views on the proposal to review and take a wider approach to the Leeston community facility project.

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4. Let us know your views on the proposal to increase water charges to provide for quality improvement and water demand management.

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5. Let us know your views on the proposal to proceed with further consultation, planning and design for a reticulated wastewater scheme for central Darfield.

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6. Let us know your views on the proposed amendments to the Development Contributions Policy.

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## Other feedback

*Written submissions – feel free  
to add extra sheets as needed*

7. Do you have any comments on any of the other proposals or projects outlined in this Consultation Document?

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8. Let us know your views on how the Council might adjust its priorities, or do things differently, in response to the COVID-19 pandemic and its impact on Selwyn's people and economy.

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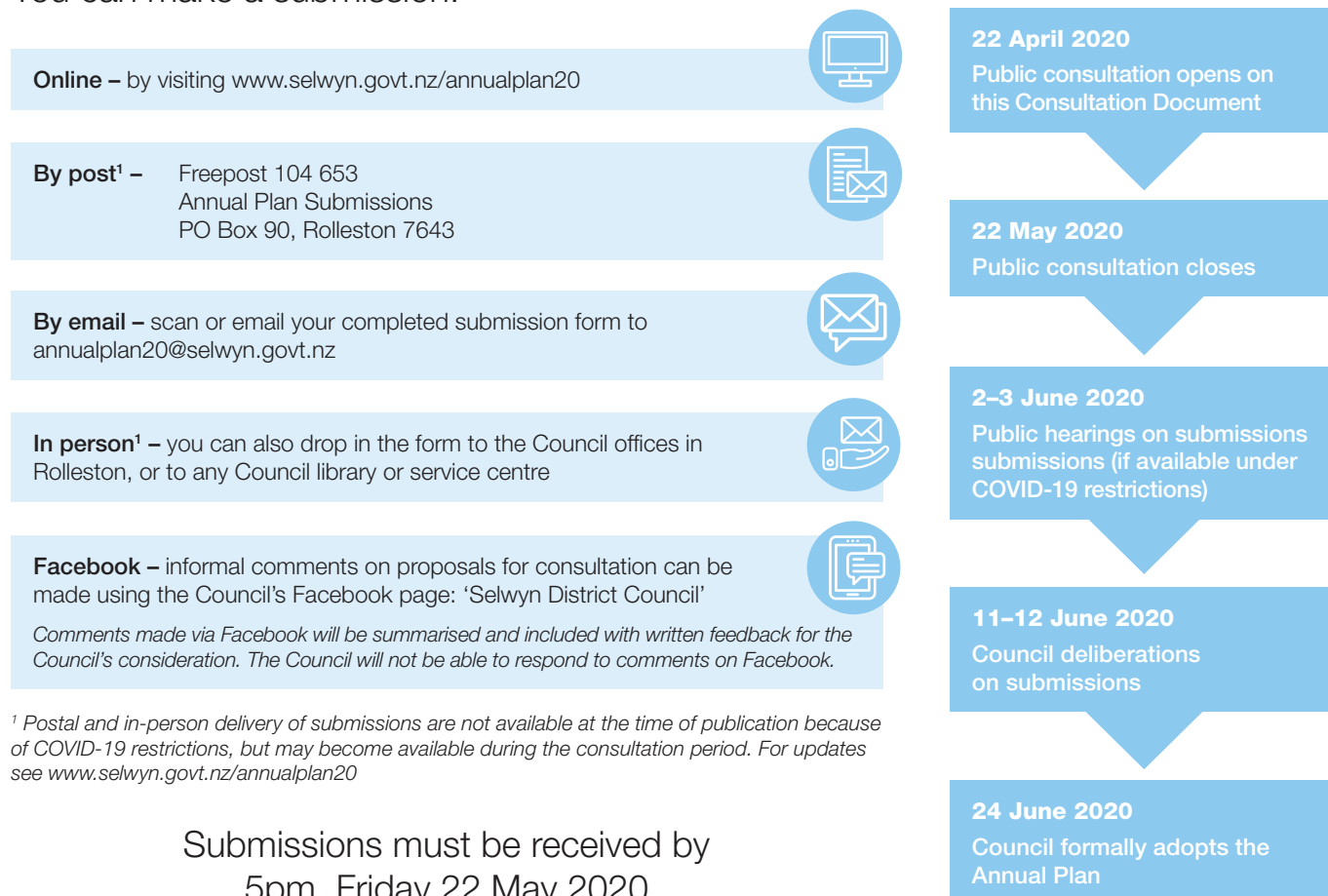
# Making a submission

## How to have your say

Selwyn District Council is now seeking your feedback on the proposals and projects outlined in this Consultation Document.

Consultation is open from Wednesday 22 April 2020.

### You can make a submission:



<sup>1</sup> Postal and in-person delivery of submissions are not available at the time of publication because of COVID-19 restrictions, but may become available during the consultation period. For updates see [www.selwyn.govt.nz/annualplan20](http://www.selwyn.govt.nz/annualplan20)

Submissions must be received by  
5pm, Friday 22 May 2020

## Public hearings

Public hearings on submissions to the Consultation Document will be heard by the Council on Tuesday 2 and Wednesday 3 June 2020 (if required and if available under COVID-19 restrictions).

[See note below on the impact of COVID-19 restrictions]

### IMPORTANT LATE NOTICE – IMPACT OF COVID-19 RESTRICTIONS


This Consultation Document was prepared before COVID-19 Alert Level 4 Restrictions were announced. As a result, the full consultation programme outlined above may not be possible. As at the time of publication it is not possible to receive submissions by post or in person.

Submissions will still be able to be received

- **Online** – by visiting [www.selwyn.govt.nz/annualplan20](http://www.selwyn.govt.nz/annualplan20)
- **By email** – scan or email your comments, or your completed submission form, to [annualplan20@selwyn.govt.nz](mailto:annualplan20@selwyn.govt.nz)

or as comments to Annual Plan posts on the Council's Facebook page.

Public hearings may not be able to be held in person. We expect to be able to provide further advice on how submissions and hearings will be handled by the end of the submission period.



## Have your say

We welcome your submission  
by 5pm, Friday 22 May 2020

Selwyn District Council  
PO Box 90, Rolleston 7643  
[selwyn.govt.nz/annualplan20](https://selwyn.govt.nz/annualplan20)