

LONG-TERM PLAN 2021–2031
CONSULTATION DOCUMENT

THIS WAY...



OUR MAP FOR THE NEXT 10 YEARS



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INTRODUCTION



Mayor's welcome

Selwyn is an awesome place to live, work and play – and the safest place to live in New Zealand. That's why more and more people and their whānau are choosing to move to Selwyn.

They are attracted by a simple feature – opportunity. The opportunity to live in our friendly and thriving rural communities or to find a home in one of our growing townships. Big enough to offer diversity of employment, fantastic education and amazing facilities, but still small enough to offer a strong sense of community, identity and affordable housing.

In recent years we have successfully planned, invested and sustainably managed the way our district has developed. We are proud that we have protected the environment, future-proofed our infrastructure, enabled economic development and made provision for active communities.

In our last Long-Term Plan we said we would create a walkable Rolleston town centre, build a new health hub for our district and deliver an eight-court indoor sports facility. By the end of 2021 all that work will be done, along with our new library project, Te Ara Ātea, which will stand as a centrepiece of our district and its success.

Thank you for taking the time to read this consultation document. I look forward to hearing from you soon.

Sam Broughton
Mayor of Selwyn

We are growing more quickly than almost any other district in New Zealand – and managing that growth is what this Long-Term Plan is all about. It's also about how we manage changes in the wider environment – for example, the Resource Management Act is being replaced and the Government is seeking to rationalise the way drinking water is regulated and delivered. This plan sets out how we intend to meet these challenges and how we will balance the demands of keeping rates affordable with meeting the needs and aspirations of our growing communities.

We have some big decisions ahead of us. How and where we focus our investment will be key to ensuring the Selwyn of the future is the Selwyn that we want to leave for our children. If we are to get this plan right we need your help.

We encourage you to read this consultation document and let us know what you think. Tell us where you think we have got it right and where you think we could do better, or do things differently. I promise you that our Council will carefully consider every comment, phone call, email and letter submitted, before we move forward with a final plan.



THIS WAY...

ABOUT THIS PLAN

This booklet is our consultation document for the Long-Term Plan 2021–2031.

Every three years we prepare a long-term plan which sets out the outcomes we want to achieve for Selwyn over the next 10 years, and the projects and activities that will help us get there. It also shows how these activities will be funded, and what this means for your rates.

This consultation document is a key part of developing the plan, helping us hear community views on priorities and directions for the decade ahead.

In this booklet you'll find information on the opportunities and challenges we're facing, the major projects proposed during the next 10 years, and how these might affect your rates.

This is your opportunity to have your say and to share your views with us. We want to hear what proposals you support, as well as things you think we could do differently. We also welcome your comments on other areas you think the Council should focus on, and other initiatives or projects you'd like us to support and how these might be funded. Your feedback will be considered as part of our decision-making on the Long-Term Plan.

A number of supporting documents are also available to help you find more detailed information on the proposed projects, infrastructure developments and funding options outlined in this consultation document. These are noted in the relevant sections.

What's the Long-Term Plan and how does it fit in with other plans?

- The **Long-Term Plan** is our 10-year budget. It sets out our work programme for the coming 10 years, including any major new projects or changes to services planned during this period, along with details on funding and rates. The community has an opportunity to provide feedback and make submissions.
- **Annual Plans** – in between the three-yearly long-term plans, the Council consults with the community on its annual work programme and budget, including any proposed changes from what was signalled in the long-term plan.
- The **District Plan** is like a rule book, which sets policies and rules for what people can do on their land and how it can be developed. The main goal of the District Plan is to sustainably manage the natural and physical resources of Selwyn to meet the needs of current and future generations. We notified the Proposed District Plan in October 2020 and we expect to have a new operative plan in place in 2022.
- **Selwyn 2031**, the District Development Strategy, was adopted in 2014 after public consultation. It has helped guide the Council's decision-making as the district grows and develops. We've started a review of this plan and expect to consult on the proposed changes later this year. New directions and developments arising from this strategy are implemented through our long-term and annual plans.
- **Master Plans** and **Area Plans** have been prepared for locations such as Lincoln Town Centre, Rolleston Town Centre and Foster Recreation Park, along with Ellesmere and Malvern areas. These plans follow Selwyn 2031's direction and indicate how areas will develop over time, with specific projects developed over time through the long-term and annual plans.

Have your say

Anyone can make a submission or give feedback on this consultation document. There are a number of ways you can contact us with your comments or submission – see the section at the back of this document, or check our online engagement site at www.selwyn.govt.nz/thisway2031.

During the consultation period, councillors and Council staff will be visiting events and locations throughout the district to discuss the proposals in this document, and to encourage people to make submissions. Details of community engagement events will be available at www.selwyn.govt.nz/thisway2031.

KEY DATES

Submissions open: Monday 29 March 2021

Submissions close: 5pm, Friday 30 April 2021

Public hearings: Thursday 13 – Friday 14 May 2021

Council deliberations: Thursday 20 May 2021

PROGRESS ON OUR LAST LONG-TERM PLAN

In our previous Long-Term Plan (2018–2028) we consulted with the community on a number of significant new projects. Here's an update on how some of the key projects have progressed.



Te Ara Ātea and Rolleston town centre

Construction is now well advanced 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, car parking and a pedestrian promenade, as well as retail, hospitality and commercial development. Te Ara Ātea and associated landscaping is expected to be completed in the middle of 2021. A number of roading projects critical to the town centre development were completed 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 continuing.



Selwyn Sports Centre

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



Selwyn Aquatic Centre extension

Users of the Aquatic Centre can look forward to significantly increased capacity when the new extension is completed later this year. 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 population. The building will be completed in late March 2021, with tenancy fit-outs having commenced in January 2021. This development is a commercial investment and has no impact on rates.

WHERE WE’RE GOING



The next 10 years – this way?

Selwyn’s sustained population and economic growth over recent years is forecast to continue steadily into the future. This is great news for our district – but it’s also a challenge.

As a Council we’ve done well in recent years to put in place much of the core infrastructure our growing district needs – from essential water and waste services and roading networks through to libraries, community and recreation centres and services that help our communities and businesses to thrive.

Over the 10 years from 2021 to 2031, our focus will turn more to consolidation. While we continue to plan for the future needs of our growing and increasingly urban population, we also need to make sure we’re looking after the assets and infrastructure we already have, securing our investment for future generations, and completing the developments and projects already started and planned.

In this consultation document we’ve set out the key projects that we believe are important to provide for our growing population over the next 10 years, while aiming to keep costs and rates at a reasonable level.

Our big decisions

- We’re seeking input from the community on a range of proposed plans and projects over the next 10 years, but especially on the following **eight** big decisions. Check the ‘Our big decisions’ section for more information, and the options we’re seeking your feedback on.
- 1 Keeping our drinking water safe – we’re proposing to continue our current approach to maintaining safe water supplies, which meet community expectations, and comply with expected new regulations. For more information see p. 18.
 - 2 Funding our drinking water supply – we’re proposing to change the way we charge for the supply of drinking water, to meet increasing costs and to help manage our high water demand. This may be through options for increasing the volumetric (metered) water rate and the annual fixed rate. For more information see p. 20.
 - 3 Wastewater system for Darfield and Kirwee – we’re proposing to develop a reticulated wastewater system in these towns with a connection to the Pines wastewater treatment plant in Rolleston. The alternative is to retain the existing septic tank system. For more information see p. 22.
 - 4 Maintaining our roading network – we’re looking at how much we should invest in road maintenance, with the option of adding extra funding above what Waka Kotahi NZ Transport Agency supports, so we can carry out additional work. For more information see p. 28.
 - 5 New roading and transport projects – we’re proposing an extensive programme of roading upgrades and projects across the district, with the option of varying the programme by starting some projects earlier or later. For more information see p. 30.
 - 6 New community centre for Prebbleton – we’re proposing to build a new community centre, with the option to defer the project outside the 10-year plan. For more information see p. 34.
 - 7 Future of Leeston library and new community centre – following consultation last year we’re proposing to build a new combined library/service centre and community centre on Leeston Park, with the alternative of upgrading the existing building or deferring the project. For more information see p. 36.
 - 8 Future of Hororata community centre – we’re proposing to construct a new Hororata Community Centre on the domain, with the options of retaining or renovating the existing hall. For more information see p. 38.

What will my proposed rates look like? Rates increases summary

Impact on rates

Based on the proposals in this consultation document, we expect rate increases to remain steady over the next 10 years. Increases will average around 4% to 5% each year, although for individual ratepayers the actual change may be smaller or greater, depending on their location and the services provided. The average proposed increase for the 2021/22 year (starting 1 July 2021) is 4.9%. This is within the limit set by the Council that the average rate increase should not exceed 6% in any one year over the next decade.

One of the main components of rates increases across the country is the increasing cost of operating and maintaining facilities and services. Independent economic forecaster BERL has indicated average cost increases of close to 3% per year for all local government activities over the coming decade.

The total rates paid by property owners is made up of a number of different types of rates including general rates and targeted rates. The average rates increases forecast for these different types of rates are summarised below. These are based on the Council’s preferred options for the proposed projects in this document.

Type of rate	Average change 2021–2031	Reason for the change
General rate	+6% per year	To fund maintenance, upgrades and safety projects that improve the quality and safety of our local roads, in response to the increasing pressure on the network from the district’s continuing growth.
Targeted		
Water supply rate	Around +5% to +10% per year (the amount of the increase will partly depend on water usage)	To continue investing in infrastructure so that current and future generations have a reliable and safe drinking water supply; and to meet changing regulatory requirements.
Sewerage rate	Around +4% per year	To provide for future-proofing, including replacing the Ellesmere wastewater treatment plant, and connecting Leeston, Southbridge and Doyleston to the Pines wastewater treatment plant in Rolleston.
Stormwater rate	Around +8% per year, with a bigger increase from \$94 to \$113 in 2021/22	To improve the performance of our stormwater schemes and reduce their impact on the environment.
Water races rate	Around +5% a year, plus an increase in the amenity rate paid by most ratepayers, from \$23 to \$45 in 2021/22	To maintain the provision of stock water, and preserve the biodiversity and aesthetic benefits of water races. We plan to keep strategic water races open even though there is declining demand for stock water.
Refuse rate	Around +2% per year; plus a \$101 increase in the refuse and recycling rate in Arthur’s Pass and Castle Hill from July 2021	To continue improvements to the Resource Recovery Park and to introduce a separate glass recycling service in 2023/24 or 2024/25. The increase in Arthur’s Pass and Castle Hill is to better align with urban waste costs and to operate the recycling services introduced over the last two years.
Recreation reserves rate	Around +4% per year	To fund additional capital and operating expenditure that ensures we continue providing and maintaining high quality recreational reserves.
Community centres rate	No change planned	Lower interest rates and overall network management should allow us to hold rates at the current level.
Swimming pools rate	-5% in 2021/22 and no planned increase after that	Lower interest rates should allow us to reduce rates from July 2021 and to hold them at that level.
Libraries rate	Around +3% per year	To help fund costs related to the opening of Te Ara Ātea in 2021, and general cost increases in future years.
Canterbury Museum rate	Around +6% per year (\$2–3 per year)	To help fund our contribution to the Canterbury Museum redevelopment project.
Malvern Community Board rate	No change planned	The current rate is sufficient to cover forecast operating costs.

More information?

Detailed information on rates changes, including examples for different types of properties, is shown in the ‘Financial information’ section of this document, on p. 46–48.

For more information about how rates work and the different types of rates, see section ‘What the Council does – understanding your rates’, on p. 13.

Environment Canterbury rates

The proposals in this document affect your Selwyn District Council rates. We also act as an agent for the collection of Environment Canterbury (Canterbury Regional Council) rates for Selwyn ratepayers. Environment Canterbury rates are set separately by the regional council. For information about Environment Canterbury’s Long-Term Plan visit haveyoursay.ecan.govt.nz/LTP.

Borrowing

Many of the assets the Council provides for the community are designed to last for many decades – community centres and facilities, roading networks and underground infrastructure, for example.

These assets benefit both current and future generations, so we use borrowing to ensure inter-generational equity. This is achieved by spreading the costs of an asset over 20 to 25 years. In this way it is paid for by the generations that benefit from it. It would be unfair if today’s generation paid the full cost of building assets that last for a considerable period, and in many cases it would not be possible to fund such investments from operational income alone.

The Council is proposing to lift its internally-set borrowing limit from the current 130% of total revenue to 160% of total revenue to allow for the increased capital spending over the next 10 years. This increased internal borrowing limit is well within the external limits set by the Local Government Funding Agency. Borrowing will increase in the earlier years of this plan but will decrease in the later years as capital expenditure reduces and rates revenue rises.

More information?

Detailed information on borrowing is shown in the ‘Financial information’ section of this document, on p. 46–48.



SETTING THE SCENE:
SELWYN’S CHALLENGES
AND OPPORTUNITIES

A Our growing district

Selwyn just keeps growing! We know Selwyn is a great place to live and work, to do business and to raise a family. And it seems more and more people are getting the message and coming to join us.

Over the past 10 years Selwyn has been the second-fastest growing district in New Zealand, growing from 42,900 in 2011 to around 71,500. While this increase came initially from the Canterbury earthquakes of 2010–2011, in recent years we’ve continued to see steady internal migration, mostly from the greater Christchurch area.

The district is also becoming more urban, with nearly 90% of growth occurring in townships. Overall the proportion of the population in urban areas has increased from 43% to around 60% in the past 10 years.

New arrivals to Selwyn are, on average, younger than the current population and are looking for modern, affordable housing, with good amenities and services nearby. High levels of new house construction, along with increasing business and commercial activity, have fuelled demand for new infrastructure, and both the Government and the Council are responding by investing in services and facilities such as schools, parks, recreation facilities, water and wastewater systems, and community and health facilities.

Selwyn’s economy is also expanding. Although growth had initially slowed due to COVID-19 lockdowns, gross domestic product in the last quarter of 2020 exceeded growth in previous years. Employment has been growing faster than the national average, and together with GDP growth has led to higher productivity and household incomes. Unemployment remains low and new businesses continue to locate in our district.

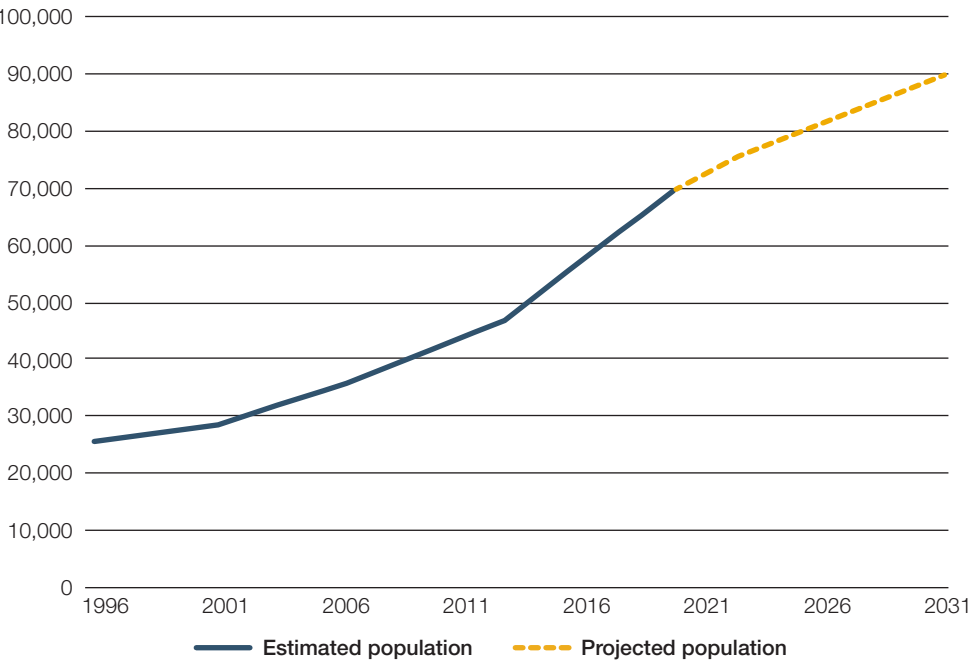
Throughout 2020 the Council continued to process high numbers of resource and building consents – despite the disruption of the COVID-19 pandemic – and Selwyn’s population is forecast to reach 89,600 by 2031, with more than 7,000 new households.

Selwyn snapshot 2021–2031*

	2021 (estimated)	2031 (projected)
District population	71,500	89,600
District households	24,500	31,900
Household size: people per household	2.9	2.8
Township population		
Rolleston	19,700	27,700
Lincoln	7,800	10,600
Prebbleton	5,000	7,000
Darfield	3,400	4,100
Leeston	2,600	3,000
West Melton	2,400	2,800
Other townships	8,200	9,100
Rural	22,400	25,300
Age distribution		
0 – 14 years	22.1%	20.7%
15 – 39 years	30.7%	29.3%
40 – 64 years	34.6%	34.0%
65 years and over	12.6%	16.0%

*Estimates as at 1 July 2021 and 1 July 2031, based on Stats NZ and Selwyn District Council population projections

Estimated and projected population growth 1986–2031



i More information?

· *Selwyn District – Growth and Demand*, Selwyn District Council 2020. See www.selwyn.govt.nz/thisway2031.



Greater Christchurch 2050

Looking beyond our boundaries

While our main focus is on Selwyn, we are also thinking beyond our boundaries. We are part of Greater Christchurch, which includes Christchurch city, and nearby areas within the Selwyn and Waimakariri districts, from Rolleston in the south to Rangiora in the north.

Greater Christchurch is the second largest urban centre in this country – home to 10% of New Zealand’s population. It’s growing quickly – the population has increased by 15% since 2006, and by 2048 it is expected to reach about 640,000 – that’s around 150,000 more people than today. Greater Christchurch is also becoming more diverse. More than 20% of our current population was born overseas, and a quarter of the population now identifies as non-European.

People tell us that what they love most about living here is the lifestyle. We have space to grow, but we need to work together with our Greater Christchurch partners to make the most of our strengths and attract and retain people, business and investment, while protecting what’s important to us.

Our Greater Christchurch partners are our neighbouring councils – Christchurch City Council and Waimakariri District Council – along with Environment Canterbury, Te Rūnanga o Ngāi Tahu, Canterbury District Health Board, Waka Kotahi NZ Transport Agency and the Department of Prime Minister and Cabinet (Greater Christchurch Group).

For the past year, the Partnership has focused on setting a new strategic direction for Greater Christchurch. Greater Christchurch 2050 is the project established by the Partnership to develop a clear, shared view of our future, and a plan for how we get there.

During October and November 2020, the Partnership asked people about their priorities and concerns for Greater Christchurch in 2050.

We heard that people want Greater Christchurch to be sustainable, green, safe and affordable – a place where it’s easy to get around using public transport, walking or cycling, and where nature is protected and respected.

People were most concerned about not enough being done to offset the impacts of climate change, that we will face pollution and waste management issues, that traffic congestion will be worse, that our natural ecosystems and indigenous biodiversity will be threatened, and that there will be a lack of affordable and quality housing options.

A strong economic foundation is important to provide the future we aspire to. We need meaningful employment opportunities, ongoing private sector investment, and a solid rating base to fund public infrastructure and services. It’s vital we continue to plan for the future now, to avoid some of the challenges other areas face, such as unaffordable housing and congestion, and to ensure we have the resources to invest in our future.

As a council, we’re committing through this Long-Term Plan to take some initial steps to help address the issues identified through Greater Christchurch 2050, and move us towards our shared aspiration for the future.

B Improving our well-being

One of the main purposes of local government is to improve the social, economic, environmental and cultural well-being of our residents and communities.

Almost everything we do as a Council contributes to these well-beings. In our Long-Term Plan we describe a series of community outcomes or goals, which represent the Council’s vision for the district, and guide the Council as it develops plans and makes decisions.

Set out below are the four well-being statements that we have developed for Selwyn. We’re also developing a set of indicators, or ways that we can measure progress towards each of the goals. You can see these at www.selwyn.govt.nz/thisway2031.

It’s important to note that the Council is just one of a number of organisations that contribute to well-being in our community. Government and non-government agencies, along with many other groups, also have a part to play.

The Council is not directly responsible for all of these indicators, but we do play a role in encouraging, advocating, facilitating and supporting these across Selwyn. Agencies are each responsible for measures relating to their own customers (for example, schools, hospitals, social agencies). If each agency or group performs well, then collectively as a community we can make progress towards these goals.

These well-beings are aspirational and long-term – we won’t achieve them overnight, but we should be actively working with other agencies to measuring progress towards them.

Environmental well-being

Selwyn’s natural landscape and biodiversity are protected. We improve our sustainable and productive land uses to feed New Zealand and the world.

Indicators include measures such as water quality of monitored lakes, rivers and swimming spots, area of land in protected indigenous vegetation and landfill waste in kg per capita.

Social well-being

Selwyn’s residents are successful; we support each other, enjoy spending time together and feel a sense of belonging. We love our families, are well educated and employed.

Indicators include measures such as employment numbers, educational achievement and housing affordability.

Cultural well-being

Selwyn is a connected and inclusive community. Mana whenua and tangata whenua thrive. We recreate and volunteer together. Everyone has a place to call home.

Indicators include measures such as crime rate, perceptions of quality of life and volunteer participation.

Economic well-being

Selwyn is defined by our innovative, quality and sustainable infrastructure and transport solutions. We love our towns and invest in our economy.

Indicators include measures such as growth of new businesses, travel times and number of visitors to the district.

🗣️ Have your say

We welcome your feedback. Please let us know whether you think these well-beings reflect your hopes for Selwyn, and whether the indicators are a good way to measure progress towards these goals. Use question 10: Other comments? on the submission form or share your views at www.selwyn.govt.nz/thisway2031.

C Climate change

Climate change is one of the most pressing issues faced by central and local governments worldwide. It is internationally accepted that the climate is changing due to the increase in greenhouse gases in the atmosphere – with changes observed at a global and regional level.

Climate change may threaten our built infrastructure and way of living, but may also provide opportunities that come through a warmer climate. Adapting to these climate changes requires long-term planning to allow for changes in behaviour and infrastructure locations. As a local authority we recognise that we make decisions that span generations – so we must actively assess and respond to the risks and opportunities that climate change presents.

Selwyn District Council was one of the earliest signatories to the New Zealand Local Government Leaders' Climate Change Declaration 2017. As a signatory, the Council is committed to developing and implementing plans to reduce greenhouse gas emissions, to engage with tangata whenua, and to support resilience within our local communities.

Along with other agencies, we also work to improve the resource efficiency and health of homes, businesses and infrastructure in our district, and help communities to understand and prepare for the physical impacts of climate change.

What's the Council doing about climate change?

Assessing our risk

We are collaborating with our regional partners in the Canterbury Climate Change Working Group 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, and a companion report provides an overview of adaptation work already being undertaken in the region. This is being followed up with a more in-depth risk assessment this year.

Priority risks identified in Canterbury included hazards such as sea level rise, flooding, coastal erosion, fire, higher temperatures, drought, and storms. These could potentially affect the natural environment as well as the region's economy and built environment. A recent report from the Ministry for the Environment highlights climate changes already observed in many people's lifetime. The National Institute of Water and Atmospheric Research's projections for Canterbury indicate significant changes in rainfall patterns, increased evapotranspiration and rising sea levels affecting infrastructure close to the coast.

We've carried out an initial assessment of flooding hazard in low lying plains and coastal areas, using computer-based flood modelling to predict the extent and depth of flooding. We also completed an assessment of climate change impacts on water assets in 2017 and 2020, looking at trends in climate change data and the potential impacts on Selwyn's water infrastructure. At this stage the assessment shows only low to minor impacts in Selwyn during the period of this Long-Term Plan.

Planning our response

With our regional partners, we're planning further work to carry out more detailed risk assessments, and to develop cross-sector plans for adaptation to climate change. We will identify a short list of prioritised risks based on existing management actions and urgency. This will feed into a comprehensive adaptation strategy.

Within the Council, an expert group has been formed to examine climate change-related opportunities and risks, and to develop an integrated adaptation action plan that will feed into planning processes.

Putting climate change at the heart of decision-making

In 2020 we 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.

Measuring our own carbon footprint

As part of its 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 against which future carbon emissions will be compared.

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.

We will continue to monitor our emissions, and will set reduction targets to be incorporated into future long-term and annual plans, and identify opportunities to reduce emissions in our own operations and those of our contractors.

i More information?

· *Canterbury Climate Change Risk Screening Interim Report* (www.canterburymayors.org.nz/resources/)

🗣️ Have your say:

We welcome your feedback. Please let us know if you have any comments on Council's role and our response to the climate change. Use question 10: Other comments? on the submission form or share your views at www.selwyn.govt.nz/thisway2031.

D Three waters reform

In July 2020, the Government launched a programme to reform local government’s delivery of drinking water, wastewater, and stormwater services. These services are currently provided by local authorities and the Government has signalled its intent that these services will in future be provided by new, publicly-owned water service delivery entities.

At present there is no fully developed three waters reform proposal to present to the community for consideration. However, local authorities, including Selwyn, have signed a Memorandum of Understanding with the Government under which they agree to work together in the first stage of the reform. This commits us to engage with the initial reform programme and share information on our three waters assets and operations.

The Government is taking a voluntary, partnership-based approach to reform, in which local authorities would be asked to decide to participate in the new service delivery system in late 2021; this decision would be in the form of an ‘opt out’ approach. For councils that participate in the reforms, any transfer of responsibilities and assets is likely to occur in from July 2023.

While the reform creates uncertainty for the Council, we have been advised to prepare our Long-Term Plan 2021–2031 on the assumption that the Council will continue to provide the three waters services. Our voluntary involvement in the first stage of the reform programme will put us in the best possible position to prepare.

E What you told us

As part of our early planning for this Long-Term Plan, we carried out informal consultation last year to seek community feedback on what the Council’s priorities and funding strategies should be over the next 10 years.

We held a community workshop with a cross-section of residents, representing a range of ages, backgrounds and locations. We then identified key themes from this workshop and developed an online survey to explore these issues further.

Here are some of the key things people told us were important to them:

- Selwyn retaining its distinct rural character
- Maintaining a clean, safe and consistent water supply
- Providing and maintaining safe and quality roads.

The top five priorities that people thought the Council should invest more funding in included safe intersections, safe drinking water, quality roads, roading connections between towns, and providing facilities and services for teenagers.

The survey also indicated that a proportion of residents would be happy to pay a little more in rates for some of these priority activities, including providing safe drinking water, making roads and intersections safer, and providing facilities for teenagers.

This feedback has been useful in helping us set our priorities for the coming years – and the proposed projects and work programme in this Long-Term Plan show the Council is responding to many of the issues highlighted by the informal consultation.

i More information?

For a summary of the early consultation findings, see the following document which can be found at www.selwyn.govt.nz/thisway2031.

- *Which Way? Pre-consultation engagement findings*



WHAT THE COUNCIL DOES – UNDERSTANDING YOUR RATES

If you’re a Selwyn ratepayer, you’re one of around 28,000 property owners who contribute through their rates to funding 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, commercial investment returns, 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:

Proposed 2021/22

Transportation and roading ³	39%
Parks, reserves and playgrounds ⁵	19%
Planning and resource management ¹	17%
Council	5%
Community development	5%
Community centres and halls ⁴	3%
Administering the Building Act ¹	3%
Public toilets	2%
Swimming pools ²	2%
Emergency management	1%
Cemeteries ¹	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 NZTA subsidies

4 Also part-funded by district-wide targeted rate

5 Local recreation reserves also part-funded by district-wide 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. 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:

Proposed 2021/22

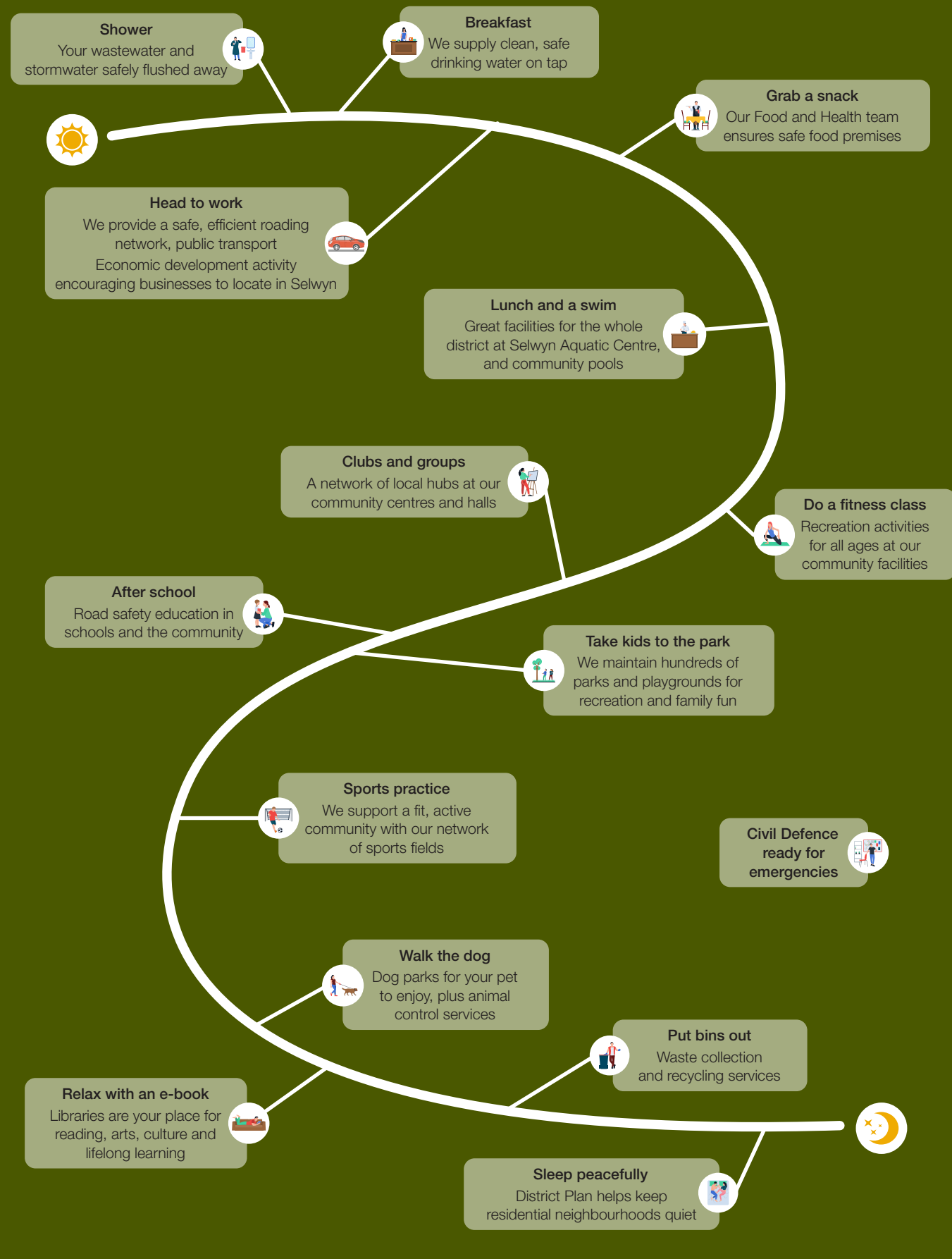
Libraries network	\$232
Recreation reserves	\$133
Water supply	\$267 (plus a volume-based rate)
Stormwater network	\$113
Wastewater network	\$564
Water races	\$45 (plus additional charges where service is provided)
Canterbury Museum	\$33
Community centres	\$175
Refuse uniform charge	\$27 (for all properties on a refuse collection route)
Recycling bin	\$82 (where provided)
Swimming pools	\$42 – \$168 (based on proximity to aquatic facilities)

i More information?

Check Council website at www.selwyn.govt.nz/rates for more information on Council rates.

For more information on proposed rates changes, including examples for different types of properties, check the ‘Financial information’ section of this document, on p. 46–48.

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...



OUR EIGHT BIG DECISIONS

In this section we highlight eight major projects across a range of our activities and services which we need your help with to make a final decision. These projects are of a particular importance due to their size, cost and/or implications for our district. Here you can find detailed information on each project, including options to be considered, and for each option how much it would cost, its impact on the level of rates and the impact on our debt. All financial information includes the effect of inflation which we estimate will increase costs by close to 3% per year.

BIG DECISIONS...



WATER SERVICES

What you need to know

Making sure our residents have a clean, safe and reliable supply of drinking water, and managing the district's stormwater and wastewater, are a critical part of what the Council does.

In this section of the consultation document we're seeking your views on some of the key challenges our water services are facing in the next decade. These mostly relate to increased demand from the continuing growth of our district, as well as increased regulatory pressures.



BIG DECISION 1

Keeping our drinking water safe

The Council is responsible for providing a safe and reliable drinking water supply which meets national drinking water standards.

We manage 27 water supplies which service close to 80% of residential properties within the district – that's around 20,000 households.

In our early consultation on this Long-Term Plan, residents made it clear that having safe drinking water is a high priority. To meet community expectations and national drinking water standards, we must ensure that all Council supplies are treated to the required safe level.

All our supplies have Water Safety Plans, which are currently being reviewed by the Canterbury Health District Board. These plans detail how we ensure a safe drinking water supply for consumers.

In New Zealand, chlorination is widely used to prevent contamination, with 80% of the national population currently supplied with chlorinated water. In Selwyn we already permanently chlorinate nine water supplies: Acheron, Castle Hill, Dalethorpe, Hororata, Hartley's Road, Sheffield/Waddington, Springfield, Arthur's Pass and Upper Selwyn Huts.

Other treatment methods we use to keep water safe include secure ground water, ultraviolet disinfection, selective abstraction and filtration. We will continue to make significant investment in upgrading our water treatment infrastructure.

We also need to be aware that the Government is proposing new legislation to ensure drinking water is safe. The Government's review of national drinking water standards may require us to chlorinate all water supplies. We are currently working with the Canterbury District Health Board and the Government to prepare for these changes.

Option 1 OUR PREFERRED OPTION

Continue our current approach to maintaining safe drinking water supplies, to meet community expectations and comply with regulations.

This means we will only chlorinate remaining non-chlorinated water supplies if our risk assessment or regulation require us to do so.

We would maintain the current infrastructure to ensure that water supplies meet national water quality standards. However, as standards and requirements change, we cannot commit to increased spending to remain chlorine-free.

Cost

The cost of installing infrastructure to allow for chlorine treatment of all remaining non-chlorinated Council's water supplies is around \$1 million in 2021/22.

Impact on rates

The increase in water rates for installing the infrastructure for chlorine treatment (base rate and volumetric rate) for an average residential property will be around 1%, or about \$4 a year.

For a ratepayer with water units the increase will be about \$2 plus \$2 per water unit per year.

Impact on debt

No impact

Have your say

Let us know your views on our preferred option for keeping our drinking water safe. Before giving your feedback, you might want to think about these questions:

- Should we keep our current level of spending and accept we may be required to permanently chlorinate all remaining Council water supplies?
- Should we increase spending on other treatment methods, with the aim that no further chlorination is needed for some supplies?

More information?

Have a look at the following documents which can be found at www.selwyn.govt.nz/thisway2031:

- *Our 5 Waters Activity Management Plan*
- *Which Way? Pre-consultation engagement findings*
- *International Best Practice for Non-chlorinated Drinking Water Supplies*, GHD, 2019. Report prepared for Selwyn District Council.

Option 2

Upgrade some supplies so that they can avoid chlorination.

This means we would need to improve some of our water infrastructure to ensure we can meet national water quality standards without relying on chlorine treatment. This approach is taken in countries like Holland, Switzerland, Germany, Austria and Denmark.

However, even with more investment there's still a possibility that we would be required to chlorinate, to meet the regulatory requirements set by the Government's new water services regulatory body Taumata Arowai.

Supplies that are already chlorinated (such as surface water sources) are likely to remain chlorinated.

Cost

We would need to spend at least an extra \$30 million over the period 2021/22 to 2023/24 on water infrastructure to possibly avoid chlorination of some supplies. This would fund infrastructure such as inline UV treatment, new secure groundwater sources, leakage reduction in the reticulation network and upgrades of reservoirs.

There would also be additional operating costs associated with this additional infrastructure, estimated at around \$200,000 per year.

Impact on rates

The increase in water rates for water infrastructure to possibly avoid chlorination (base rate and volumetric rate) for a typical residential property would be around 20%, or about \$100 a year, assuming the debt is repaid over 20 years.

For a ratepayer with water units the increase would be about \$56 plus \$44 per water unit per year.

The increase would only be applied to properties that currently don't have a chlorinated water supply and which remain unchlorinated.

Impact on debt

We would need to borrow an extra \$30 million, which would be repaid through water rates.

We support Option 1 because it's the lowest-cost approach to providing safe drinking water for residents. The Canterbury District Health Board has not yet approved any water safety plans for non-chlorinated water supplies under the new water safety plan framework. Also the new water services regulatory body, Taumata Arowai, may require us to chlorinate all water supplies to meet their regulatory requirements.

We would not pursue the more expensive Option 2 unless there was strong public support for this, including willingness to pay for increased capital and operational spending.



BIG DECISION 2

How we pay for drinking water supply

Selwyn District Council’s annual cost to supply each household with 200 cubic metres of water a year is \$354. This is lower than most of our neighbouring districts and below the national average of \$454 a year. Our volumetric (metered) rate of \$0.50 per cubic metre (1,000 litres) of water is also one of the lowest rates in New Zealand.

Water rates are used to pay for the costs of supplying water to households (not for the water itself). Currently residents pay the following types of water rates, depending on whether their water supply connection is restricted or on-demand:

- A fixed annual base rate (paid by all properties connected to a Council water supply). In 2020 this was \$254 per year.
- In addition to the fixed rate, there’s also a volumetric (metered) rate for those with unrestricted water supply. This means they pay for the supply of water based on what they use. In 2020 this was \$0.50 per cubic metre. Most households receive water on demand.
- In addition to the fixed rate, a rate per water unit (usually 1,000 litres) is charged to those with restricted water supply in our rural areas. In 2020 this was \$183 per unit. The daily volume of water supplied to these properties is restricted to a predefined volume.

We are proposing to increase water rates for three reasons:

- The cost of supplying water is increasing as regulations change. We need to collect more revenue to meet the increased costs of providing water.

- Our district uses a lot of water on a per-person basis, and this needs to be managed carefully to ensure we can keep enjoying this resource in the future.
- We want to provide an improved level of service to our ratepayers.

We are now consulting on two options for how we could fund this water rates increase (see table below). Both options are designed to raise similar levels of revenue.

As outlined in the Long-Term Plan 2018–2028, water demand management has become increasingly important to offset the effects of rapid population growth in the district, and to manage our impact on the environment. This continues to be important. Water demand management has multiple benefits, including:

- deferring capital investment in water supply, treatment and distribution
- maintaining levels of service (pressure and flow), especially at peak times
- complying with consent limits for water abstraction
- reducing operational and maintenance costs
- conserving water and minimising adverse environmental, social and cultural impacts of water extraction.

Option 1OUR PREFERRED OPTION

Increase the volumetric water rate by a higher proportion than the annual fixed rate.

🏠 Impact on rates

The metered water rate will increase by 20% each year for the first two years. The rate will increase from \$0.50 per cubic metre to \$0.72 per cubic metre (m³) from July 2022. This is a 44% increase over two years.

Over the same period, the fixed base rate will increase from \$254 to \$280 a year. This is a 10% increase over two years.

The rate per water unit for restricted supplies in rural areas will also increase by 10%, from \$183 to \$202 over two years.

The rate of increase will be larger for high-volume water users than for lower-volume users. This gives ratepayers more control over their water rates bill, as emphasis is put on the volume of water used. This is shown below for residential users on metered supplies¹ and rural properties on restricted supplies:

	Current 2020/21 (\$)	Proposed 2022/23 (\$)	Change (\$)
Low water user (110 m³ per year)	309	359	+50
Average water user (200 m³ per year)	354	424	+70
High water user (275 m³ per year)	392	478	+87
Restricted supply – one water unit per day	437	482	+45
Restricted supply – 10 water units per day	2,084	2,300	+216

💰 Impact on debt

No impact

Option 2

Increase both the volumetric water rate and annual fixed rate by the same proportion.

🏠 Impact on rates

Increase the metered water rate from \$0.50 per cubic metre to \$0.60 per cubic metre, from July 2022. The base rate will increase from \$254 to \$307 per year. The rate per water unit for restricted supplies will also increase from \$183 to \$221 over two years. This means a 21% increase over two years. The impact is illustrated below for residential users on metered supplies² and rural properties on restricted supplies:

	Current 2020/21 (\$)	Proposed 2022/23 (\$)	Change (\$)
Low water user (110 m³ per year)	309	373	+64
Average water user (200 m³ per year)	354	427	+73
High water user (275 m³ per year)	392	472	+81
Restricted supply – one water unit per day	437	528	+91
Restricted supply – 10 water units per day	2,084	2,517	+433

💰 Impact on debt

No impact

🗣️ Have your say

Let us know your views on our preferred option for water rates. Before giving your feedback, you might want to think about these questions:

- Do you agree that charging for water supply volumetrically (metered charge for the amount you use) is a more fair way to rate, ie those that use less water should pay less?
- How important is it that you have control over how much you pay for water?

📄 More information?

Have a look at the following documents which can be found at www.selwyn.govt.nz/thisway2031

- *Our 5 Waters Activity Management Plan*
- *Which Way? Pre-consultation engagement findings*

Option 1 encourages better water management, as water users pay for water supply on the basis of what they use. We think this is a fairer and more environmentally responsible option. This also gives ratepayers more control over their water rates bill – those that use less, pay less.



¹ Check your water meter to see what type of water usage you have.
² See above footnote.

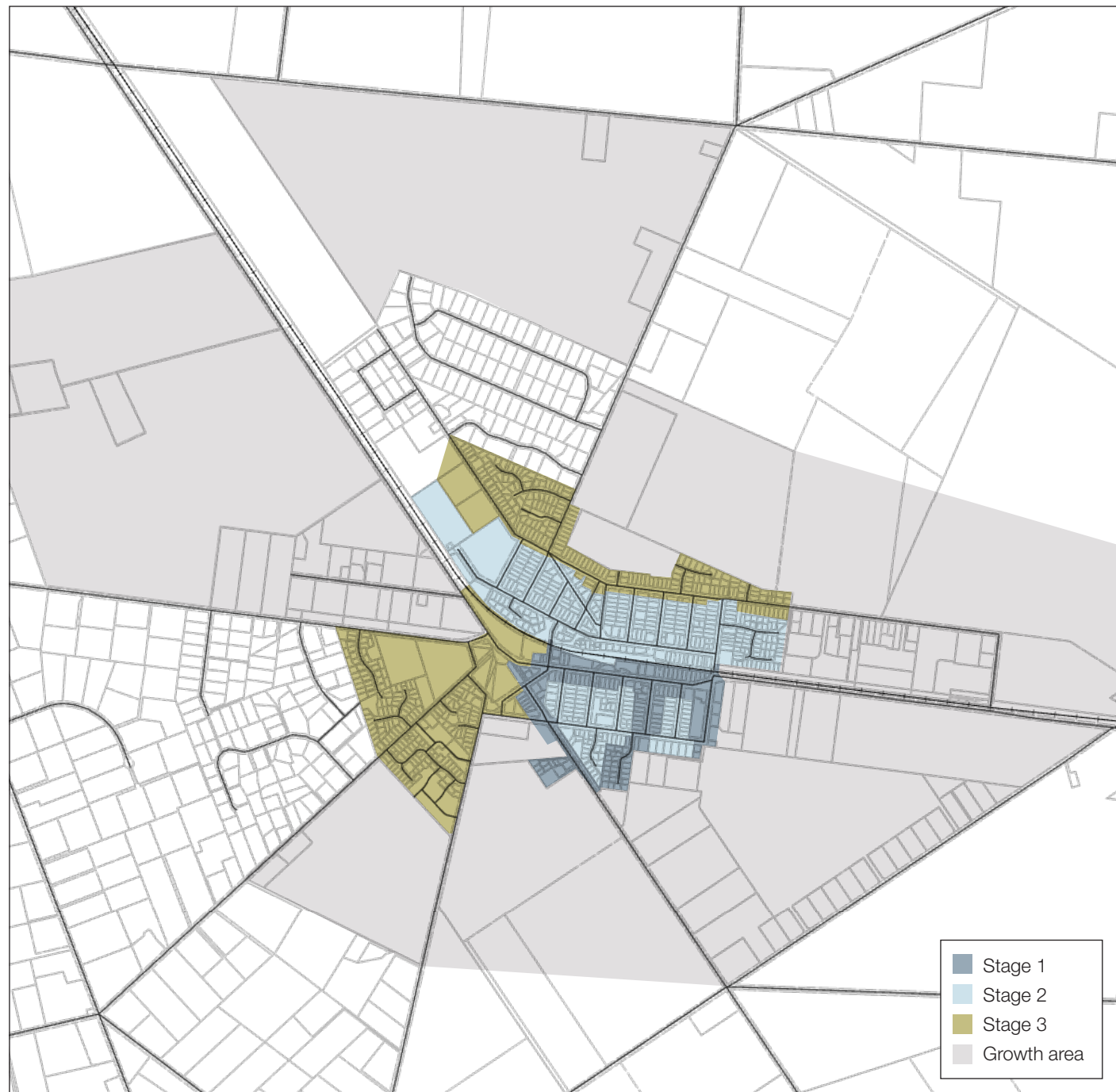
BIG DECISION 3

Developing a new wastewater system in Darfield and Kirwee

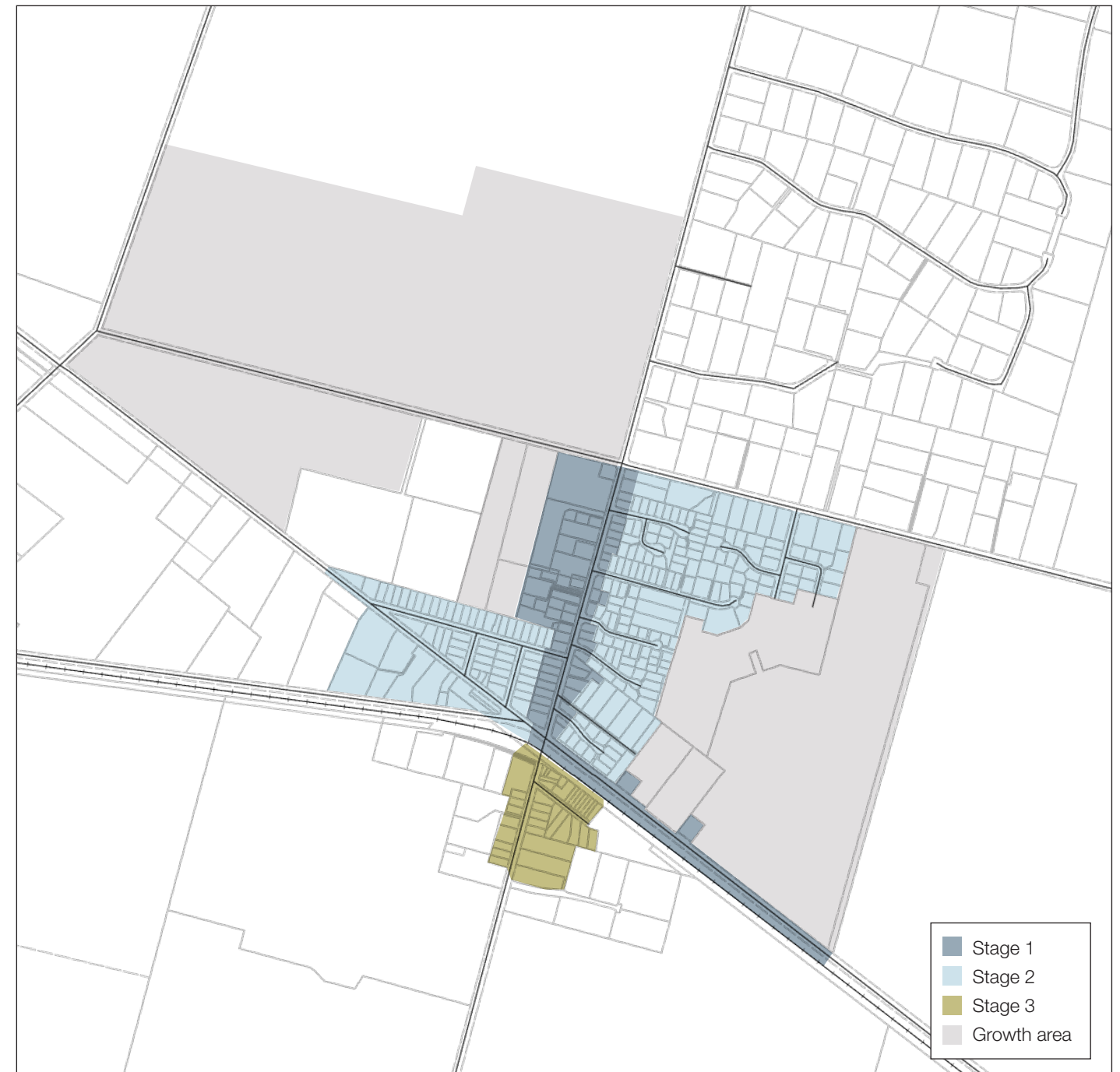
Darfield is one of the largest communities in New Zealand that doesn't have a reticulated wastewater network. Following consultation with affected communities in 2019 and early 2020, the Council has agreed to develop a reticulated wastewater scheme in both Darfield and Kirwee. We are now asking for feedback on proceeding with this scheme, and on our proposals for how it is to be developed and funded.

Connections to the proposed Darfield and Kirwee wastewater network will be rolled out over a number of years. **Stage 1** will enable connection to properties in central Darfield and new growth areas in Darfield and Kirwee. This will take place during 2021/22 and 2022/23. **Stage 2** and **stage 3** involve extending the network to other existing properties in Darfield and Kirwee, which is expected to start from 2024/25 and 2025/26.

Darfield stage plan



Kirwee stage plan



Option 1

OUR PREFERRED OPTION

Connect to the Pines wastewater treatment plant in Rolleston.

This would provide connections for central Darfield and growth areas of Darfield and Kirwee, and provide capacity for the existing residential properties over time. For more detail on the location please check the map above.

Impact on rates

Funding this development will be achieved through:

- Government stimulus grant of \$10 million
- Borrowings of \$28 million, to be repaid through rates on existing properties which benefit from the scheme, and development contributions for future new properties.

The information below summarises the financial impact on current ratepayers who benefit from this scheme, and those who will benefit in the future through new developments.

Assuming a ratepayer connects their property to the proposed scheme in 2025/26, the **total cost of connecting** will be as follows:

A. Existing properties

A share of the Council's cost of the capital works to build a new local wastewater infrastructure network, plus the connection to the treatment plant in Rolleston	Approximately \$17,360 in 2025/26
The property owner's own cost to physically connect their property to the scheme. The cost for most properties will be around \$5,000. For some properties that are set further back from the road the cost will be around \$20,000.	Approximately \$5,000 to \$20,000 depending on the type of connection
Approximate total cost	\$22,360 to \$37,360

The share of the Council's cost of the capital works can be charged to ratepayers as an annual targeted rate. This will not cover the cost to physically connect the property to the scheme, which will need to be paid by the property owner.

The targeted rate is based on an interest rate of 3%, with rate payments being made for 40 years. The amount will change as interest rates change.	2025/26 \$
Targeted rate for capital works	751
Annual operations rate	659
Total annual rate	1,410
Less sewerage investigations rate	(89)
Net increase in rates	1,321

In addition to the annual targeted rate, ratepayers will also pay the annual district wide rate, which is paid by all ratepayers that are connected to a Council wastewater system. The estimated rate increase for a typical residential ratepayer in Darfield and Kirwee, assuming connection being available in 2025/26, will be:

Properties that constitute more than a single household unit equivalent (HUE) will pay an additional \$6,085 per HUE and this will increase the loan rate proportionately.

B. New properties

Land developers in Darfield and Kirwee will be able to connect to the new scheme by paying a development contribution. This will be used to fund a proportionate cost of the connection to the treatment plant in Rolleston. It will not cover the cost of local reticulation within the subdivision which must be provided by the land developer. Subject to consultation on amendments to the Development Contributions Policy (see p. 45), the amount payable will be \$6,085 (including GST) per HUE assuming a connection in 2025/26.

There is some uncertainty around the funding of future capital works for wastewater, as the Government is proposing to reform the provision of this service. This may mean there will be a different way of paying for the proposed new scheme. The impact of the proposed reforms is not known at this time.

Cost

The total cost of the capital works required to reticulate the two townships, construct the pipeline to connect to the Pines wastewater treatment plant and pay for a share of the cost of the treatment plant is \$38 million. The work will initially be funded by borrowing and by a one-off Government stimulus grant of \$10 million.

The Council's decision to use the Government's stimulus grant to fund the pipeline means the cost per house has been reduced by about \$5,000

Impact on debt

We would need to borrow an extra \$28 million.

This would be repaid by ratepayers in Darfield and Kirwee through a local targeted rate (\$17 million), and by land developers benefiting from the new wastewater system through development contributions (\$11 million).

Option 2

Status quo – keep septic tanks.

Cost

Cost of getting a new septic tank ranges between \$10,000 and \$25,000.

Cost of operating and maintaining a septic tank ranges between \$190 and \$720 per year, depending on type of tank and what regular checks are required.

Impact on rates

No impact

Impact on debt

No impact

Option 1 is our preferred option, based on the environmental and public health benefits of a modern, reticulated system, as opposed to septic tanks. This option will also better provide for the ongoing population growth this area is experiencing, allowing for sustainable intensification of development and a wider range of housing types.

As noted above, the Council has a one-off opportunity to access Government stimulus funding for this project, which reduces the overall cost to households.



Have your say

Let us know your views on our preferred option for the new wastewater system in Darfield and Kirwee. Before giving your feedback, you might want to think about these questions:

- Over what timeframe should Council provide the existing properties in Darfield and Kirwee connections to the new wastewater network?
- Have we got the areas proposed to be serviced by the new scheme right? If not what change would you like to see? Would you like to see more or less area covered?
- Do you agree that connecting to the Rolleston's Pines wastewater treatment plant is the best option for treatment?

More information?

Have a look at the following documents which can be found at www.selwyn.govt.nz/thisway2031:

- *Our 5 Waters Activity Management Plan*
- *Which Way? Pre-consultation engagement findings*



TRANSPORTATION SERVICES

What you need to know

We manage over 2,600 km of local roads which connect to the national state highway network (which is managed by Waka Kotahi NZ Transport Agency). This network increases every year as new roads are added as part of new subdivisions. The network also includes street lighting, footpaths and cycleways, and we provide public transport facilities to support the Metro bus services provided by Environment Canterbury.

Ensuring people and freight can move safely and efficiently on our roads will continue to be a high priority over the next 10 years. Beyond our townships we have a large rural road network, of which nearly half is unsealed roads. Along with our busy arterial roads, our rural roads are very important as they enable our farming community to move goods from the farm gate to markets and ports. In early consultation last year you told us that maintaining a safe and quality roading network is the most important area of our work.

To ensure our local roads are of the quality you expect them to be, we need to make decisions on how the funding should be spent. Currently about 35 cents of your general rate dollar helps fund the transport network (some of this is initially funded by borrowing). The rest is funded through subsidies from Waka Kotahi NZ Transport Agency (NZTA) and contributions from land developers.

Given the ongoing growth and the additional traffic demands this places on our network, we believe our priorities in the coming 10 years should be preserving our existing roading network, and investing in road safety. We are also investing more in public transport, along with Environment Canterbury, to improve bus services, bus stops and our park-and-ride facilities.

NZTA has yet to confirm how national transport funding will be allocated across the country, so final details of the costs and timing of our proposed transportation programme are uncertain. We won't know the level of funding that we will receive until later in 2021.

Subject to the amount available from NZTA, we are proposing a \$339 million investment programme over the next 10 years. This includes both NZTA subsidies and Council-funded activities. This is a 20% increase on what we planned to spend on the transportation programme in our last Long-Term Plan 2018–2028 (\$283 million). The proposed increase will provide funding for more road maintenance, more safety upgrades at major intersections, improving connectivity to the Southern Motorway, continuing the Rolleston town centre development, starting the Lincoln town centre upgrade, and upgrading our public transport infrastructure.

BIG DECISION 4

Maintaining our roads

Every year people travel more than 520 million kilometres on our local roading network. Over the last 10 years usage has increased over five percent each year, which corresponds with Selwyn’s annual population growth. While our new subdivisions create more traffic, the continuing expansion of Rolleston’s industrial zone and its inland ports are also increasing freight traffic across the network.

We face ongoing challenges in managing levels of service to a standard appropriate for the district and that residents expect us to deliver. To date we have taken the following general approach to managing maintenance and renewal activity funding:

- Seek as much funding as possible from NZTA and match it with local share from General Rates
- Fund any over-expenditure directly, to ensure levels of service do not slip. For 2019/20 this was over \$2 million.

Given what we know, we have considered the following options:

Option 1OUR PREFERRED OPTION

Increase the level of general rate-funded maintenance above the level funded by NZTA.

This option means a higher level of direct maintenance funding by ratepayers, beyond what NZTA provides. The additional work would lower the risk of our roads deteriorating further and needing even more costly repairs at a later stage.

Striking the right balance in funding like this allows us to manage road user expectations for our district.

Cost

Additional \$1 million per year

Impact on rates

This option will increase the General Rate, based on a property’s capital value as shown below.

Capital Value \$	Annual rate Impact \$
550,000	30
800,000	38
10,000,000	360

Impact on debt

No impact

Option 2

Fund maintenance at the level supported by NZTA.

NZTA compares our road performance and conditions to those of other councils across the country and determines what they believe is fair to be funded. However this may not meet the expectations of our road users.

Cost

No additional cost

Impact on rates

No additional impact

Impact on debt

No impact

Option 1 is our preferred option as it allows us to maintain the local roading network based on our needs assessment, and reduces the risk of deterioration which would end up costing more at a later stage.



Have your say

Let us know your views on our preferred option for maintaining our local roads in Selwyn. Before giving your feedback, you might want to think about the following questions:

- Would you prefer to see road maintenance funded at the level supported by Waka Kotahi NZ Transport Agency, or increase the level of general rate funded maintenance so that additional work can be completed?

More information?

Have a look at the following documents which can be found at www.selwyn.govt.nz/thisway2031:

- *Our Roads and Transport Activity Management Plan*
- *Which Way? Pre-consultation engagement findings*

BIG DECISION 5

Planning for future roading and transportation projects

Selwyn is facing unprecedented demand for roading and transport upgrades and new projects. This arises from our high growth and community expectations for other transport choices such as walking, cycling and public transport. One of our highest priorities is improving road safety. We have been working with NZTA to put together road safety programmes, and road and intersection upgrades to meet our obligations to the national ‘Road to Zero’ Road Safety Strategy.

We recognise that increased growth and traffic demands are putting pressure on the main town centre roads. We are continuing with roading works to support the new Rolleston town centre, including provision of public parking. Similarly, we are planning to start the Lincoln town centre upgrade, as we are aware of the deteriorating condition of Gerald Street. This significant project will span a number of years, and will include dedicated cycleways, better footpaths and street crossing points.

In addition to the specific projects, annual funding is also included to continue with the footpath extensions in our townships, safety upgrades to rural intersections, bus stop upgrades and a comprehensive road safety promotional programme.

Wherever possible we have attempted to ensure our projects can attract NZTA funding assistance, but this is not always possible if they do not align to their priorities.

A summary of the road improvement programme that we propose to include in the Long-Term Plan for 2021–2031 is set out below, along with the programme that we have provisionally identified for completion in the years 2031–2051. This programme doesn’t include our renewal projects and small ongoing projects.

Summary of proposed roading and transportation improvement programme 2021–2031

Type of improvement	\$m	Projects include
Intersection upgrades	40	Intersections at Shands/Trents Road; Shands/Hamptons Road; Springs/Hamptons Road ; Lowes Road/Levi Drive/Masefield Drive; Springs/Tosswill Road; Selwyn/Weedons Road; Goulds/East Maddisons Road
Safety upgrades	23	Annual programme to improve intersections and fund road safety and behaviour programmes
Road upgrades	17	Weedons Ross Road, Ellesmere Road and Hoskyns Road seal widening; Meijer Drive extension; Jones/Two Chain Road realignment
Public transport facilities	9	Lincoln and Rolleston park-and-rides
Walking and cycling	8	Glentunnel to Whitecliffs; Rolleston to Burnham; Templeton to Prebbleton; Jones Road
Lincoln Town Centre	16	Gerald Street/West Belt traffic signals; Gerald Street upgrade eastern end; Gerald Street/Vernon Drive traffic signals
Rolleston Town Centre	17	Car parks; Wordsworth Street South extension; Rolleston Drive access upgrade; Rolleston Drive/Tennyson Street traffic lights; Moore Street extension; Tennyson/Moore Street traffic lights
Other	2	Completion of townships streetlight upgrades to LED
Total	132	

Summary of proposed roading and transportation improvement programme 2031–2051

Type of improvement	\$m	Projects include
Intersection upgrades	8	Burnham School/Dunns Crossing Road traffic signals; Lowes/Dunns Crossing Road roundabout
Safety upgrades	1	Horndon Street North, Homebush Road level crossing upgrades
Road upgrades	53	Southbridge High Street upgrade; Leeston High Street upgrade; Prebbleton street upgrades; Leaches Road, Aylesbury Road, Wards Road seal widening; Broadland Drive Stage 3 extension
Walking and cycling	43	Darfield to Kirwee; West Melton to Rolleston; Leeston to Southbridge; Darfield to Sheffield; Sheffield to Springfield; West Melton to Kirwee; West Melton to Waimakariri River Park
Lincoln Town Centre	11	Gerald/James/Edward Street traffic signals; Gerald Street upgrade western end; Springs/Gerald/Ellesmere Junction Road traffic signals
Other	2	Dark sky LED street light upgrades
Total	118	

We are seeking feedback on the following options for the timing of proposed new roading and transportation work over the next 10 years and beyond:

Option 1OUR PREFERRED OPTION

Complete the capital works programme as detailed above for the 2021–2031 period.

Impact on rates

This option will increase the General Rate over 10 years, based on a property’s capital value as shown below:

Capital Value \$	Annual rate Impact of \$72m \$
550,000	113
800,000	147
10,000,000	1,385

(The rates impact reflects the full roading programme that will be completed progressively over 10 years and assuming the debt is repaid over 20 years. The rate increase above is the impact by 2030/31.)

Cost

The proposed cost is \$132 million over the 10 years. This will be funded by a combination of the subsidy from Waka Kotahi NZTA, development contributions from land developers and borrowing.

The approximate funding split is:

- NZTA: \$43 million
- Developers: \$17 million
- General Rate: \$72 million

Impact on debt

We would need to borrow \$72 million.
The borrowing will be repaid by the General Rate.

Option 2

Vary the programme under Option 1 by starting some projects earlier or later.

Impact on rates

Varying the level of capital expenditure will increase or decrease the General Rate.

The impact of this option on the General Rate is illustrated below, based on \$5 million of capital expenditure being either added to or taken away from the proposed programme.

Capital Value \$	Annual rate Impact of \$5m change \$
550,000	+/-9
800,000	+/- 12
10,000,000	+/-115

Cost

The cost of this would depend on the scale of projects that would start earlier or later than proposed.

Impact on debt

More or less capital expenditure will have a direct impact on the level of borrowing.

Option 1 is our preferred option because it allows us to work on intersection and safety upgrades and limits the annual general rate increase to 6% per year. Investing more funding in these activities is also what you have told us during the early consultation last year, should be our number one priority.



Have your say

Let us know your views on our preferred option for future roading and transportation projects in Selwyn:

- Do you support the proposed capital works programme for 2021 to 2031, or would you prefer to see some projects brought forward or deferred?

More information?

Have a look at the following documents which can be found at www.selwyn.govt.nz/thisway2031:

- Detailed list of proposed projects over \$100,000 funded by this draft 2021-31 Long Term Plan, and proposed projects over \$100,000 funded beyond this 2021-31 Long-Term Plan
- *Our Roads and Transport Activity Management Plan*
- *Which Way? Pre-consultation engagement findings*

COMMUNITY FACILITIES

What you need to know

The Council manages a range of community facilities which contribute significantly to Selwyn residents' social and cultural well-being and quality of life. These facilities, such as recreation reserves, swimming pools and community centres and halls, provide places for recreation, leisure and community activities, and support the accommodation needs of other Council services, such as libraries.

Balancing local and district-wide community needs is critical in how we plan community facilities. We believe a mix of different facilities that complement each other, rather than compete, is best for Selwyn. Our network approach focuses on quality and fit-for-purpose facilities across the district, with a particular emphasis on major facilities in our bigger townships of Rolleston and Lincoln. We are also looking at how our facilities could operate as community hubs – where our buildings are more than just a space for hire, supporting programmes and services to meet the local community needs.

A number of new facilities are expected to come into service during the next 10 years. These include Te Ara Ātea – a library, and a cultural and community facility, and Selwyn Sports Centre – an indoor sports and recreation complex, both located in Rolleston.

A key challenge over the next 10 years is to balance the need for facilities that support the ongoing population growth and meet our communities' changing expectations, while at the same time ensuring they are delivered in a way that is affordable and sustainable. Good news is that you've been telling us that our level of service to date is about right. Also in our early consultation on the Long-Term Plan the interest in spending more money was lowest for the community services and facilities area. Keeping all of this in mind we are now seeking your views on the following key challenges we want to address in the next 10 years.



BIG DECISION 6

Future of the new Prebbleton Community Centre

A new Prebbleton Community Centre has been planned since it was proposed in the Long-Term Plan 2018–2028. Following consultation on the Annual Plan 2020/21 the project was deferred until this Long-Term Plan, so that more information on the location and community needs could be gathered. The demand for a new facility is clear, with the existing public hall being earthquake-prone and nearing the end of its life. This hall, which isn't owned by the Council, has served as a focal point for community activities for many years.

Some further information is still required to understand the exact needs and the best site. To allow time to confirm this, we're proposing to build the new community centre in 2025/26. Initial assessment work indicates that a flexible facility, which can cater for a variety of uses and age groups, is needed.

The most likely site for the proposed centre would be on Prebbleton Reserve, to strengthen this site as a community hub.

Option 1OUR PREFERRED OPTION

Construct a new community centre.

While exact needs and site are still being investigated, it's expected that this proposed centre would be a multi-purpose facility, suitable for many different types of functions, and for a range of users and ages. It would also include some specialised spaces.

The facility would also have a high level of seismic performance, so it could be used as a civil defence emergency welfare centre for the district.

Cost

\$6.3 million funded by a combination of development contributions paid by land developers, and borrowing.

Plus ongoing operating and maintenance costs for the new facility.

Impact on rates

The cost of the proposed new facility has a rate impact equal to \$12 per year, which is already provided for within the budgeted Community Centres Targeted Rate and assumes the debt is repaid over 25 years.

Impact on debt

We would need to borrow an extra \$4.9 million.

This would be repaid by the Community Centres Targeted Rate.

Option 2

Defer the project to outside the 10-year plan.

Cost

There are no costs associated with this option.

Impact on rates

The Community Centres Targeted Rate will reduce by \$12 per year compared with our forecast rate.

Impact on debt

No impact

Option 1, building a new multi-purpose facility that meets community needs, is our preferred option.



Have your say

Let us know your views on our preferred option for the new Prebbleton Community Centre. Before giving your feedback, you might want to think about the following questions:

- Do you support a new community centre being built in Prebbleton?
- Is the timing right or would you like to see it built earlier or later?
- Do you agree with it being sited on Prebbleton Reserve or is there a better place (noting that viable options in Prebbleton are very limited)?

More information?

Have a look at the following documents which can be found at www.selwyn.govt.nz/thisway2031:

- *Our Community Facilities Activity Management Plan*
- *Which Way? Pre-consultation engagement findings*

BIG DECISION 7

Future of the Leeston Library and Community Centre

In the Long-Term Plan 2018–2028 we proposed developing a new community centre at Leeston, which currently does not have a purpose-built community facility. This was scheduled for 2025/26. However, in 2019, an assessment of the current Leeston Library/Service Centre building, which also houses the medical centre, showed it was earthquake-prone.

Following consultation on the Annual Plan 2020/21, we have considered community views on the type of facility required, and determined the best location for a new centre. We are now proposing to build a combined community centre, library and service

centre facility on Leeston Park. The library/service centre space would be around 600 square metres with adjacent community spaces, and would be built in 2022/23.

A new medical centre would be built as a standalone building. This facility would be developed as a commercial investment, with cost recovery of the construction and operating expenses from a lease agreement, and no impact on rates.

Option 1OUR PREFERRED OPTION

Build a new combined Leeston Library/Service Centre and Community Centre on Leeston Park.

While this is the more expensive option it provides for a community centre which Leeston currently doesn’t have. A new facility also received strong community support during the last Long-Term Plan consultation. A needs assessment study in 2019 also confirmed that there was local support for a new facility, and that it should be a flexible, multi-use and adaptable community space.

Cost

\$8.9 million funded mainly from borrowing, and part from development contributions (subject to the building being sited on the park).

Plus ongoing operating and maintenance costs for the new facility.

Impact on rates

The cost of the new facility has a rate impact equal to \$10 per year, which is already provided for within the budgeted Community Centres Targeted Rate; and \$9 per year, which is also already provided for within the budgeted Libraries Targeted Rate. This assumes the debt is repaid over 25 years.

Impact on debt

We would need to borrow an extra \$8.4 million.

This would be repaid by the Community Centres and Libraries Targeted Rates.

Option 2

Upgrade the existing library/service centre building in 2022/23

Rectify weather tightness and building code issues on existing library/medical centre. This option would not provide any additional community space.

Cost

\$2.6 million funded from borrowing.

However, there’s a risk of incurring further costs once work begins, as a result of long-term water tightness issues.

Impact on rates

The cost of the upgraded building has a rate impact equal to \$5 per year within the Libraries Targeted Rate and assumes the debt is repaid over 25 years.

Impact on debt

We would need to borrow an extra \$2.6 million.

This would be repaid by the Libraries Targeted Rate.

Option 3

Defer the project to outside the 10-year plan.

Cost

Some maintenance and renewal costs will be required to ensure the building remains operational including roof replacement. This work is estimated to cost \$500,000.

Impact on rates

The Community Centres Targeted Rate will reduce by \$10 per year and the Libraries rate by \$7 per year compared with our forecast rate levels.

Impact on debt

No impact

Option 1 is our preferred option. As the existing Leeston Library building and medical centre is assessed as earthquake prone, subject to weather tightness issues and requiring a large capital investment, we believe the best option is to provide a combined facility. This would be more efficient in terms of both capital and operating costs. The Council has explored other options including re-purposing the Leeston Rugby Football Club building for community use, but this proved to be too expensive.

A needs assessment study also confirmed that Leeston Park was the preferred site for a new community facility to be developed. This site is central, is already a community focal point, and provides a strong presence close to the main street and business area. The Council has acquired land next to Leeston Park, near the RSA building, which could be used for the new facility.



Have your say

Let us know your views on our preferred option for the Leeston Library and Community Centre. Before giving your feedback, you might want to think about the following questions:

- Do you support a new community facility for Leeston with space for a library and community uses?
- Do you think it would be better to just upgrade the existing library?
- Do you agree with the new facility being sited on Leeston Park or is there a better place, and if so, where?

More information?

Have a look at the following documents which can be found at www.selwyn.govt.nz/thisway2031:

- *Our Community Facilities Activity Management Plan*
- *Which Way? Pre-consultation engagement findings*
- *Leeston Community Facility Needs Assessment*

BIG DECISION 8

Future of the Hororata Community Centre

The Long-Term Plan 2018–2028 included a proposal for a new community centre on the Hororata Domain. The existing hall was to be demolished after the community centre was opened, with the land on which the hall is located and adjacent endowment land being sold to provide some funding for the new community centre.

Since then the existing hall, built in the 1890s, has been listed as a heritage building in the Proposed Selwyn District Plan. Some individuals and groups have expressed an interest in using the existing hall as a museum. There have also been mixed community

views about the need for such a large new community centre, especially given the size of population in this area, the low use of the existing hall and the proximity to other Council-owned facilities, such as Glentunnel Hall.

The Hororata Community Trust would consider raising up to \$2 million towards the Hororata Community Centre project that would best serve the needs of Hororata and the wider district in the future. The Trust will be guided by the community feedback on the options outlined below. If the fundraising is not successful the Council will reconsider the proposal.

Option 1OUR PREFERRED OPTION

Construct a new Hororata Community Centre on the domain in 2023/24.

This option provides for a new purpose-built facility to be located on the reserve. It would provide community space, support recreational use of the reserve and create a focal point for the local community.

If a new facility is built, the Council would not continue to support the existing hall and this may be transferred to the local heritage group.

The new facility would not be as large as previously proposed, considering the size of population in this area, the low use of the existing hall, and proximity to other Council-owned facilities, such as Glentunnel Hall.

Cost

Up to \$3 million, funded from a combination of community fundraising, development contributions, land sales and borrowing.

Plus ongoing operating and maintenance costs.

Impact on rates

The cost of the new facility has a rate impact equal to \$2 per year, which is already provided for within the budgeted Community Centres Targeted Rate and assumes the debt is repaid over 25 years. This relies on the fundraising by the Trust.

Impact on debt

We would need to borrow an extra \$0.4 million. This relies on the fund raising by the Trust.

The loan would be repaid by the district-wide Community Centres Targeted Rate.

Option 2

Renovate the existing hall (a current area of 168m²) and provide new meeting spaces (125m²) for the community and playcentre (107m²) on the current site in 2023/24

This option provides for the original heritage part of the hall to be restored, with the later additions removed. A separate annex would be built to provide for community meeting space and to accommodate the playcentre. This option preserves the heritage values of the hall building and creates additional space for community uses but, being a stand-alone facility, does not help to support recreational use of the reserve.

Cost

\$3.3 million funded from a combination of community fundraising and borrowing.

Plus ongoing operating and maintenance costs.

There’s also a risk of further costs being identified once work begins, as a result of the building’s heritage status.

Impact on rates

The cost of the new facility has a rate impact equal to \$4 per year, which is already provided for within the budgeted Community Centres Targeted Rate and assumes the debt is repaid over 25 years. This relies on the fundraising by the Trust.

Impact on debt

We would need to borrow an extra \$1.3 million. This relies on the fund raising by the Trust.

This would be repaid by the district-wide Community Centres Targeted Rate.

Option 3

Status quo – maintain existing hall and not construct a new Hororata Community Centre or renovate existing hall.

This option means that the existing hall can continue to be used by the community although the hall will have a limited life as it deteriorates over time.

No additional funding is needed with this option and it allows for the hall, as a heritage listed building, to be retained although not restored.

Cost

Some additional annual costs will be required to keep this building in a useable condition but these are not estimated to be substantial.

Impact on rates

No impact

Impact on debt

No impact

Option 1 is our preferred option. We propose to develop a new purpose-built facility on the reserve, supporting recreational use of the reserve and at the same time providing for community space.

This option is favoured as it provides a better facility for the community, and avoids the risks associated with renovating an old building.



Have your say

Let us know your views on our preferred option for the Hororata Community Centre:

- Do you support the Council’s proposal to build a new community facility in Hororata at the domain?
- If not, would you prefer to restore the existing hall on the current site and adding new facilities, or an alternative option (please specify)?

More information?

- Have a look at the following documents which can be found at www.selwyn.govt.nz/thisway2031:
 - *Our Community Facilities Activity Management Plan*
 - *Which Way? Pre-consultation engagement findings*

FOR INFORMATION – OTHER IMPORTANT PROJECTS

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

Have your say

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

Future of Malvern aquatic facility

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

Commercial property investment

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

Ellesmere wastewater

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

Pines 120K

The Rolleston Pines Wastewater Treatment Plant has been designed so that it can be upgraded in stages to match population growth. The current plant has the capacity to treat wastewater for up to 60,000 people³. A masterplan has been developed for the treatment plant to expand the maximum treatment capacity to 120,000 people⁴. The cost will be around \$100 million and will be funded largely by development contributions.

Upper Selwyn Huts wastewater

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

Land drainage network

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

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

Proposed changes to fees and charges

Environmental and regulatory services fees and charges

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

Solid waste fees and charges

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

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

Burial fees and charges

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

Reserve fees and charges

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

Rural water charge – additional units

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

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



Big decisions (timings)

- BIG DECISION 1** Keeping our drinking water safe (2021–2031)
- BIG DECISION 2** How we pay for drinking water supply (2021–2031)
- BIG DECISION 3** Developing a new wastewater system in Darfield and Kirwee (2021–2026)
- BIG DECISION 4** Maintaining our roads (2021–2031)
- BIG DECISION 5** Planning for future roading and transportation projects (2021–2031)
- BIG DECISION 6** Future of the new Prebbleton Community Centre (2025/26)
- BIG DECISION 7** Future of the Leeston Library and Community Centre (2022/23)
- BIG DECISION 8** Future of the Hororata Community Centre (2023/24)

Other projects

Water services (timings)

- 1** Prebbleton Water Treatment plant capacity upgrade (2021/22 and over the 10-year period)
- 2** Rural water supply pipeline capacity upgrade (2021–2024)
- 3** Darfield water capacity upgrade (2021–2024)
- 4** West Melton water capacity upgrade (2021–2024)
- 5** Rolleston water capacity upgrades (over 10-year period)
- 6** Leeston water capacity upgrades (2021–23)
- 7** Springfield water quality and storage upgrades (2021/22 ongoing from 2020/21)
- 8** Rolleston wastewater treatment plant upgrades (over 10-year period)

Transportation services

- 1** Rolleston town centre roading upgrades
- 2** New Rolleston town centre public carparks
- 3** Rolleston roading upgrades
- 4** Rolleston intersection upgrades
- 5** New Lincoln public town centre carparks
- 6** Lincoln roading upgrades – Gerald Street and Meijer Drive extension
- 7** New public transport park-and-rides facilities – Rolleston and Lincoln
- 8** Prebbleton intersection upgrades – Shands and Springs Roads
- 9** Road widening – Weedons Ross Road, Hoskyns Road, Ellesmere Roads
- 10** Seal extensions – Tancred's Road, Coaltrack Road, Brookside Road
- 11** New cycleways – Glentunnel to Whitecliffs, Templeton to Prebbleton, Rolleston to Burnham, Jones Road
- 12** Darfield rail level crossing safety upgrades
- 13** Malvern Road fords upgrades
- 14** Tai Tapu overhead lines undergrounding
- 15** West Melton roading upgrades
- 16** District-wide upgrades – bus stops, footpaths, small bridges, street lights, rural intersections

Community facilities (timings)

- 1** Southbridge Park development (2024–2027)
- 2** Leeston Park development (2021–2023)
- 3** Mead Hall earthquake strengthening (2021)
- 4** Public toilets replacement (RSA) (2022)
- 5** Kirwee Reserve development (from 2021)
- 6** Malvern aquatic facility (2021 and 2030)
- 7** Darfield Domain – upgrade sports facilities (2021–2028)
- 8** District park development (2024–2030)
- 9** Town centre reserve development (2021–2022)
- 10** Foster Park – full sized artificial hockey turf (2021)
- 11** Foster Park – youth park development (2023)
- 12** New reserve/sports field development – Lincoln (2023–2028)
- 13** New reserve/sports field development – Prebbleton (2021–2028)
- 14** Rhodes Park walkway construction (2021–2025)
- 15** Public toilets replacement (Liffey) (2024)

POLICIES

Changes to Significance and Engagement Policy

The Council is proposing to make minor changes to its Significance and Engagement Policy. This policy was initially adopted by the Council as part of the 2015–2025 Long-Term Plan, and reviewed as part of the Long-Term Plan 2018–2028 process.

All councils are required by the Local Government Act 2002 to adopt a Significance and Engagement Policy, which must set out how they determine the significance of proposals and decisions relating to issues, assets and other matters, and how they will engage and consult with communities on significant matters.

The changes proposed are not substantive and do not alter the intent of the policy. They include removing some non-critical matters and matters of technical detail; and removing matters which are covered elsewhere, for example in legislation or other policies.

A full copy of the proposed policy is available at www.selwyn.govt.nz/thisway2031.

Changes to financial policies

The way in which Council activities are paid for is determined by its financial policies. We are proposing changes to three key policies: the Revenue and Financing Policy, the Development Contributions Policy, the Rate Remissions Policy including Māori Freehold Land; and developing a new policy: the Rates Postponement Policy. A summary of the proposed changes is set out below.

More information, and full copies of the three policies, are available at www.selwyn.govt.nz/thisway2031.

Proposed changes to the Revenue and Financing Policy

The Revenue and Financing Policy sets the overall approach to funding Council activities in terms of who pays for what, and sets out the reasons for the funding choices the Council has made. The aim of the policy is to be fair to ratepayers, customers and land developers over the costs they should meet. The existing revenue and financing policy was adopted three years ago.

We have reviewed the policy to keep it up to date and we’re proposing a minor change. The proposed change is to increase the proportion of operating expenditure for the Building Control activity funded by user charges from ‘medium/high’ to ‘high’. This is from the range 60 to 79% to the range 80 to 100%. This reflects that the majority of benefits from this activity are received by those applying for building consents, whilst still allowing for some funding from General Rates to reflect the broader public benefits of this activity. This change also reflects the high level of building work in the district which has increased the scale of the Building Control function, and without this change the activity would require an increasing level of funding from the General Rate.

Proposed changes to the Development Contributions Policy

This policy determines how much land developers pay towards the cost of providing the additional community facilities and infrastructure required for a growing population, including roads, water systems, wastewater systems and reserves. The policy has been reviewed to keep it up to date and clarify some administrative matters.

The main proposed changes are:

- Expanding the Eastern Selwyn Sewerage Scheme catchment area to include Ellesmere and Malvern. The expanded scheme will be called the Selwyn Sewerage Scheme and the amount payable will be lower than existing development contributions for sewerage. This change is a result of the planned connection of the existing Ellesmere sewerage scheme and new connections in the townships of Darfield and Kirwee to the Pines Wastewater Treatment Plant in Rolleston.
- Adjusting the amount payable in respect of other development contributions to reflect updated assumptions of growth and capital expenditure.
- Including an increase in the household unit equivalent⁵ for large residential properties, defined as having four or more bathrooms (including ensuites).
- Simplifying the calculation of reserve development contributions payable for multistage subdivisions.
- Clarifying the applicable date for the valuation of land to vest as reserves.
- Clarifying the proportion of land value available as a credit towards reserve development contributions.

Proposed changes to the Rate Remissions Policy including Māori Freehold Land

This policy sets out the remissions available from payment of some rates for certain parties, or in certain circumstances. The policy has been amended to include a remission on rating units as a result of a pandemic or other similar event – this will provide authority for the Group Manager Organisational Performance to develop a temporary rates penalty remission policy in response to a pandemic or other similar events affecting rating units in the Selwyn district.

Proposed Rates Postponement Policy

The proposed Rates Postponement Policy will allow ratepayers (usually those aged over 65) to postpone paying their rates by placing a charge over their property. This is similar to a reverse mortgage. The rates will usually be paid when the ratepayer ceases to be the owner of the rating unit. The policy has specific eligibility criteria and is designed so that it does not place additional costs on other ratepayers.



Have your say

Let us know your views on our proposed changes to the above policies.



⁵ A composite unit of measurement based around the demand on services that a single household has been modelled to create. It may incorporate traffic, water, wastewater and stormwater use and through the use of ratios. It is also sometimes used as a way of calculating development contributions for commercial developments.

FINANCIAL INFORMATION

Financial strategy

Introduction

The financial strategy guides the way the Council makes decisions over income, expenditure, borrowing and investments. It helps explain how we plan to balance the books and summarises the implications of these plans for ratepayers. In doing so it links the Council's decisions on what services to provide with how they will be paid for. This section provides a summary of the strategy, which can be seen in full in the supporting documentation at www.selwyn.govt.nz/thisway2031.

In developing the Long-Term Plan we aim to remain in a strong financial position and be fair in deciding the amount current and future ratepayers, customers and land developers pay for services they receive.

The Council continues to be in a sound financial position after a decade of rapid population and business growth. Our financial results have been positive, net borrowing is relatively low and we retain a range of investments. Although this growth is positive for the district, and results in an increase in the number of ratepayers, it does put increasing pressure on our water and wastewater systems, roads and community facilities. This increasing demand, along with the need to continue to improve road safety and drinking water quality, will require increases in both rates and borrowing over the next 10 years.

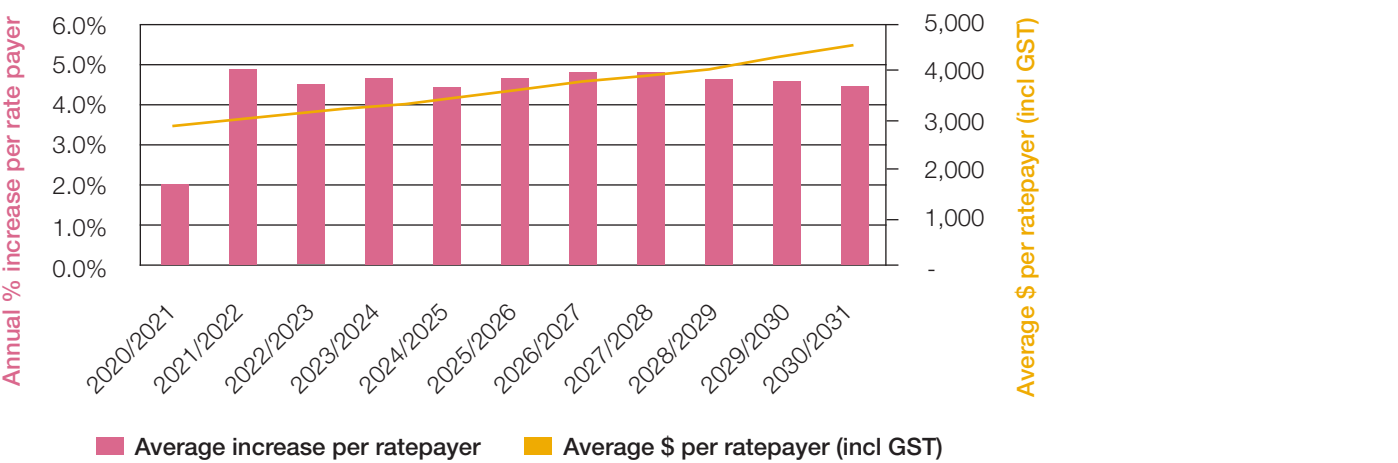
Rates levels and limit

While rates will need to increase above the rate of inflation to pay for improved services, the level of increase will be managed, and rates will remain reasonable.

The Council is forecasting average rate increases per ratepayer of 4 to 5% per year over the next 10 years. Legislation requires councils to set a limit on rate increases. The limit set by the Council is that the average rate increase should not exceed 6% in any one year.

These are average increases per ratepayer, and the actual increase for individual ratepayer may exceed these amounts. The forecast average rate increase per ratepayer and the average rates per ratepayer over the next 10 years are shown in the chart below.

Forecast rate levels



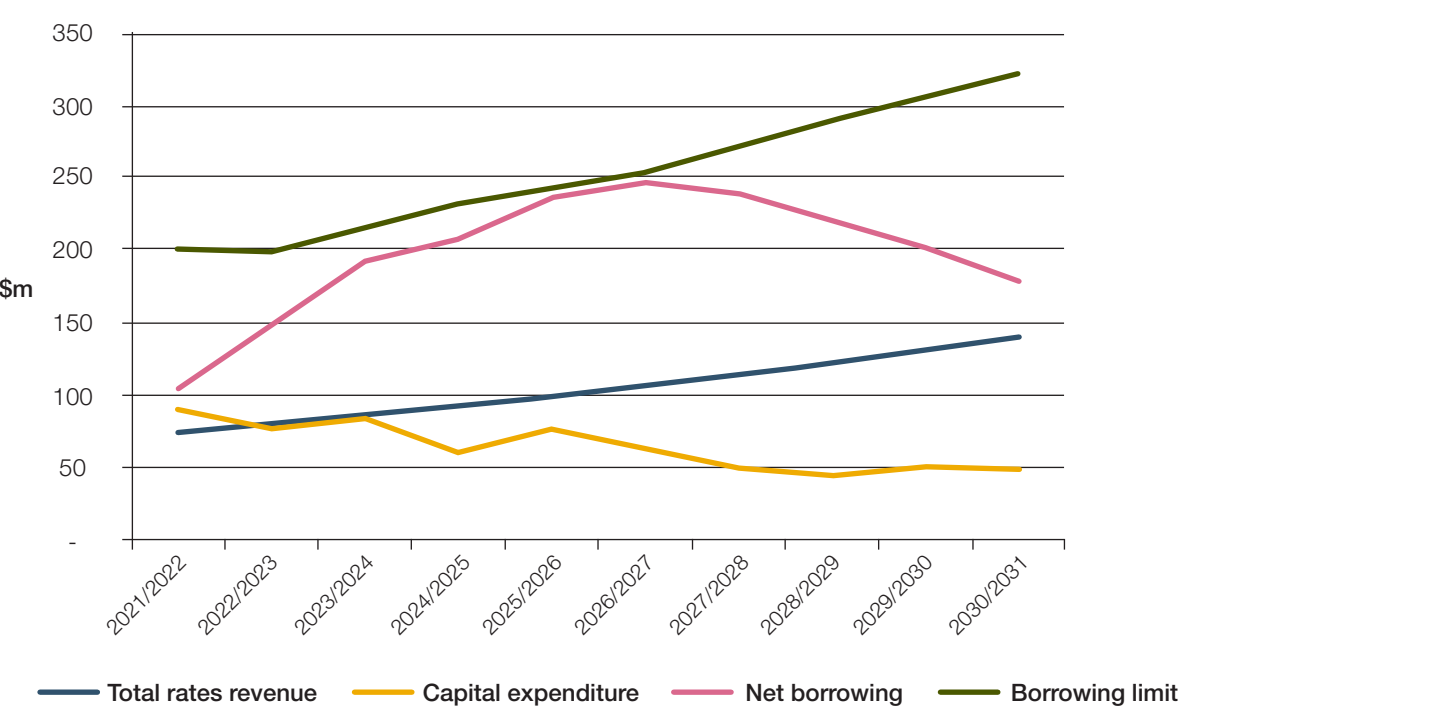
Borrowing

Net borrowing is forecast to increase from around \$60 million in July 2021 to a peak of around \$250 million over the period of the plan. The additional borrowing will be used to help fund major capital projects outlined in this plan. At this level, borrowing will be equivalent to around 160% of the Council's annual revenue. We are satisfied that the forecast level of borrowing is affordable and will not overburden future ratepayers. Much of the borrowing is funded by development contributions from land developers and lease income from the Council's commercial properties.

The Council will lift its internally-set borrowing limit from the current 130% of revenue to 160% of revenue to allow for the increased capital expenditure. This increased internal borrowing limit is well within the external limits set by the Local Government Funding Agency.

Our financial strategy is illustrated in the chart below. It shows forecast rates revenue, capital expenditure and net borrowing over the next 10 years. The chart shows that borrowing will increase in the earlier years, but will decrease as capital expenditure reduces and rates revenue rises in the later years.

Summary financial strategy 2021–31



Revenue, expenditure and net assets

The forecast levels of revenue, operating expenditure, annual surplus and net assets for the period of this plan are shown below. The surpluses are due to vested assets revenue that reflects the value of assets received from land developers. This revenue is in the form of physical assets (for example, roads, water pipes and reserves) and because it is not in the form of cash, cannot be used to pay for services or to reduce rates.

	2020/21 Annual plan \$'000	2021/22 LTP \$'000	2022/23 LTP \$'000	2023/24 LTP \$'000
Revenue				
Rates	67,876	74,846	80,767	86,796
Development contributions	16,216	9,681	10,648	8,111
Subsidies and grants	17,012	22,016	12,350	15,352
Vested assets	28,647	38,417	33,261	37,390
Other revenue	28,848	28,885	31,261	33,177
Total revenue	158,599	173,845	168,287	180,826
Operating expenditure	120,824	134,467	141,465	149,121
Surplus/(deficit)	37,775	39,378	26,822	31,705
Net assets	1,799,842	1,958,876	2,043,554	2,075,529

Conclusion

The Council’s financial policies aim to be prudent and fair to current and future ratepayers. Current ratepayers pay for the services they enjoy, including a contribution to the cost of replacing the infrastructure they use. The cost of expanding our infrastructure to allow for new residents is partly paid for by developers. All ratepayers, current and future, pay for the costs involved in improving the quality of services. This approach will maintain the Council’s healthy financial position over the next 10 years and provide a sound base for maintaining the well-being of current and future generations.

10-year funding overview

This page shows a snapshot of the Council’s major activities and how these will be funded over the next 10 years.

The total spend is split into capital expenditure (for example, construction of new buildings and roads) and operating expenditure (the day to day costs of providing Council services). There’s also a breakdown of what proportion is funded by rates, and from other sources – these can include fees and charges for services, income from interest and dividends as well as development contributions paid by land developers.

Area of spend	Capital spend	Operating spend	% funded from rates	% funded from other	Rates spend per \$1
Community facilities and services	\$163m	\$361m	65%	35%	0.33
Democracy	\$0	\$46m	90%	10%	0.04
Environmental services	\$0	\$200m	41%	59%	0.08
Transportation	\$236m	\$148m	40%	60%	0.12
Solid waste management	\$12m	\$159m	71%	29%	0.11
5 waters services	\$226m	\$239m	79%	21%	0.32

Rating examples

The table below shows the proposed changes to annual rates for a sample of typical properties for the 2021/22 year compared with the current year. It also shows the forecast annual changes for the 2022/23 and 2023/24 years, plus the average annual percentage change over the coming 10 years. These are changes for typical properties and the changes for individual properties will vary.

Residential	Capital value	2020/21	2021/22	2021/22	2022/23	2022/23	2023/24	2023/24	10-year average
	\$	\$	\$	%	\$	%	\$	%	%
Residential with sewerage ¹	550,000	2,978	3,115	4.6%	3,262	4.7%	3,429	5.1%	4.5%
Residential without sewerage	550,000	2,383	2,501	5.0%	2,626	5.0%	2,769	5.4%	4.7%
Lifestyle without water or sewerage	650,000	1,691	1,769	4.6%	1,841	4.1%	1,947	5.8%	4.5%

¹ Excluding Darfield and Kirwee capital work rate

Rural	Capital value	2020/21	2021/22	2021/22	2022/23	2022/23	2023/24	2023/24	10-year average
	\$	\$	\$	%	\$	%	\$	%	%
Rural with water races and with 3.5 water units	10,400,000	14,239	15,019	5.5%	15,923	6.0%	16,831	5.7%	5.7%
Rural without water races or water units	3,595,000	4,560	4,778	4.8%	5,018	5.0%	5,302	5.7%	5.2%
Rural without water races and with 11 water units	3,900,000	6,606	6,969	5.5%	7,342	5.4%	7,756	5.6%	5.6%

Commercial	Capital value	2020/21	2021/22	2021/22	2022/23	2022/23	2023/24	2023/24	10-year average
	\$	\$	\$	%	\$	%	\$	%	%
Commercial with low water consumption	3,600,000	4,728	5,044	6.7%	5,348	6.0%	5,681	6.2%	5.9%

INFRASTRUCTURE STRATEGY



Introduction

The Council is required to prepare an Infrastructure Strategy, setting out key issues and decisions we anticipate over the next 30 years, and the proposed priorities for our infrastructure programme.

This is our third Infrastructure Strategy. It has been prepared from our 2021 Activity Management Plans and the Long-Term Plan. The issues discussed reflect the current legislative environment and the community’s priorities across the district.

This section provides a summary of the strategy, which can be seen in full in the supporting documentation at www.selwyn.govt.nz/thisway2031.

Selwyn’s continuing population and business growth requires investment in infrastructure to support the delivery of services. The strategy reflects this through a focus on growth-related projects, but also emphasises the need to maintain and renew existing assets.

The strategy includes estimates of operational and capital costs, based on the asset management plans. The financial forecasts are estimates, and we note that the reliability of these forecasts decreases beyond 10 years and towards the 30-year planning horizon.

Priorities for the Council 2021–2051

Rapid growth in the district, particularly eastern Selwyn, is the immediate challenge, and all indications are that this will continue. The impacts are spread across roading, 5 waters, community facilities and solid waste. Our priority is to understand these impacts and develop appropriate responses.

To ensure Selwyn remains an attractive and affordable district, infrastructure must meet the needs of residents across the district at a basic level, with changes made where required. Improvements to water supplies and other utilities to meet community expectations and legislation are also vital.

Asset and service management strategy

The Council’s Asset and Service Management Strategy is to:

- maintain the existing networks (including routine renewals)
- implement upgrades required to meet legislative and regulatory compliance
- undertake asset renewals through coordinated programmes
- consider the level of demand for services and plan infrastructure response accordingly
- ensure vested assets are appropriate and of the standard required.

This approach recognises that Selwyn’s network assets are relatively new, and that the proportion of assets needing renewal in the near future is comparatively small.

The performance of assets is generally satisfactory, and our priority is to maintain these so that service to the community is not compromised. Monitoring the condition and performance of assets remains important while the emphasis is on responding to growth, to ensure that assets are not deteriorating prematurely and renewal plans remain appropriate.

Significant infrastructure issues and decisions

The Infrastructure Strategy identifies the following as the key infrastructure-related decisions we will face over the next 30 years. These will be addressed in the Long-Term Plan 2021–2031 and in future plans.

5 waters

Water quality and safety: What level is treatment is required, and acceptable to the community; will we have the choice?

Wastewater provision: Would it be best to combine wastewater treatment in one location, when environmental and cost factors are considered? How can service coverage be expanded?

Stormwater and land drainage: What level of treatment is desirable/ will be required?

Water races: What is their future – their social and environmental benefit, and role as biodiversity corridors?

Renewals: What is the best approach to planning for and funding future renewals?

Transportation

Road maintenance: What level of service is required, and affordable?

Road safety: How should funding be allocated across the network?

Passenger transport: What services are appropriate and when?

Community facilities

New facilities: What community facilities will serve the population best?

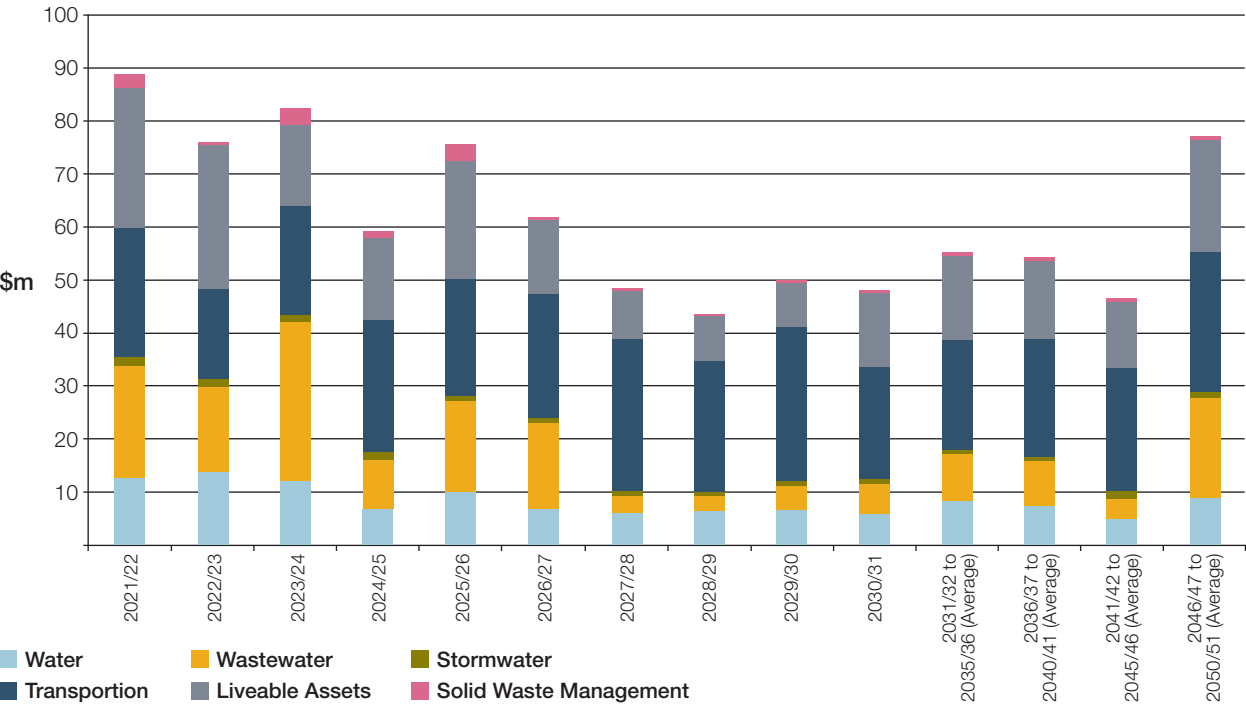
Solid waste

Reducing waste to landfill: How can we help reduce residual waste?

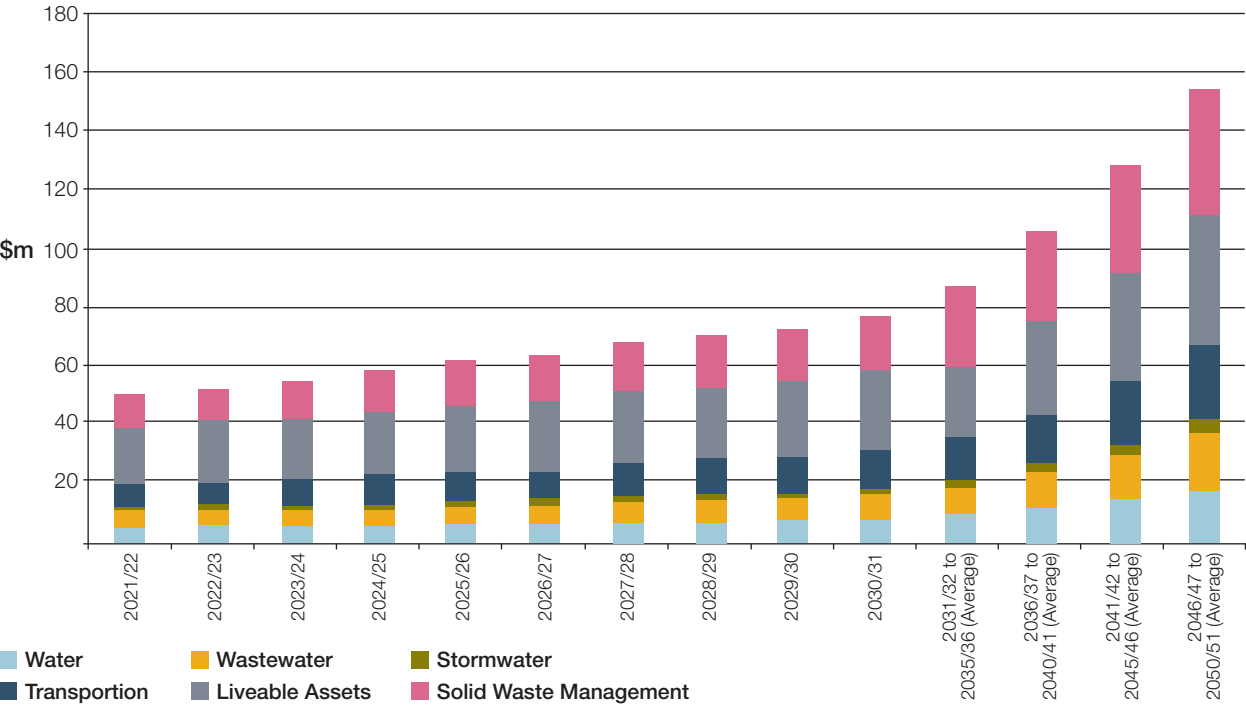
Expenditure forecasts

The following expenditure forecasts provide an indication of the proposed spending.

Combined Infrastructure Forecast – Capital (Inflated)



Combined Infrastructure Forecast – Operations and Maintenance (Inflated)



AUDITOR'S REPORT

AUDIT NEW ZEALAND
Mana Aotake Aotearoa

To the reader:

Independent auditor's report on Selwyn District Council's consultation document for its proposed 2021–31 long-term plan

I am the Auditor-General's appointed auditor for Selwyn District Council (the Council). The Local Government Act 2002 (the Act) requires the Council to prepare a consultation document when developing its long-term plan. Section 93C of the Act sets out the content requirements of the consultation document and requires an audit report on the consultation document. I have done the work for this report using the staff and resources of Audit New Zealand. We completed our report on 17 March 2021.

Opinion

In our opinion:

- the consultation document provides an effective basis for public participation in the Council's decisions about the proposed content of its 2021–31 long-term plan, because it:
 - fairly represents the matters proposed for inclusion in the long-term plan; and
 - identifies and explains the main issues and choices facing the Council and Selwyn District, and the consequences of those choices; and
- the information and assumptions underlying the information in the consultation document are reasonable.

We assessed the evidence the Council has to support the information and disclosures in the consultation document. To select appropriate procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the consultation document.

We did not evaluate the security and controls over the publication of the consultation document.

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing and publishing the consultation document and long-term plan, whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare the consultation document and long-term plan that meet the purposes set out in the Act; and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

We are responsible for reporting on the consultation document, as required by section 93C of the Act. We do not express an opinion on the merits of any policy content of the consultation document.

Independence and quality control

We have complied with the Auditor-General's:

- independence and other ethical requirements, which incorporate the independence and ethical requirements of Professional and Ethical Standard 1 issued by the New Zealand Auditing and Assurance Standards Board; and
- quality control requirements, which incorporate the quality control requirements of Professional and Ethical Standard 3 (Amended) issued by the New Zealand Auditing and Assurance Standards Board.

Other than our work in carrying out all legally required external audits and reporting on the Council's debenture trust deed assurance engagement, we have no relationship with or interests in the Council or any of its subsidiaries.

Julian Tan

Audit New Zealand
On behalf of the Auditor-General, Christchurch, New Zealand


HAVE YOUR SAY ON SELWYN’S FUTURE


We want to hear what you think about our proposals and other issues which are of interest to you and are outlined in this consultation document. Your feedback will help us decide on the best options, when we deliver projects and how we will pay for them.

Consultation is open from 29 March 2021 until 30 April 2021.


Making a formal submission


You can make a submission by completing a form:

- 

Online Complete the online form at www.selwyn.govt.nz/thisway2031
- 


By post Complete the form in this document and post to:


Freepost 104 653
Long-Term Plan Submissions
PO Box 90, Rolleston 7643
- 

Email Scan or email your completed form to longtermpplan@selwyn.govt.nz
- 

In person You can also drop in the form to the Council offices in Rolleston, or to any Council library or service centre. Printed forms are also available at the Council offices in Rolleston and any Council library or service centre.

Other ways to have your say

- 

Online polls on the key proposals at www.selwyn.govt.nz/thisway2031
- 

Informal comments can be made using the Council's Facebook page: 'Selwyn District Council'

Completed online polls and comments made via Facebook are not formal submissions, but will be summarised and included with written feedback for the Council’s consideration.



KEY DATES

- Submissions open: Monday 29 March 2021
- Submissions close: 5pm, Friday 30 April 2021
- Public hearings: Thursday 13 – Friday 14 May 2021
- Council deliberations: Thursday 20 May 2021
- Late June: Council formally adopts the Long-Term Plan 2021–2031

SUBMISSION FORM – LONG-TERM PLAN 2021–2031 CONSULTATION DOCUMENT

Note to submitters

You can make a submission on this form, or by filling in an online submission on the Council's website at www.selwyn.govt.nz/thisway2031.

Submissions close at 5pm on Friday 30 April 2021.

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 10: Other comments.

If you need extra space for your submission use additional paper (please include your name on additional sheets).

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

Anyone can make a submission. All submissions, including the names and contact details of submitters, are publicly available, as required by the Local Government Act 2002. Submissions will be used only for the purpose of this consultation process.

For Council use: submission number

Please note: all fields marked with an asterisk (*) are compulsory

Submitter details

First name* _____ Last name* _____
Address* _____ Town* _____ Postcode* _____
Contact number* _____ Email address* _____
Are you submitting on behalf of an organisation?* ☐ Yes ☐ No
If yes, please state the name of the organisation:* _____
Do you wish to attend a hearing to present your submission in person?* ☐ Yes ☐ No
Preferred time: Thursday 13 May 2021 ☐ Morning ☐ Afternoon ☐ Evening
Friday 14 May 2021 ☐ Morning ☐ Afternoon

Questions

1. Big decision 1: What is your view on how we should keep our drinking water supply safe?

- ☐ Option 1: I support the proposal for the Council to continue its current approach to maintaining safe drinking water supplies, to meet community expectations and comply with regulations. *(This is the Council's preferred option)*
- ☐ Option 2: I prefer the Council to upgrade some supplies so that they can avoid chlorination.
- ☐ I don't have a preference.

Any other comments?

2. Big decision 2: What is your view on how we pay for drinking water supply?

- ☐ Option 1: I support the proposal to increase the volumetric water rate by a higher proportion than the annual fixed rate. *(This is the Council's preferred option)*
- ☐ Option 2: I prefer to increase both the volumetric water rate and annual fixed rate by the same proportion.
- ☐ I don't have a preference.

Any other comments?

3. Big decision 3: What is your view on developing a new wastewater system in Darfield and Kirwee?

- ☐ Option 1: I support the proposal to connect the new wastewater system to the Pines wastewater treatment plant in Rolleston. *(This is the Council's preferred option)*
- ☐ Option 2: I prefer to keep status quo, ie keep septic tanks.
- ☐ I don't have a preference.

Any other comments?

4. Big decision 4: What is your view on funding for maintaining our roads?

- ☐ Option 1: I support the proposal to increase the level of general rate-funded maintenance above the level funded by NZ Transport Agency. *(This is the Council's preferred option)*
- ☐ Option 2: I prefer to fund maintenance at the level supported by NZ Transport Agency.
- ☐ I don't have a preference.

Any other comments?

5. Big decision 5: What is your view on future roading and transportation projects?

- ☐ Option 1: I support the proposed capital works programme for the 2021–2031 period. *(This is the Council's preferred option)*
- ☐ Option 2: I prefer to vary the programme under option 1 by starting some projects earlier or later.
- ☐ I don't have a preference

Any other comments?

6. Big decision 6: What is your view on the future of the new Prebbleton Community Centre

- ☐ Option 1: I support the construction of a new community centre in Prebbleton. *(This is the Council's preferred option)*
- ☐ Option 2: I prefer the project to be deferred to outside the 10-year plan.
- ☐ I don't have a preference.

Any other comments?

7. Big decision 7: What is your view on the future of the Leeston Library and Community Centre?

- ☐ Option 1: I support the proposal to build a new combined Leeston Library/Service Centre and Community Centre on Leeston Park. *(This is the Council's preferred option)*
- ☐ Option 2: I prefer to upgrade the existing library/service centre building in 2022/23.
- ☐ Option 3: I prefer to defer the project to outside the 10-year plan.
- ☐ I don't have a preference.

Any other comments?

8. Big decision 8: What is your view on the future of the Hororata Community Centre?

- ☐ Option 1: I support the proposal to build a new Hororata Community Centre on the Hororata Domain in 2023/24. *(This is the Council's preferred option)*
- ☐ Option 2: I prefer to renovate the existing hall (a current area of 168m²) and provide new meeting spaces (125m²) for the community and playcentre (107m²) on the current site in 2023/24.
- ☐ Option 3: I prefer to keep status quo, ie maintain existing hall and not construct a new Hororata Community Centre or renovate existing hall.
- ☐ I don't have a preference.

Any other comments?

9. What is your view on the proposed changes to Council's Significance and Engagement Policy and financial policies as outlined in the consultation document?

- ☐ Option 1: I support the proposed changes. *(This is the Council's preferred option)*
- ☐ Option 2: I don't support the proposed changes.
- ☐ I don't have a preference


Any other comments?

10. Other comments? You can provide comments on any other projects proposed in this Consultation Document or in the draft Long-Term Plan, or any other matters. You can also provide feedback on our proposed well-beings (see p. 9) and climate change response (see p. 10–11).

You can return this printed submission form by:

- posting it to:
Freepost 104 653
Long-Term Plan Submissions
PO Box 90, Rolleston 7643
- scanning and emailing it to longtermplan@selwyn.govt.nz
- dropping it off in person the Council offices in Rolleston, or to any Council library or service centre.

Submissions close at 5pm on Friday 30 April 2021.



Selwyn District Council

2 Norman Kirk Drive, Rolleston
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0800 SELWYN (735 996)

www.selwyn.govt.nz

