



4: Managing Growth

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4 Managing Growth

4.1 District Growth and Trends

This section provides details of growth forecasts and demand drivers, which affect the provision, management, and utilisation of Community Facility assets.

4.1.1 Introduction

The future demand for services will change over time in response to a wide range of influences, including:

- Population growth and increase in household numbers
- Population demographic changes
- UDS and RPS settlement patterns
- Increasing urbanisation of townships
- Economic conditions and business activity in the district
- Trends in visitor numbers to or passing through the district
- Changes in recreation and leisure trends
- Changes in social trends
- Changes to legislation
- Advances in technology
- Provision of assets and services by other agencies
- Trends in environmental protection
- Trends in cultural and heritage preservation
- Climate change

Increasing demand for services means an increase in the scope and need for additional infrastructure. It is possible to have demand managed within existing system capacity or through the use of non-asset solutions, however, infrastructure to meet this demand is likely to require planning and funding. This will require population and employment projections for the medium (10 year) and long term.

Selwyn District continues to grow and is one of the fastest growing districts in the country. This has largely occurred following the earthquake events of 2010-11 and has continued.

Selwyn District Council has reviewed the Growth Model as an input to the 2021-31 Long Term Plan.

This section sets out key growth, demand and trend information that underpins the forecast asset and service requirements for the Community Facilities Activity. More specific growth and demand information related to individual service areas is included in Sections 7 to 16.

4.1.2 Population (District and Community)

Background

The population in Selwyn has continued to grow over the past thirty years, with increased growth following the Canterbury Earthquakes (in 2010 and 2011). Selwyn's demographic is young, with a large percentage between 40 and 50 as well as under 14. Growth in the district is largely driven by internal net migration and largely from Christchurch. This has driven high levels of net new housing being built within the district, increasing demand for council infrastructure. The district's household size is about 2.9 people per household, with higher sizes in those townships closer to Christchurch. Household sizes in Leeston and Darfield is closer to 2.6.

Demographics and Overview

Selwyn's population has grown from 46,700 in 2013 to 65,600 in 2019, almost a third of the total population. This growth is around 6% per year compared to the 2% national average. The population has almost doubled since 2006. The following figure shows the rate of growth in the district. The demographics show more and more young families arriving, as well as more people in the later stages of their working life. The changing demographics has led to new schools being built, as well as new retirement villages.

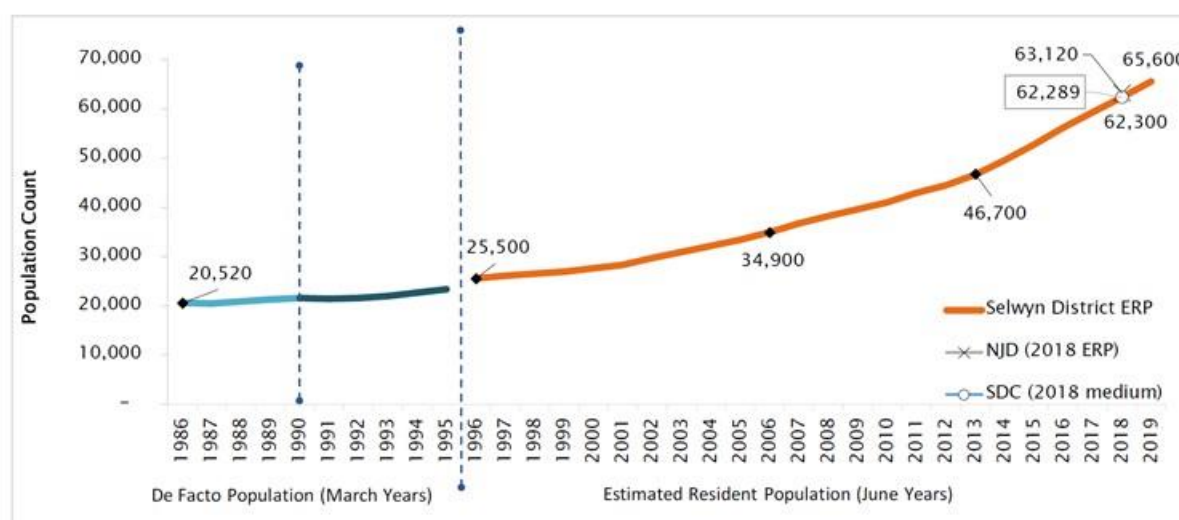


Figure 4-1: Estimate Resident Population Growth Selwyn District – Source: Natalie Jackson Demographics (2020) Selwyn – Review of Demographics (Part A, pg.14)

As the population grows, it is important to see in which demographics the changes are occurring. The following figure shows the percentage change in age groups between 2006 and 2018. The unshaded sections are 2006 and shaded bars are 2018. This figure shows that some ages have decreased in terms of percentage of overall population and some have increased. The decreases are between 30 and 50 year olds and some under 19 year olds, while the bigger increases are 65 to 75 year olds.

Selwyn generally has a younger age structure than New Zealand and is the third-youngest territorial authority in the country. Further, there is evidence to suggest that Selwyn is experiencing 'ageing-in-place', which will lead to a greater level of over 70 year olds in the district, with more retirement villages and over-60 developments occurring.

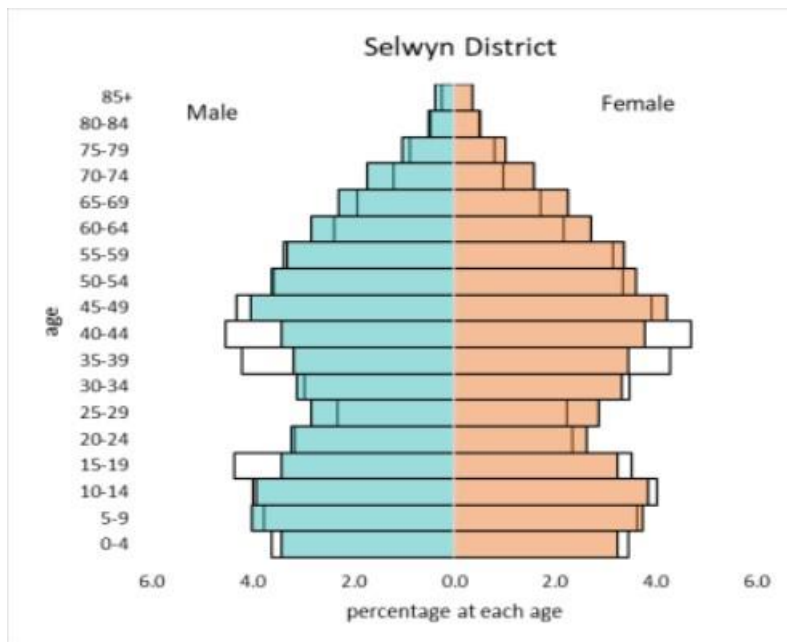


Figure 4-2: Selwyn District Demographic Changes (2006 – 2018), Selwyn District – Source: Natalie Jackson Demographics (2020) Selwyn – Review of Demographics (Part B)

Source of growth

Most of Selwyn's population gains have been driven by regional migration. In recent years this has accounted for over 80% of total growth. Figure 4-4 shows the growth from migration. The majority of this growth (around 70%) is coming from Christchurch City. Regional migrants are on average younger than the current population and are seeking safe and modern housing on the city fringe. This increases the workforce population and leads to higher natural increase¹. Further, comparatively high natural increase, compared to the rest of the country, has also occurred, indicating that the internal net migration is of people wanting to start a family. Recent large projects undertaken by the Government and Council are largely in response to this growth, including schools, parks and other services.

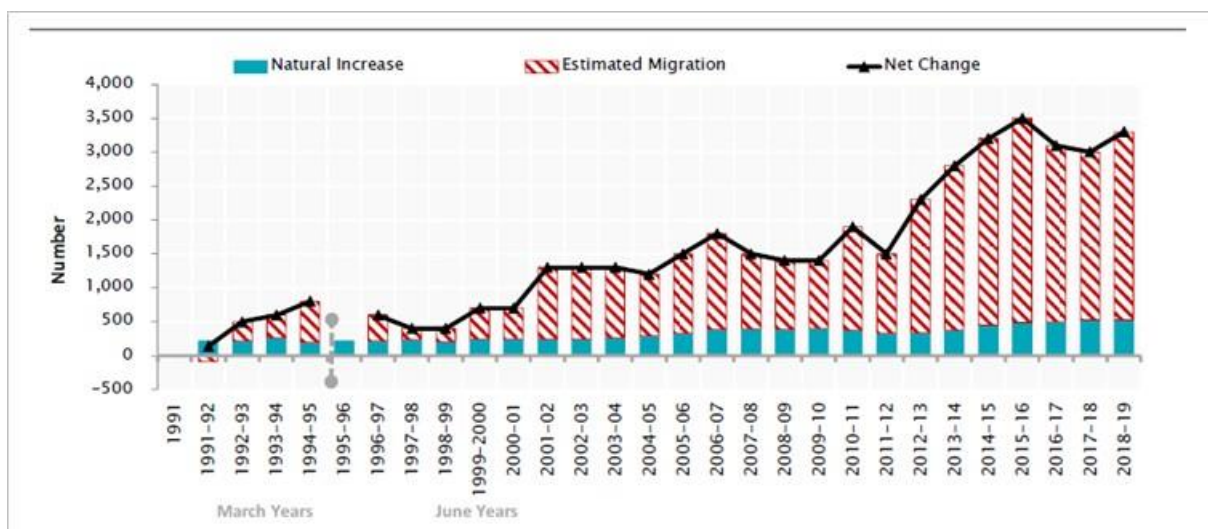


Figure 4-3: Growth from Migration

Living Standards

Selwyn residents experience a good standard of living. Incomes have, on average, exceeded national growth. Unemployment is low and Ministry of Social Development (MSD) data shows 2.3% of the working population receiving any benefit compared to 9% nationally. Looking at the Canterbury Wellbeing Survey 2019, Selwyn has performed well in health, quality of home, safety, and satisfaction of community facilities.

¹ Natalie Jackson 2020 Part A Pg 8

Areas for improvement are a sense of community and suitability of transport to daily activities. This reinforces the idea that Selwyn is meeting the needs of its ratepayers and is attracting those people looking for their first home and starting a family.

Major Township Demographics

Major townships are defined by Stats NZ and their Statistical Area 2's, where these boundaries largely reflect township boundaries. This provides an ease of access to information. There are six townships, four within Greater Christchurch and two others beyond the district. The figures below detail the current township demographics. The unshaded section relates to 2006 while the shaded sections are 2018. The townships within Greater Christchurch have a similar makeup as the overall district, with a decrease in ages 15 to 30. Lincoln, however, does not show the decrease because of the presence of a younger student demographic studying at Lincoln University.

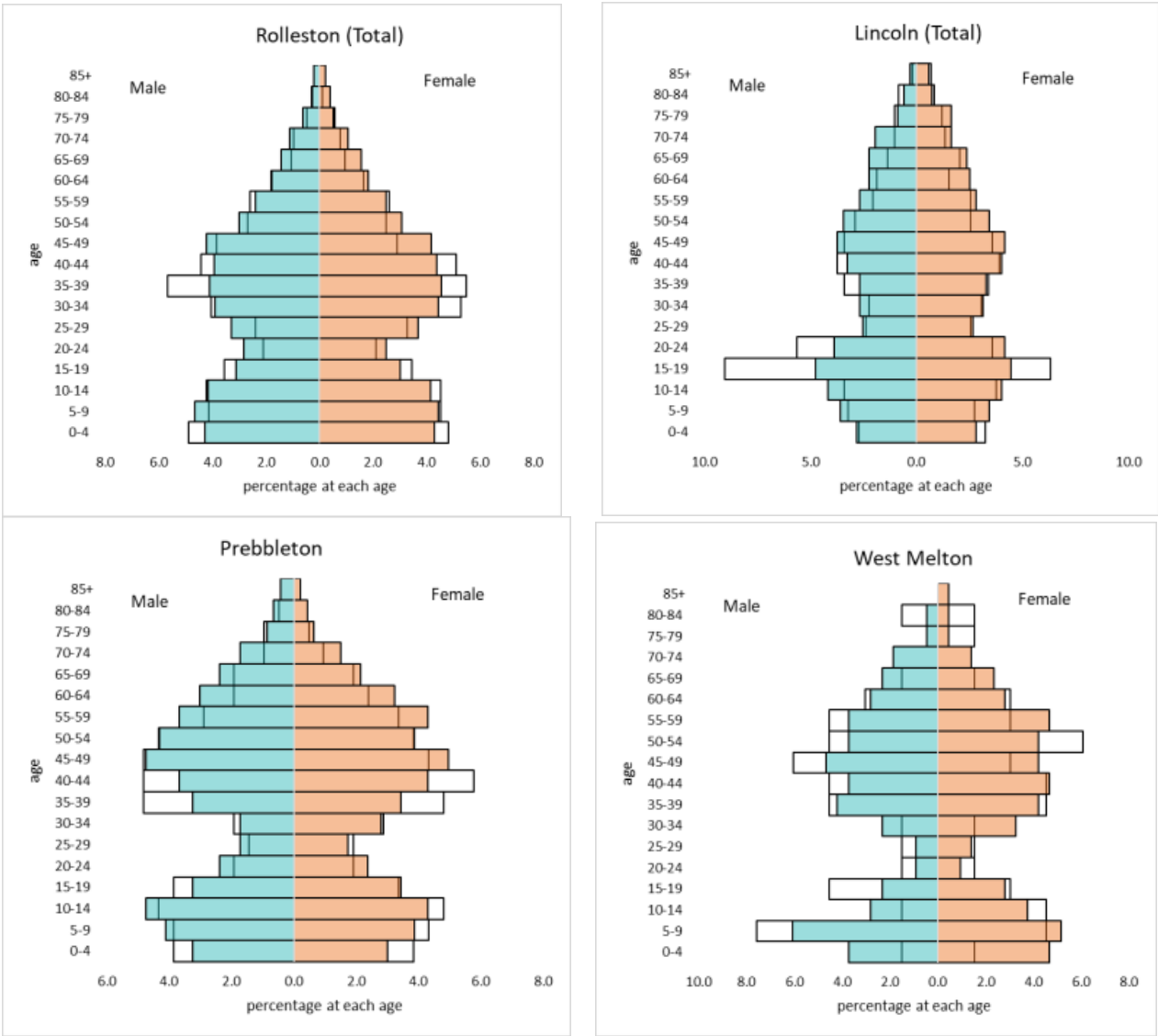


Figure 4-1: Selwyn District's Greater Christchurch Township Demographics 2006 and 2018 – Source Natalie Jackson Demographics (2020) Selwyn – Review of Demographics (Part B pg.36)

The townships outside of Greater Christchurch show a more consistent demographic, possibly reflecting the distance from Christchurch and therefore reducing the willingness to move.

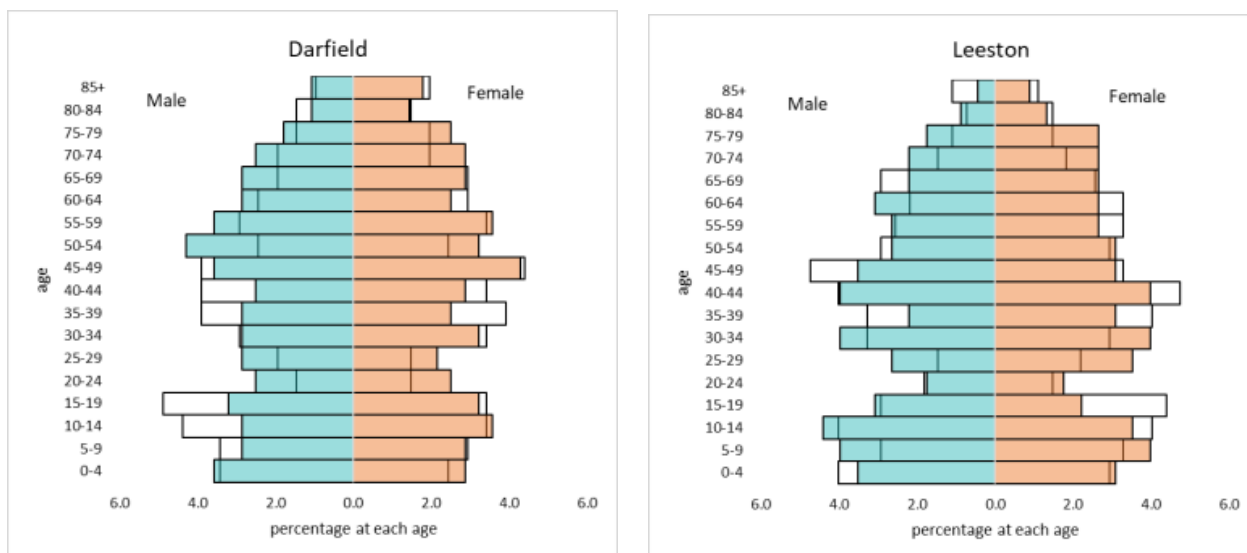


Figure 4-2: Selwyn District's Rest of District Demographics 2006 and 2018 – Source: Natalie Jackson Demographics (2020) Selwyn – Review of Demographics (Part B pg. 36)

Household Size

The district has on average a household size around 2.9 people per household. This is a ratio of occupied dwellings and population. This ratio is expected to decrease as the population ages and household make-up changes². This ratio changes across the district with Rolleston, Prebbleton, Lincoln and West Melton having a higher ratio (over 3.0) and the more rural townships being closer to a ratio of 2.6.

Recent Growth Rates

Selwyn District Council's monitoring shows take-up over the last five years averaging around 1,100 and the ten year trend just under 1,000. Without a recent update to Statistic New Zealand's projections, these projections are lower, e.g. for the 2023 – 2028 time, with a Medium-High projection around 750 dwellings a year. This shows that while StatsNZ projections provide a good baseline for future growth, there is need to adjust the rates to reflect current take-up. For a breakdown of township take-up, see **Annex 4B**.

Rate per Year	Medium 2023 – 2028	Medium-High 2023 – 2028	5 Year Trend	10 Year Trend
Dwellings	600	750	1,160	977

Table 4-1: Dwelling Rates per Year

Key changes

The district is urbanising with close to 90% of total population growth occurring in townships. This has led to the urban population of Selwyn growing to around 60% compared to 43% ten years ago. Further, a high proportion of rural workers are reaching retirement. This will lead to changes in farming employment, which is discussed later on.

The long-term implications from the Covid-19 restriction on travel could result in greater growth than anticipated as those who would have emigrated typically exceed those arriving³. However, the indirect impact of those arriving on people choosing to move to Selwyn is uncertain and hard to measure.

A key demographic milestone is when the percentage of population aged 65 or older passes 20%. This means natural increase is limited and population growth is largely dependent on migration (both international and internal). Selwyn is projected to pass this around 2038 whereas the Canterbury region will pass that in 2028¹. It is key that Selwyn District Council continues to understand its growth drivers and begins supporting housing and communities that support this.

² Natalie Jackson 2020 Part B Pg39

³ Natalie Jackson 2020 Part A Pg7

4.1.3 Population, Household and Dwelling Projections

Methodology

Population, household, and dwelling projections underpin the growth model. The model is developed and maintained by Market Economics. The model forecasts household growth in terms of dwelling and employment. The model provides various household projections as inputs and then spatially identifies available capacity within the district. Capacity in the district is based on historic trends of development though can be based on what the District Plan enables. The projections are allocated based on recent take-up trends and then, once township capacity is reached, allocated to other townships.

For the Long Term Plan (LTP), the projections are constrained to available or likely to be available land within the district. This is calculated using site-by-site spatial analysis and the application of the District Plan provisions. For the Infrastructure Strategy's 30 year projection, an unconstrained strategic approach was used where current trends in development were adjusted by broad strategic growth trends creating demand for townships. This may not be able to be catered for within current boundaries and leads to more strategic planning needed.

Growth Model Capacity

The following is a breakdown of capacity within the Selwyn District as at December 2019, as calculated by the Growth Model. Capacity can generally be summarised into Greater Christchurch or not, and either urban or rural. This is shown in Figure 4-6. While the district has a lot of capacity, most of this is rural where demand, especially for lifestyle blocks, is decreasing. Figure 4-7 shows capacity by townships. Note: this includes land not yet zoned for urban development but identified in Our Space as Future Urban Land.

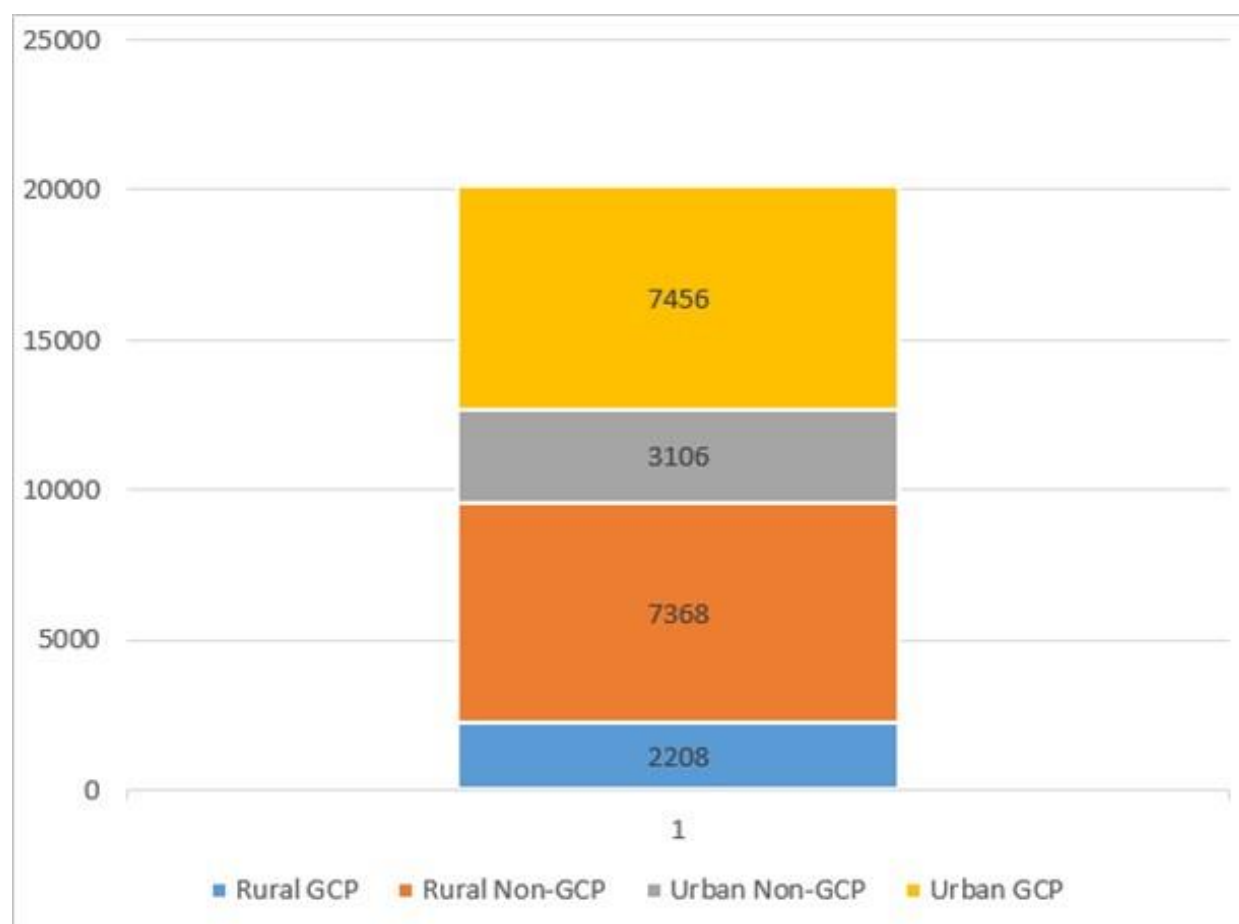


Figure 4-6: Land Capacity by broad location within the Growth Model

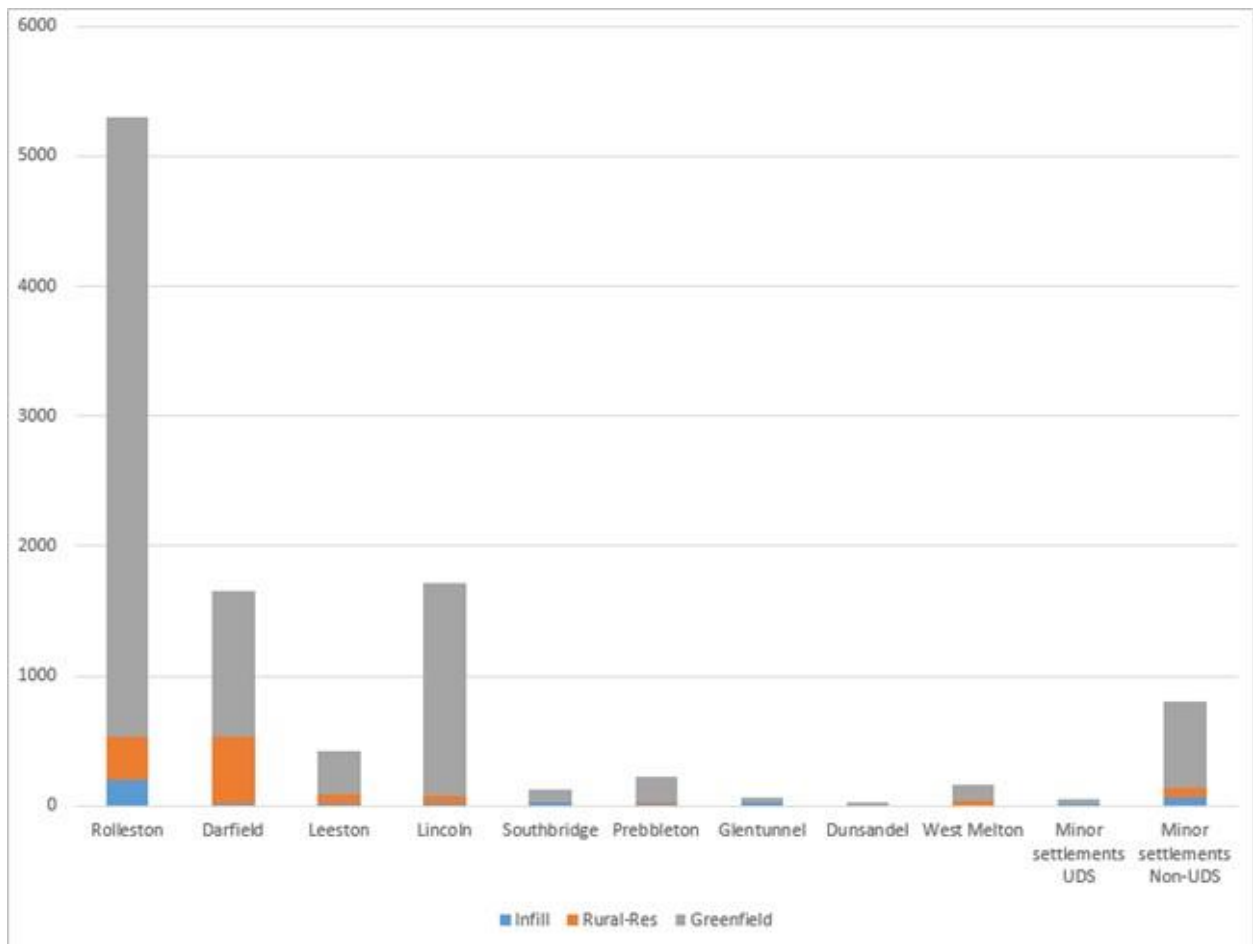


Figure 4-7: Land Capacity by Township within the Growth Model

10 Year Projections

The LTP projections begin with the Statistics NZ Medium-High but are adjusted to reflect recent trends and the uncertainty around Covid-19. The Council decided that, due to the uncertainty around the impact of Covid-19, to follow a medium projection till 2023, with a medium-high projection after that. The projection tables for both population and household growth are shown in **Annex 4A** and the 10 year projections are shown in the graph below. This indicates that the District population will increase to nearly 88,000 by 2030.

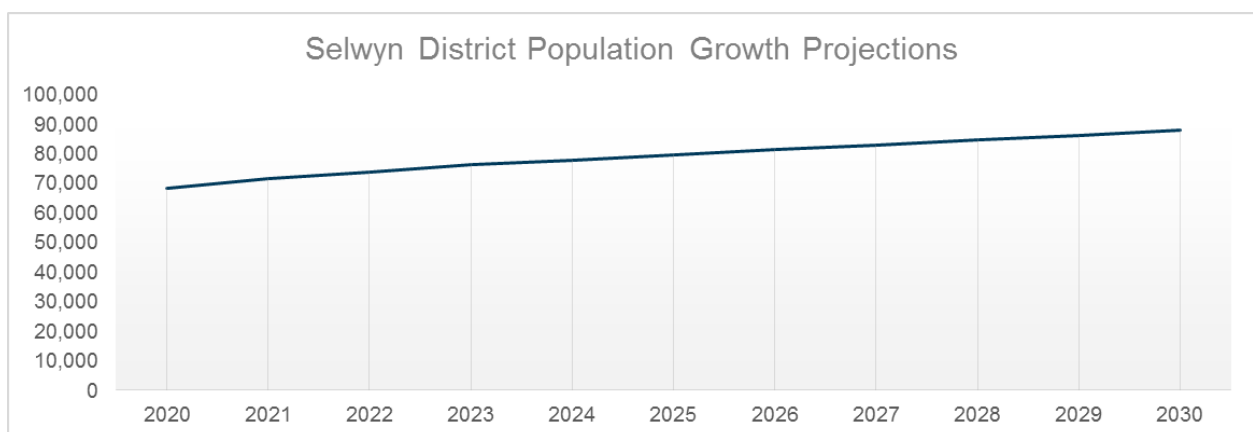


Figure 4-8: Selwyn District Population Growth Projections

The figure below shows the demographic projections (age range and gender) for the period to 2031.



Figure 4-9: Selwyn District Demographic Projections for Main Towns - 2021 Compared with 2031

The proportion of growth (percentage annual growth) for District Townships over the period 2021 to 2031 is shown in the figure below.

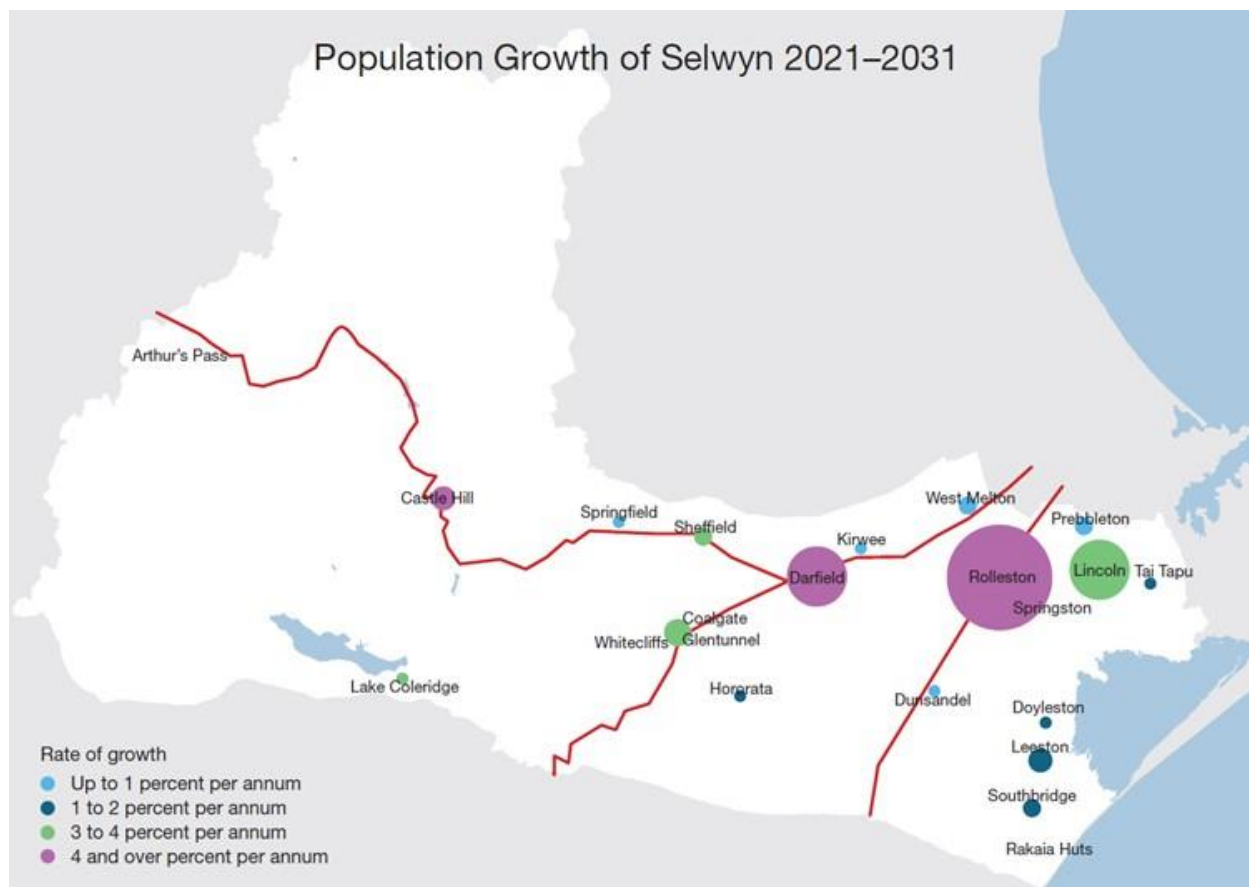


Figure 4-10: Selwyn District Growth Rate Projections for Towns - 2021 to 2031

30 Year Projections

The approach to the 30 year projection to inform the Infrastructure Strategy was to use an ‘unconstrained’ growth allocation, following from the LTP constrained 10 year approach. The projections at 2041 and 2051 are shown in **Annex 4A**. The Council chose to allocate growth based on a strategic allocation that slightly adjusted the consent allocation approach. This is outlined in the table below.

Area	Consent Allocation	Strategic Allocation	Comment
Rolleston	44%	50%	Increase that reflects the ongoing strategic approach as developing Rolleston as the hub of the district.
Lincoln	18%	12%	Decrease that reflects the difficulty and/or cost involved in subdividing and developing the land.
Prebbleton	8%	8%	
West Melton	10%	5%	Decrease that reflects the reduction in available land.
Burnham	0%	0%	
GCP Rural	8%	8%	
Darfield	2%	5%	Increase as there is capacity and is a key town.
Leeston	2%	5%	Increase as longer term trend of retiring farmers, affordability and attractiveness.
Rural	8%	7%	Slight Decrease to reflect trend in Rural take-up.

Table 4-2: Strategic Allocation of Growth

The demographic information shown below outlines the changes from 2021 (unshaded) through to 2051 (shaded).



Figure 4-3: Selwyn District Demographic Projections for Main Towns - 2021 Compared with 2051

The proportion of growth (percentage annual growth) for District Townships over the period 2031 to 2051 is shown in the figure below.

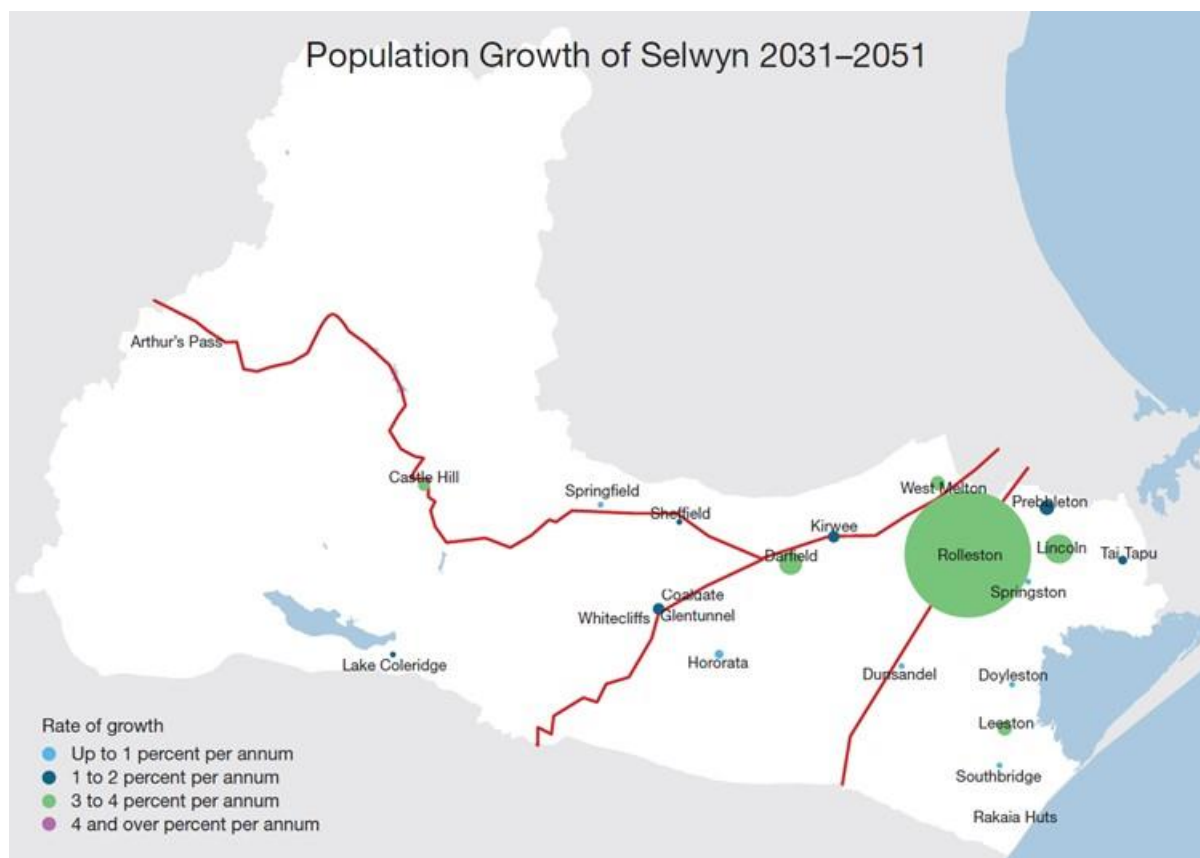


Figure 4-4: Selwyn District Growth Rate Projections for Towns - 2031 to 2051

Urban Capacity

The Selwyn district had planned capacity for the medium and long term, though current rates of growth has meant that capacity is being taken-up faster than previously anticipated. The Council has previously developed major plan changes to provide for the strategic growth of the Districts main towns located within the Greater Christchurch Urban Development Strategy, namely Lincoln and Rolleston, known as Plan Change 7 and Prebbleton via the Land Use Recovery Plan (LURP). The LURP rezoned an additional 4,000 sections for residential use and also rezones significant additional land for industrial use in both Lincoln and Rolleston. Both these plan changes have provided for the significant release of Greenfield land within these townships as well as intensifying land from low density residential to more appropriate densities.

For the Greater Christchurch area, development beyond the Greenfield priority areas is restricted due to direction contained within the Canterbury Regional Policy Statement (CRPS). A key direction to reconsidering the CRPS direction and allow for further growth will be Selwyn's, and surrounding Territorial Authorities, response to the National Policy Statement on Urban Development. This will involve revisiting and reviewing the urban settlement pattern and growth areas identified in the Urban Development Strategy. Under the previous National Policy Statement on Urban Development Capacity, the Greater Christchurch Partnership undertook a Housing and Business Capacity Assessment and a Future Development Strategy called 'Our Space'. Our Space identified demand of 17,290 over the long term. The capacity within Selwyn was 9,725, leaving a shortfall in the long-term of around 5,500. Our Space response was to identify land in Rolleston, which is within the Projected Infrastructure Boundary but not zoned for urban development. This land was included within the LTP as it's already planned for infrastructure and is the area where urban capacity will be identified when there is a shortfall.

Historic Trends

Growth in the district has reached unprecedented levels following the Canterbury Earthquakes in 2010 and 2011. This growth has continued since, taking advantage of the strategically planned urban capacity. Figure 10 shows growth in the Greater Christchurch area staying around 1,000 since 2013.

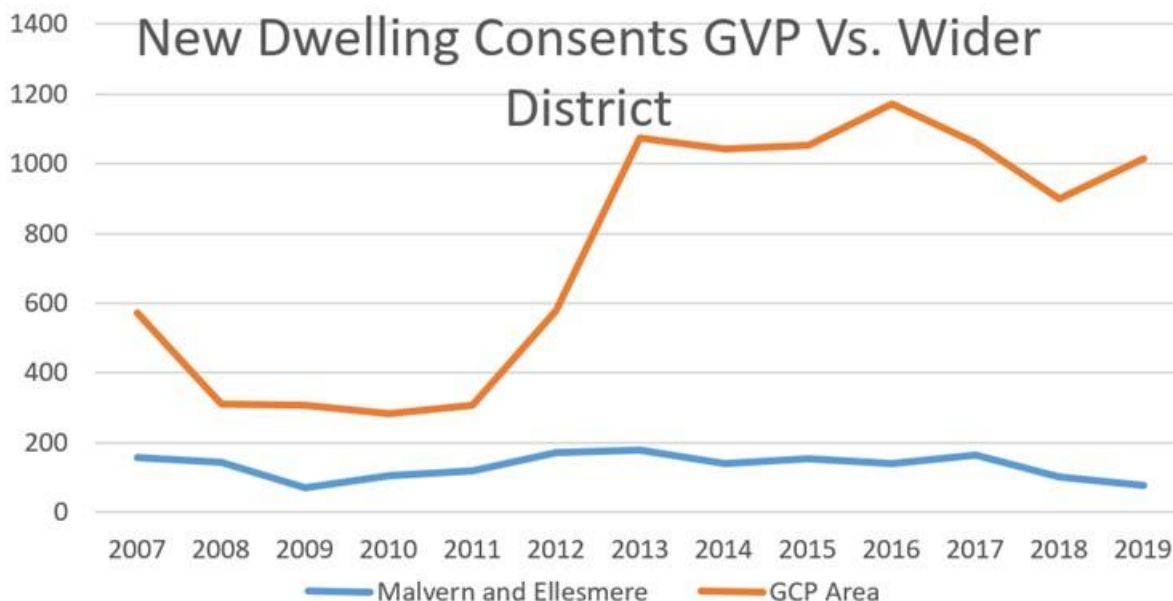


Figure 4-13: New Dwelling Consents

4.1.4 Greater Christchurch Growth

Greater Christchurch Urban Development Strategy

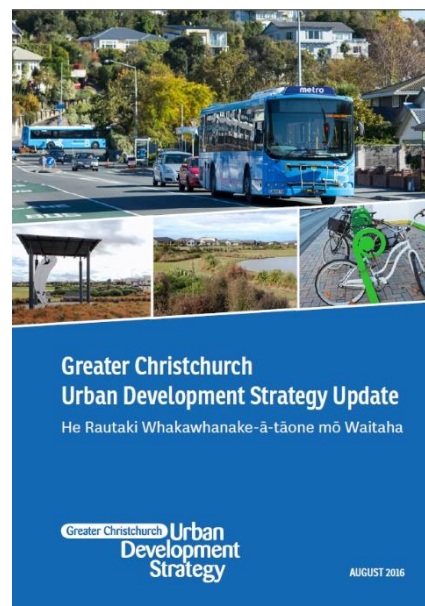
The Greater Christchurch Urban Development Strategy (UDS) has a significant influence on Selwyn District Council's planning and actions. The UDS area includes the Springs and Selwyn Central Wards of the District.

The Greater Christchurch Urban Development Strategy (the Strategy) is a bold and ambitious plan for managing urban development that protects water, enhances open spaces, improves transport links, creates more liveable centres and manages population growth in a sustainable way.

The Strategy vision is for a greater Christchurch for the residents of the area (living south of the Ashley River and north of the Selwyn River) and the Strategy partners, Environment Canterbury, the Christchurch City Council, Selwyn and Waimakariri District Councils and the New Zealand Transport Agency (formerly Transit New Zealand).

The Strategy provides the primary strategic direction for the Greater Christchurch area, including the location of future housing, development of social and retail activity centres, areas for new employment and integration with transport networks. It establishes a basis for all organisations, not just the Strategy partners, and the community to work collaboratively to manage growth.

The Strategy was created through a three-year long consultation and development process initiated in 2004 due to rising concerns over the lack of collaborative planning and leadership to manage growth in the area in a sustainable way. Community consultation undertaken by the Strategy partners resulted in over 3,250 submissions on growth management options for the area



In 2016 the strategy was revised to align with post-earthquake priorities and legislation. The key changes were the establishment of new guiding principles and strategic goals. This led to new implementation methods and the support of the “Resilient Greater Christchurch Plan”. The actions have been updated, with SDC having a role as UDS partner.



Greater Christchurch

Urban Development Strategy

Strategic goals

Healthy communities

- The distinct identities and sense of place of the towns, suburbs and city areas are recognised and enhanced.
- Ngāi Tahu is able to reinforce and re-establish connections with ancestral land, waterways and other taonga, and enhance the Ngāi Tahu sense of identity and belonging in the region.
- People and communities have equitable access to a range of integrated community infrastructure, facilities and services, including education, health, sport, recreation and core council services.
- Individuals, whānau and communities are empowered to participate and engage with strategy partners.
- The increasing diversity of the population and communities is recognised, and reflected in strategies, plans, programmes and projects.
- With good urban design, neighbourhoods and their centres include communal spaces, are liveable, walkable, safe and attractive, and have good connectivity and accessibility.
- Buildings and homes incorporate sustainable building principles and innovative design so that they are warm, safe and accessible.
- Housing offers a more diverse range of types and sizes. Affordable housing provides for the needs of different people and groups.
- Ngāi Tahu whānau are able to develop papakāinga/kāinga nohoanga, and use Māori reserve land to provide for their economic, social and cultural wellbeing.

Enhanced natural environments

- Groundwater quality and quantity are maintained or improved.
- Indigenous biodiversity, ecosystems and mahinga kai values are protected and enhanced.
- The many values of the coastline, estuaries, wetlands and waterways are recognised and restored, and their ecosystem services are recognised.
- Resource efficiency is supported by energy and water conservation, waste minimisation and local food production.
- Air quality is improved and maintained.

Prosperous economies

- Land, water and other valued resources are able to be used sustainably and within agreed limits.
- Adequate land for commercial and industrial uses is available in appropriate locations. The rebuilding and regeneration needs of businesses are well addressed.
- Economic development embraces innovation and technology, and is supported by effective and efficient transport and infrastructure.
- A collaborative and connected business environment supports workforce education and retention.

Integrated and managed urban development

- Clear boundaries for urban development are defined and maintained. The urban area is consolidated by redeveloping and intensifying existing urban areas.
- New urban development is well integrated with existing urban areas. Sufficient land is available to meet needs for regeneration and future land use.
- We understand and plan for risk from natural and other hazards, including flooding, seismic activity, sea level rise and climate change.
- A network of vibrant and diverse key activity and neighbourhood centres supports the Christchurch central city, incorporates mixed-use and transport-orientated development, supports increased density and diversity of housing, and provides access to community facilities.
- An efficient, reliable, safe and resilient transport system for people and businesses reduces dependency on private motor vehicles, promotes active and public transport, and improves accessibility for all people.
- Key public transport corridors and routes are identified and protected. The transport network can readily adapt to new technology and modes.
- Infrastructure, including transport, is resilient, timely and affordable, and comprehensively integrated with land use planning.
- Strategic regional and sub-regional infrastructure, including Lyttelton Port and Christchurch International Airport, service and utility hubs, and existing and future corridors, is protected.

Selwyn
DISTRICT COUNCIL

Community Facilities Activity Management Plan 2021 | Section 4: Managing Growth

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Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga

Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga represents a further building block to ensure the partnership approach to planning takes account of how things have changed in recent years, and what demands and trends might shape the future of our urban areas during the next thirty years.

Its particular focus is how best to accommodate housing and business land use needs in a way that integrates with transport and other infrastructure provision, building greater community resilience, and contributing to a sustainable future for Greater Christchurch that meets the needs and aspirations of our existing communities and future generations.

This review (referred to as the Settlement Pattern Update or the Update) has been undertaken to satisfy the requirements of the National Policy Statement on Urban Development Capacity (NPS-UDC) for high growth councils to produce a 'future development strategy' that shows there will be sufficient, feasible development capacity to support housing and business growth needs over the medium³ (next 10 years) and long term (10 to 30 years).

The strategic planning directions contained in the Update have been strongly guided by the vision, goals and principles enshrined in the **Urban Development Strategy**, which continue to provide the roadmap for growth planning in Greater Christchurch. Our Space builds on the UDS by considering and updating many of the key settlement pattern matters.

Specifically it:

- Sets out how targets for housing for the next 30 years will be met, accommodating an additional 150,000 people;
- Identifies locations for housing growth, encouraging Central City and suburban centre living while providing for township growth in Rolleston, Rangiora and Kaiapoi;
- Reinforces the role of key centres in providing additional retail and office floor-space as required, in particular the Central City and, if needed, a transition of its surrounding light industrial zones;
- Promotes a compact urban form, which provides for efficient transport and locates development in a manner that takes into account climate change and sea level rise;
- Recognises the existing industrial land provision as sufficient to cater for industrial growth for some time yet;
- Outlines a series of implementation actions and further work required to give effect to the Update.

The projected demand for housing and business space for Greater Christchurch as outlined in the Update are shown in the following series of tables.

	Medium Term (2018-2028)	Long Term (2028-2048)	Total 30 Year Period
Christchurch City	14,500 (17,400)	25,200 (29,000)	39,700 (46,400)
Selwyn	7,200 (8,600)	13,500 (15,600)	20,700 (24,200)
Waimakariri	5,200 (6,300)	8,400 (9,700)	13,600 (16,000)
Greater Christchurch	26,900 (32,300)	47,100 (54,300)	74,000 (86,600)

Table 4-3: Projected Household Growth in Greater Christchurch 2018-48

	Medium Term (2018–2028)	Long Term (2028–2048)	Total 30 Year Period
Christchurch City	17,400 (54%)	38,550 (71%)	55,950 (65%)
Selwyn	8,600 (27%)	8,690 (16%)	17,290 (20%)
Waimakariri	6,300 (19%)	7,060 (13%)	13,360 (15%)
Greater Christchurch	32,300	54,300	86,600

Table 4-4: Targets for Housing Development Capacity in Greater Christchurch 2018-48

	Housing Development Capacity	Housing Target	Sufficiency of Housing Development Capacity	
			Medium Term (2018–2028)	Medium and Long Term (2018–2048)
Christchurch City	59,950*	55,950	+ 38,875	+ 4,000
Selwyn	9,725**	17,290	+ 1,825***	- 5,475***
Waimakariri	4,200**	13,360	- 1,600***	- 7,675***
Greater Christchurch	73,875	86,600	+ 39,100***	- 9,150***

Table 4-5: Sufficiency of Housing Development Capacity in Greater Christchurch against Housing Targets 2018-48

	Sufficiency of Industrial Development Capacity		Sufficiency of Commercial Development Capacity	
	Medium Term (2018–2028)	Medium and Long Term (2018–2048)	Medium Term (2018–2028)	Medium and Long Term (2018–2048)
Christchurch City	+ 665	+ 200	+ 30	- 135
Selwyn	+ 205 to + 230	+ 190 to + 220	- 5 to + 5	- 20 to - 10
Waimakariri	+ 60 to + 110	+ 45 to + 95	- 5 to + 15	- 5 to + 10
Greater Christchurch	+ 930 to + 1,005	+ 435 to + 515	+ 20 to + 50	- 160 to - 135

Table 4-6: Sufficiency of Industrial and Commercial Development Capacity in Greater Christchurch 2018-48

The Settlement Plan for Greater Christchurch aims to maintain the UDS principle of consolidating urban development in and around Christchurch City, and the larger towns in Selwyn and Waimakariri. It balances the strong demand for housing in towns outside the City with the anticipated return to stronger levels of demand for higher density housing in the City. To deliver new housing of the right type and location to meet demand, both now and in the future, it is important that a suitable range of greenfield and redevelopment opportunities are provided to the market.

This settlement pattern approach features a slightly lower share of growth in the City than envisaged by the UDS, with the higher share in the districts a reflection of the strong housing demand that has characterised these areas. Our plan seeks to ensure that sufficient housing capacity is provided in both Selwyn and Waimakariri to enable growth in district towns, while also transitioning to more growth being provided through redevelopment in the City over the longer term.

To implement this plan, the Partnership considers that some new greenfield housing areas should be released or otherwise identified in Rolleston, Rangiora and Kaiapoi to help address projected housing capacity shortfalls for Selwyn and Waimakariri over the medium to long term. The location of these greenfield areas is consistent with the long term growth strategy from the UDS.

The location of future housing growth anticipated in the Update is described in the graph below.

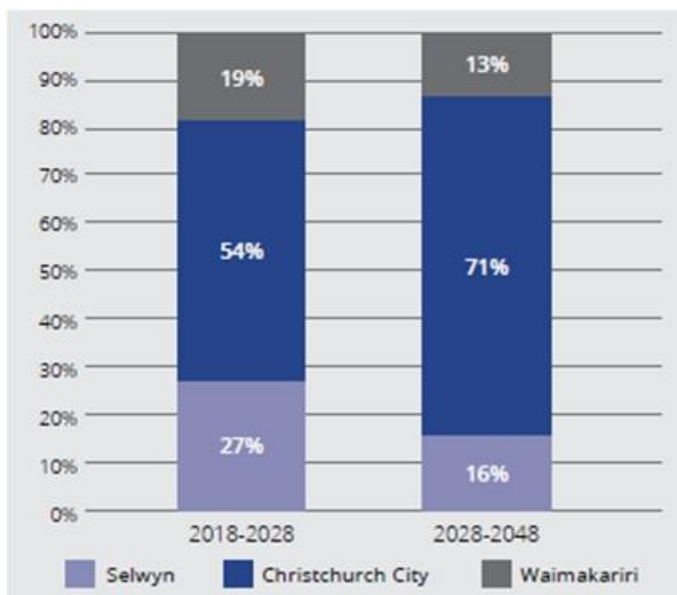


Figure 4-5: Apportionment of Housing Growth in Greater Christchurch

As well as providing for overall projected household growth the Update encourages a balance between new housing enabled through redevelopment opportunities within existing urban areas and development capacity in greenfield locations in Christchurch, Selwyn and Waimakariri Districts. The approximate breakdown between these different locations for the period 2018 to 2048 is shown in the Figure below.



Figure 4-6: Breakdown of Housing Development Opportunities in Greater Christchurch

Future urban growth scenarios have been described in the plan for the different areas of Greater Christchurch. In terms of Selwyn District future urban growth is described in the following figure.

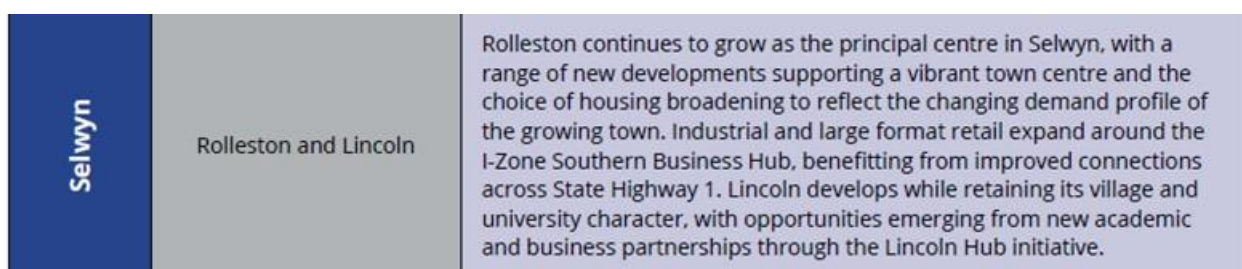


Figure 4-7: Snapshot of Future Urban Growth in Selwyn District

For Selwyn, this 'Update' supports the purpose and direction of Selwyn 2031 by promoting a sustainable, consolidated centres-based urban growth pattern that supports the changing population and their housing needs. This, in turn, allows for greater public transport usage. The District Plan Review is supporting this by not actively seeking to rezone additional land for living or business outside of the Projected Infrastructure Boundary. This Update will help provide a further evidence base for updates to Selwyn 2031 and other strategic documents to accommodate long-term growth through high quality urban environments. Any potential additional provision of business and housing land within the Greater Christchurch area in Selwyn will be strongly guided by this evidence and the current structure plans and town centre studies, ongoing market indicator monitoring and the evolution of the policy framework through the district plan review process.

The map below provides an indication of where the projected growth in Greater Christchurch is likely to occur. This may change as future capacity assessment are undertaken.

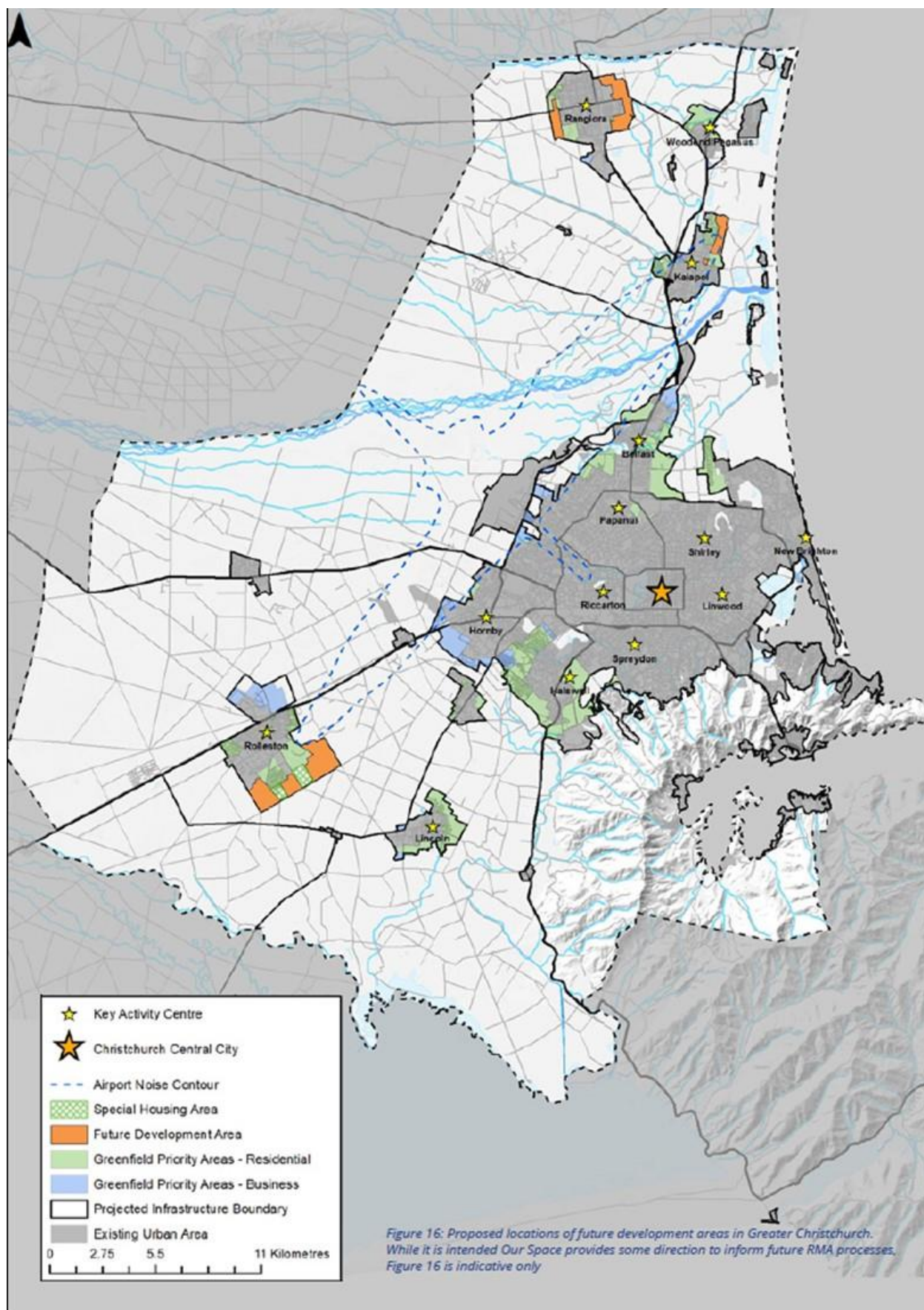


Figure 4-8: Proposed Locations for Future Development Areas in Greater Christchurch

District Plan Review

The Resource Management Act 1991 (RMA) requires all operative provisions of a plan to be reviewed every 10 years.

The current Operative Selwyn District Plan was notified in two volumes (Rural Volume in 2000 and Township Volume in 2001) and remains in this two-volume format. While the Plan has yet to be made fully operative, there are large parts of the Plan that have not changed since 2004 when decisions on submissions were released.

The Council is undertaking a full review of the District Plan with the draft Plan notified in October 2020 and submission closing in December 2020 and staff are working through the submissions received to create a summary of the decisions requested by submitters. The summary will be made publicly available in early 2021.



Figure 4-9: Selwyn District Plan Review Process

The District Plan review process will consider submissions on land to accommodate population and business growth and the process will ultimately determine which land will be available for future growth. This will consider the requirements of the Regional Policy Statement (RPS) in terms of growth allocated to Selwyn District.

Currently there is an opportunity under the National Policy Statement for Urban Capacity for Council to consider plan changes to unlock land for residential development. This situation has resulted in a plethora of plan change applications to change the zoning to enable residential development especially in the growth towns. How these plan changes will be handled and proceed alongside the District Plan review process is yet to be confirmed.

Key Strategies Influencing Growth

The following lists key strategies relating to growth to consider.

Regional Strategies

Canterbury Regional Policy Statement - Environment Canterbury has produced the Canterbury Regional Policy Statement and the Council will be required to ensure the District Plan gives effect to the CRPS. The CRPS is a strategic document requiring the integration of land use with infrastructure. The CRPS is due for review in 2023.

Chapter 5 generally focuses outside of Greater Christchurch and on development which results in changes to urban, rural-residential and rural areas, together with the infrastructural services which support this development. This is done through strategic integration recognising appropriate regionally significant infrastructure that supports the community's wellbeing.

Chapter 6 focuses on Greater Christchurch and principally establishes the urban boundary. It provides a resource management framework for the recovery of Greater Christchurch, to enable and support earthquake recovery and rebuilding, including restoration and enhancement, for the area through to 2028.

Urban Development Strategy - The Greater Christchurch Urban Development Strategy sets a plan that coordinates urban development that protects the natural environment, improves transport links and creates more liveable centres. The UDS was developed in 2007. A fundamental requirement of the strategy was to anchor the settlement pattern within the CRPS and District Plans, which is relied on heavily.

To a degree the UDS was overtaken by earthquake recovery documents, most notably the LURP which was one of the main focusses of the Strategy and Policy teams activities for the past few years.

There is general agreement that the UDS is a highly desirable outcome for Greater Christchurch to overcome the adverse effects of relatively unconstrained peripheral urban growth around Christchurch and the towns within the Waimakariri and Selwyn Districts.

The vision for Greater Christchurch states that by the year 2041, Greater Christchurch has a vibrant inner city and suburban centres surrounded by thriving rural communities and towns, connected by efficient and sustainable infrastructure.

There are a wealth of public spaces ranging from bustling inner city streets to expansive open spaces and parks, which embrace natural systems, landscapes and heritage. Innovative businesses are welcome and can thrive supported by a wide range of attractive facilities and opportunities.

Prosperous communities can enjoy a variety of lifestyles in good health and safety, enriched by the diversity of cultures and the beautiful environment of Greater Christchurch.

Greater Christchurch Transport Statement - This document provides an overarching framework to enable a consistent, integrated approach to planning, prioritising, implementing and managing the transport network and services in the Greater Christchurch area.

Selwyn Strategies

The following are key strategies developed by Selwyn District Council that deal with long-term growth.

Selwyn 2031 - The Council adopted Selwyn 2031 in November 2014. This strategy applies to the whole of the district and will be a guiding document for the future development of Selwyn District. The vision of Selwyn 2031 is:

“To grow and consolidate Selwyn District as one of the most liveable, attractive and prosperous places in New Zealand for residents, businesses and visitors.”

Selwyn Area Plans - The development and implementation of Area Plans for Malvern and Ellesmere wards (a key action of Selwyn 2031) was a significant activity for the Strategy and Policy Planning Team through 2015 and 2016. The primary purpose of the Area Plans is to provide high-level planning direction to guide the growth and sustainable management of each township in the Ellesmere and Malvern areas through to the year 2031. All of the Selwyn District is located within the takiwa of Ngai Tahu and their ancestors who have held mana whenua over these areas for many generations.

The Ellesmere and Malvern Area Plans is a key strategy for the council that identifies initiatives to assist in the delivery of the Selwyn 2031: District Development Strategy (Selwyn 2031) vision.

The Area Plans identify a broad range of implementation steps to deliver social, economic, cultural and environmental outcomes for each township. These steps range from investigations into the appropriateness of resource management regulatory controls as part of the DPR or town centre studies, through to the establishment of forums to determine, for example, how to incorporate Ngai Tahu values and interests in local government decision-making, how best to manage natural hazards, and how to ensure townships and settlements have access to educational, health, and employment opportunities, services and facilities which meet their needs, including the needs of mana whenua.

Rolleston Structure Plan - This aspirational plan identifies principles for future development, notably good urban design and sustainability. This provides guidance for developing master plans and outline development plans for specific areas of Rolleston. It helps inform district plans, infrastructure programmes, long term plans and other guidance.

Special Housing Areas - There are two Special Housing Areas within Selwyn and are on the southern boundary of Rolleston Township. These areas were established through the Housing Accord and Special Housing Areas Act 2013. South Farringdon is essentially development with Acland Park currently underway, providing nearer to 1,400 new dwellings.

Selwyn Monitoring Strategy - A draft monitoring strategy is being developed. The level of monitoring required, especially for growth, will be largely driven by the requirements within the NPS-UD, which are outlined in Part 3.9 (bold added).

Monitoring requirements:

1. Every tier 1, 2, and 3 local authority must monitor, quarterly, the following in relation to each urban environment in their region or district:
 - a. the **demand** for dwellings
 - b. the **supply** of dwellings
 - c. **prices of, and rents** for, dwellings
 - d. housing **affordability**
 - e. the proportion of housing development capacity that has been **realised**:
 - i. in previously urbanised areas (such as through **infill** housing or redevelopment); and
 - ii. in previously undeveloped (ie, **greenfield**) areas
 - f. available data on **business** land.
2. In relation to tier 1 urban environments, tier 1 local authorities must monitor **the proportion of development capacity that has been realised in each zone** identified in clause 3.37(1) (i.e. each zone with development outcomes that are monitored).
3. Every tier 1, 2, and 3 local authority must **publish the results of its monitoring at least annually**.
4. The monitoring required by this clause must relate to the relevant urban environments, but may apply more widely (such as, for example, where the relevant data is available only on a region or district-wide basis).
5. If more than one tier 1 or tier 2 local authority has jurisdiction over a tier 1 or tier 2 urban environment, those local authorities are jointly responsible for doing the monitoring required by this subpart.

Selwyn District Strategic Economic Action Plan 2020 - The Selwyn Strategic Economic Action Plan (SEAP) provides a blueprint for how Selwyn District Council can support, facilitate and enable inclusive economic development over the next ten years. The SEAP will help guide long-term priorities once the economy emerges from the COVID-19 pandemic and immediate recovery phase.

The plan is needed to validate and steer what Selwyn District Council is doing for economic development and communicate these actions when consulting with stakeholders.

The SEAP sequentially addresses the following:

- Outlines Selwyn's economic, demographic and socio-economic context to pinpoint the key drivers of growth.
- Identifies the challenges and opportunities that Selwyn faces or is anticipated to confront.
- Articulates strategic priority areas of work to drive change and achieve a vision of where Selwyn wants to be.
- Proposes several actions that will affect positive change in these strategic priority areas and create opportunities for all in an inclusive manner – this will get Selwyn to where it wants to be.

4.1.5 Economic Conditions and Business Activity

The Selwyn economy is outperforming the rest of the country. Selwyn saw its GDP and employment grow faster than the national average and this in turn led to higher productivity and household incomes. As the district changes and becomes more urbanised, the nature of employment in the district will continue to change, with a rise in more service and retail jobs. Currently, employment is around 60% in the business zones though this will change as the nature of new jobs change. The key employment category is currently agriculture, but other categories, such as services and community, are growing faster.

As with the population growth, employment growth is largely seen in the urban areas. While rural areas still offer the most employment, the opportunities are in the urban areas, especially Rolleston. However, Selwyn's economy is not as diverse as the rest of the country, and relies on several key industries.

Overview

Selwyn has generated around \$2.7b in 2019 and around 22,500 people employed. This has increased significantly in the last ten years where Selwyn's GDP was \$1.4b with 14,000 jobs. This translates to an average growth rate of around 6.5% compared to the national average of 2.5%. Agriculture is still the highest employee area but the public sector and services is area growing. Recent trends, seen in Figure 4-18, show steady agriculture category but growth in services and food mirrors population growth. Selwyn is linked across political boundaries, most notably as part of Greater Christchurch. Where people live, work, and play aren't constrained by these boundaries. As Selwyn grows, the level of self-sufficiency will grow but Selwyn's economy will always be inextricably linked with Christchurch City.

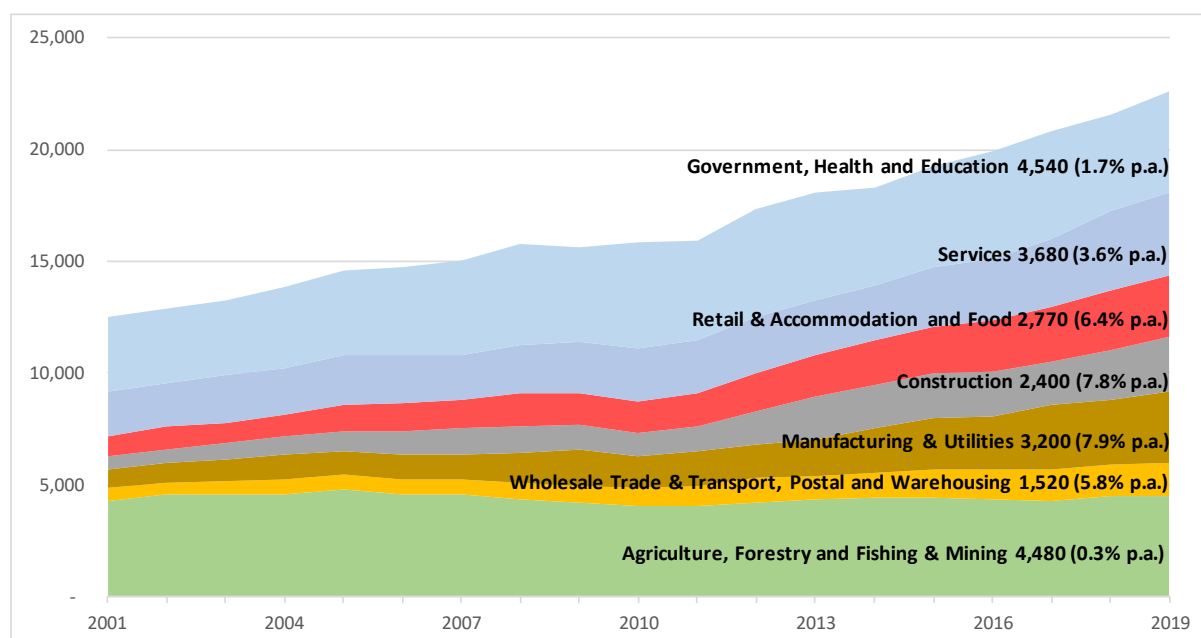


Figure 4-10: Market Economics - Economic Structure of Selwyn District

The following snapshot of economic information for Selwyn District provided by Infometrics shows that economic growth has been strong.

\$2,866

million in 2020 prices

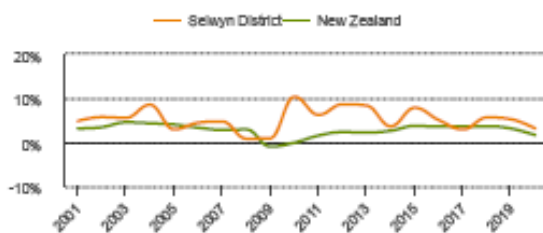
0.9%

of national total

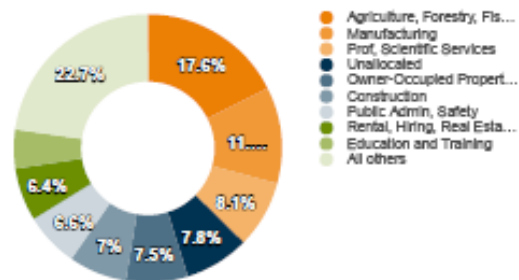
Economic growth, 2010-2020 Annual average % change

	2020	Last 10 years
SELWYN DISTRICT	3.1%	5.6%
NEW ZEALAND	1.6%	2.8%

Economic growth, 2001-2020



Industry proportion of GDP, 2020



Biggest contributors to economic growth, 2010-2020

Manufacturing	\$191m
Construction	\$128m
Agriculture, Forestry and Fishing	\$120m
Professional, Scientific and Technical Services	\$99m
Rental, Hiring and Real Estate Services	\$96m
All other industries	\$569m
Total increase in GDP	\$1,204m

Figure 4-11: Infometrics - Economic Snapshot of Selwyn District 2020

Support for New Businesses

Selwyn has a flourishing business environment with the total number of businesses increasing from 5,421 in 2009 to 6,828 in 2019. Selwyn has seen good growth in new businesses as well, though the job growth of the district seems more dependent on existing businesses growth than new businesses.

Spend

Spending data from *Marketview* shows that spending from Selwyn residents is still occurring within Christchurch, about 57% or \$397m per year. Spending from Christchurch residents within Selwyn totals about \$68m.

Location of Employment

Employment categories have different requirements for locating within Business Zones or not. Community and agriculture have specific needs to be located outside of the Business Zone, while self-employed people are classified as being located at their home address. Below in Table 3, is a breakdown of employment location. Community and service categories are locating in other zones when it fits the community they serve. There are improvements to be made and as the commercial centres grow, more businesses will locate for agglomeration benefits.

Category	Business Zone	Other Zone
Retail	60.8%	39.2%
Services	33.5%	66.5%
Community	25.8%	74.2%
Other	36.8%	63.2%
Agriculture		100%

Table 4-7: Location of Employment by Zone

Growth Model Commercial and Industrial Capacity

The Growth Model identifies capacity in two forms, vacant and vacant potential. Vacant is unused land, whereas vacant potential is being used but not to similar levels as other land. Most vacant land is in Rolleston, shown in Figure 8, with a lot of potential capacity in Darfield and Leeston.

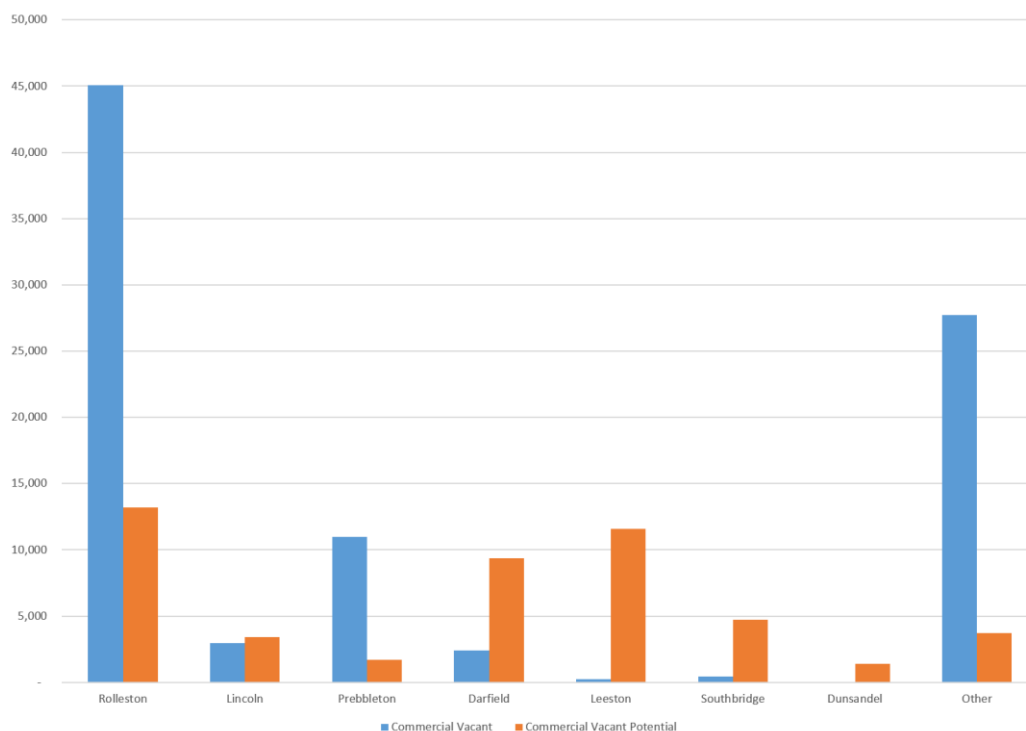


Figure 4-20: Commercial land by Selwyn Growth Model

Industrial land is also mainly available in Rolleston, as shown in Figure 9, with a significant amount in Darfield.

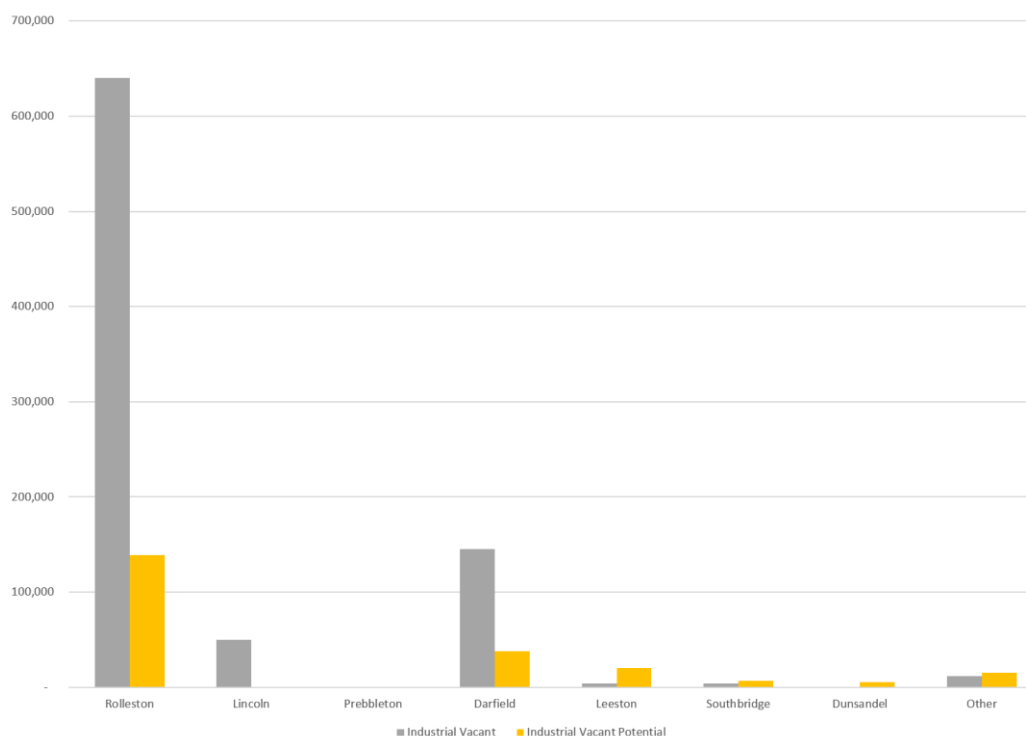


Figure 4-21: Industrial land by Selwyn Growth Model

Employment Trends

Employment in the district can be understood through broad employment categories – Retail, Service, Community, Agriculture, and Other. These are aggregated from ANZIC 1 or industrial employment codes.

Retail

Growth in retail is largely connected to population growth and the increasing scale of towns. Further, this relationship is not a straight linear relationship, and so more population growth leads to even more retail growth. This increase in current employment will be in areas such as supermarkets and food and beverage services immediately servicing the growing population. Further, larger townships will attract new retail, which will bring employment, known as agglomeration benefits.

Service

Service industry employment is expected to continue to grow with large increases in professional, scientific, and technical services. The scale of demand continues to grow and that supports new types of services to establish. Further increase in population and changes in travel or more people working from home will lead to an increase in service employment in the district.

Community

The Community employment area covers government, health and education employment. This sector will continue to grow as population growth demands these services but at a slower rate.

Agriculture

Agriculture continues to be an important part of the economy. However, employment remains rather similar as the trend is for larger commercial farms and a higher use of machinery than labour. Further, there is a change in the types of employment, for example, the Dairy industry is continued to grow while sheep and beef will remain steady or decrease. This increase in dairy does not lead to immediate employment growth but generates demand for support services.

Other

The other group covers wholesale trade, warehousing, utilities, and construction. This will continue to grow as iZone and adjacent developments continue to grow, dairy processing remains, and high construction levels persist. Growth in these industries may be relocations post-earthquake though, as this growth continues, it seems it is supported by the growth in dairy farming and general population growth.

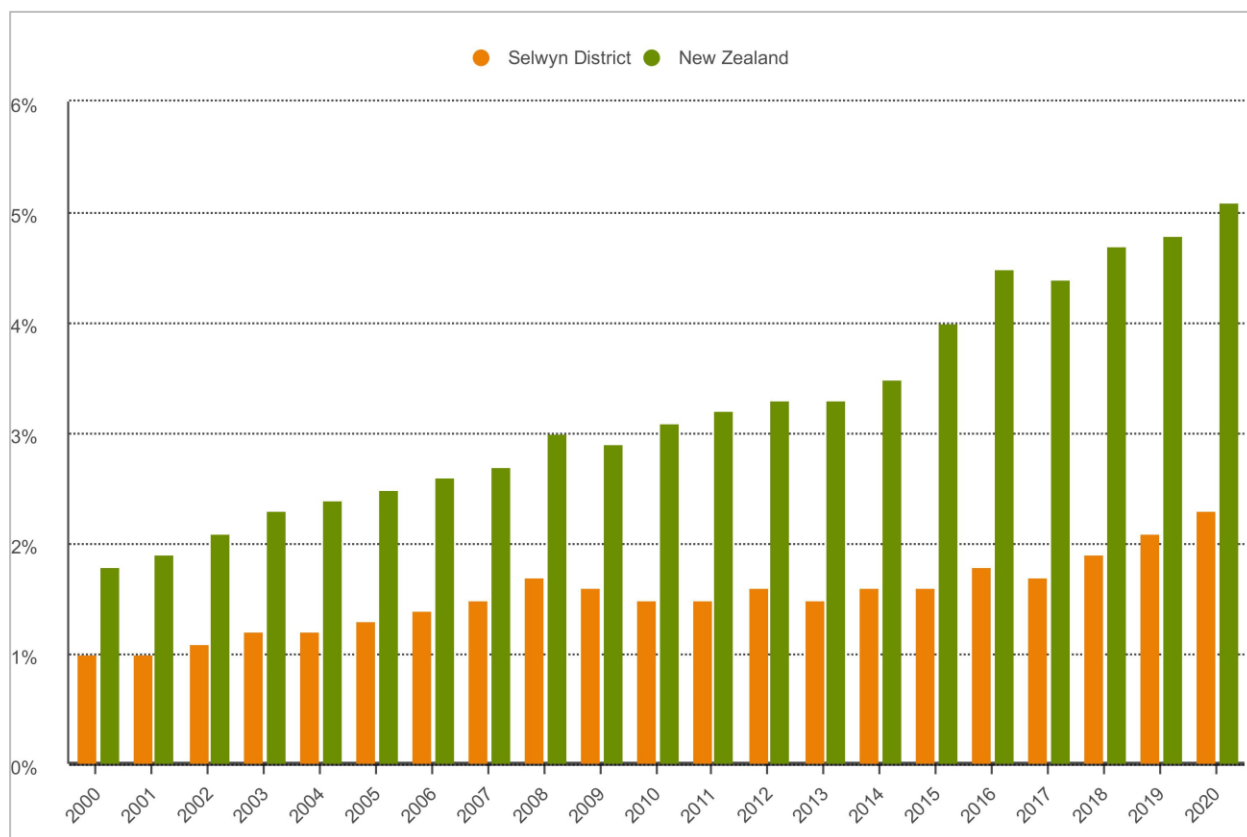


Figure 4-22: Selwyn District Tourism Percentage of GDP c.f. NZ

Employment Category Projections

The growth model projects growth out to 2051 based on the trends described above. The table below shows the main growth is coming from Services and Community, which nearly doubles over thirty years, whereas Retail growth is limited to population growth and Agriculture is transitioning from labour intensive to capital intensive limiting its employment growth.

Category	2021	2031	2051	Growth 21 - 31	Growth 21 - 51
Retail	1,694	2,342	3,237	648	1,543
Services	5,722	7,458	9,811	1,736	4,089
Community	5,252	6,904	9,197	1,652	3,945
Other	7,663	9,116	11,099	1,453	3,436
Agriculture	4,814	5,330	5,629	516	815
Total	25,145	31,555	38,973	+6,005	+13,828

Table 4-8: Employment Projections by Category

Key Infrastructure Supporting Growth and Employment

The Selwyn district has some important infrastructure that impacts on growth and demand. These key companies or institutions provide direction for growth as well as being key employers in the district.

There is a large irrigation scheme, Central Plains Irrigation Scheme located within the District. This provides water supply across the central plains area with the aim of supporting agricultural production and assisting water usage. Synlait and Fonterra have established large milk processing plants within the district that, combined, processes over 10m litres of raw milk a day.

Lincoln University is located on the outskirts of Lincoln Township, along with some Crown Research Institutes, provide significant employment as well as a significant contribution to the district's economy. Burnham Military Camp also provides significant employment and there has been proposals to expand the number of people housed at the Camp.

4.1.6 Tourism and Visitors to the District

A number of the small settlements such as Arthurs Pass, Rakaia, Castle Hill, and Lake Coleridge are popular places for holiday homes and recreational facilities. Arthurs Pass, Darfield and Springfield in particular support summer and winter-sports in the Craigieburn Basin, Arthurs Pass National Park, Lake Coleridge, the Rakaia Basin and Mt Hutt. These settlements also service long-distance traffic and provide tourist facilities on main tourist routes.

Selwyn is also part of key routes south from Christchurch and through to the West Coast. Route 72, the Inland Scenic Route provides an inter-district connection between tourism and recreational facilities in Selwyn and those in the adjoining Ashburton and Waimakariri Districts and beyond to the Mackenzie Basin / Mt Cook and Hanmer Springs / Kaikoura. It offers an increasingly attractive, and some times more direct, alternative to the utilitarian State Highway 1. These tourist facilities are supplemented by the major golf course and other recreational and visitor facilities at Terrace Downs.

Selwyn has many visitors exploring the natural environment and attractions on offer. Tourism in Selwyn is small compared to the rest of the county but it has been growing fast, at almost 10% compared to 8% nationwide. This has led to tourism-related employment growing by 3%, double the national rate. The growth of tourism expenditure is shown in the graph below. This provides information up to 2020 where a reduction is noted and it is expected that this trend will continue in 2021 as a result of COVID-19 restrictions on travel. However the overall economic impact of reduced tourist visitors to the district is likely to be less than other parts of New Zealand as the proportion of GDP generated from tourism is lower (refer Figure 4-22 below).

Direct impacts on Community Facilities from reduced visitor numbers is evident with fewer people visiting dedicated freedom camping sites although there have been more local people using these facilities over the camping season. Overseas visitors tended to spend more in local businesses than locals which may have an effect on business revenues.

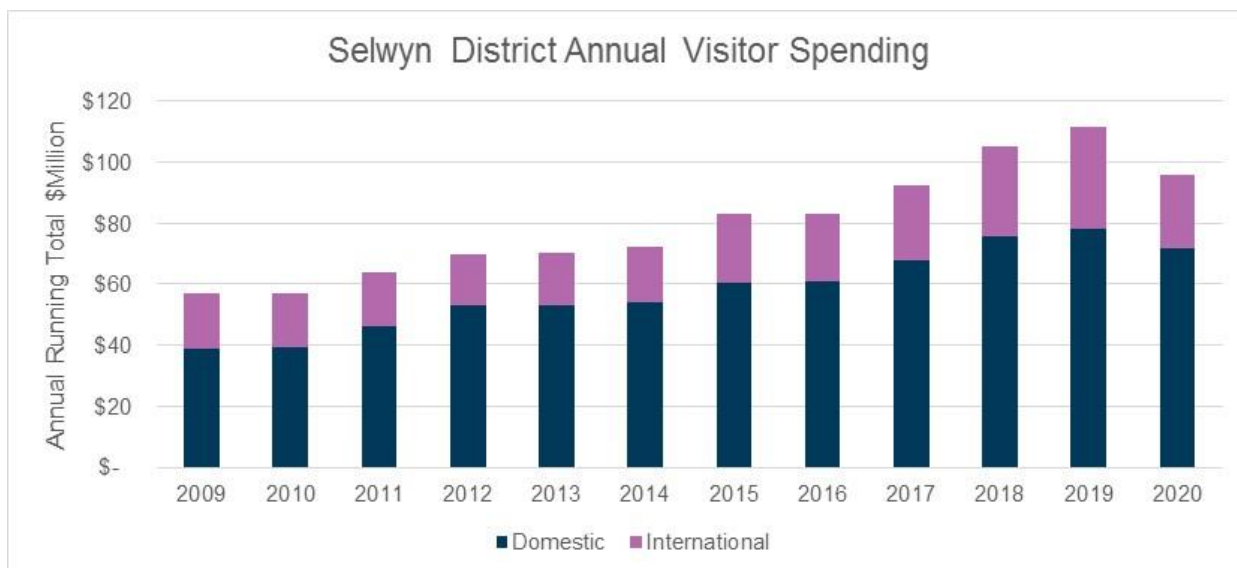


Figure 4-23: Selwyn District Tourism Expenditure Trends

NZ Transport Agency data on traffic volumes for State Highways provides indications that, generally, there will continue to be an increase in traffic numbers on routes through Selwyn District over the planning period.

The Council will need to continue to develop assets and services to meet the demand created by increased levels of tourism activity and visitors to the district. The Council is committed to supporting and promoting local businesses. Attractions such as rural recreation reserves, indoor swimming pools and services such as public toilets encourage visitors to stay or stop in the District and use local businesses.

4.1.7 Proximity to Christchurch and Travel Patterns

The eastern part of Selwyn District forms part of Greater Christchurch and borders the southern part of Christchurch City. The main town in the District, Rolleston, is around 20 km from the central city precinct of Christchurch. With the completion of the Christchurch Southern Motorway extension (CSM2) the travel time to Christchurch has been significantly reduced. This connection means that people can live in Selwyn District and make an easy commute to the city for work.

The availability of new housing at a reasonable cost makes Selwyn an attractive place to live while being in close proximity to a major centre.

Information sourced from a commuter application that analyses how people travel (based on 2018 Census data) indicates that, 11,601 people (33%) leave Selwyn District to areas outside the district for work or school, with Christchurch Central-South (1,311 departures) the top. To depart to work or school, people in these 28 areas most often drive a private car, truck or van (45%).

There are 966 people traveling to the district for work or school (4%), while 23,364 people (96%) also live in these 28 areas. The most common way to arrive to work or school is to drive a private car, truck or van (31%).

In terms of community facilities provision, the close proximity to Christchurch means there will be cross-over of utilisation between residents seeking access to facilities.

4.1.8 COVID-19 Impacts

The national response to Covid-19 was to lockdown New Zealand in order to contain and slow the virus. This has saved lives and allowed New Zealand the best chance of recovery but did cause a drop in GDP and uncertainty in employment and this has flow-on effects throughout the economy, notably housing prices, and international visitors and migration. The long-term implications are yet to be fully understood but range from more flexible work arrangements, more resiliency in trade networks, and a re-shaping of the tourism industry.

The Selwyn District will be less disrupted due to the nature of its employment due to a large share of employment being agriculture or food manufacturing related. The tourism industry also has less reliance on international visitors.

Infometrics Economic Impact Report for Selwyn District

Selwyn commissioned Infometrics in April 2020 to provide an overview of the potential economic impact of Covid-19 for the Selwyn District. Generally, the forecast shows Selwyn performing comparatively better than most other districts in New Zealand, though the impacts are still significant. Generally, tourism and tourism supported businesses are directly impacted, with indirect impacts on the whole economy because of global decreases and uncertainty. Infometrics forecasts an economic contraction of 5.4% for Selwyn leading to a rise in unemployment to 7.1% in early 2021 and house prices falling by around 10% by December 2021.

Selwyn performs better as primary exports are still strong and tourism in the district is not primarily international tourists. Further, Selwyn is generally more affordable than much of Christchurch and internal growth is not directly linked to international migration. The level of Government investment is critical in determining the more medium term impact of Covid-19.

Further monitoring will be required to understand how these projections develop and Infometrics will continue to provide information.

4.1.9 Megatrends Influencing Selwyn's Outlook

There are several megatrends that are likely to influence Selwyn over the next decade. Megatrends are long-term overarching global and domestic forces that have significant implications for business, economy, society, and the personal lives of people.

Megatrends of relevance to Selwyn include, but are not limited to:

- Structural change as a result of the COVID-19 pandemic. Even after the immediate disruptions to daily lives and business are behind us, and the recovery is firmly entrenched, there are likely to be long-term changes within some industries as a result of the crisis. Not only will travel and consumer demand patterns evolve, but some businesses may continue to operate in a different manner and adjust their supply chains to minimise future risks of disruptions.
- An expanding middle class in developing countries has created new opportunities for exporters, particularly in countries such as China, India and other parts of South East Asia. As incomes in these countries rise, tastes and preferences are changing, which is pushing up demand for some of the high-quality agricultural products that Selwyn farmers are renowned for.
- Rising risks of nationalism, however, do pose some risks for exporters. Already we have seen rising trade tensions between the US, China, Europe, and Mexico. Further restrictions to trade among major economies could catch our exporters in the crossfire and make it more difficult to access some markets. This trend is likely to be further influenced by COVID-19.
- Climate change will have indirect effects, even before any direct effects are materially felt. Indirect effects stem from climate concerns changing tastes and preferences of customers for agricultural and tourism products. Government policy will also create costs and constraints as we work towards zero carbon and more circular flow models in waste streams.
- Older people are an increasingly large and willing part of the labour market. People are working longer before they retire and managing this trend is a challenge for employers to make the most of their contribution. When older workers eventually retire, replacement demand for workers will rise at a faster rate and competition for young workers will intensify between regions.
- The nature of work is changing. Younger workers have different expectations of work than earlier generations. They are more likely to prioritise lifestyle with shorter working weeks and remote working arrangements. Contracting is more common, as is having side projects and changing careers. Lifelong learning and a focus on transferable skills is becoming more important.
- Automation is expected to have widespread, but uncertain effects on the future of work. Industries with a lot of routine are most at risk of automation, while opportunities will be created in other industries, such as those focussed on design and programming. But even if there is a 1:1 replacement, the transition will be challenging for those affected and jobs that are created are more likely to be in urban rather than rural areas.
- Economic development's focus is shifting towards inclusive growth and wellbeing. No longer can increasing GDP be the key goal. Instead lifting the bottom, reducing inequality, ensuring people are satisfied and doing this all in a sustainable manner are also important. These themes are apparent in central government plans, as well as in regional documents such as the Canterbury Regional Economic Development Strategy.

4.1.10 Selwyn District Strategic Economic Action Plan

The purpose of the Selwyn District Economic Action Plan (SEAP) is to help the Council focus on issues that impact on residents' economic and social wellbeing, and to suggest actions that can be taken to address them.

Analysis of Selwyn's challenges and strengths have highlighted four strategic themes of economic development for the next decade. These themes are consistent with Selwyn District Council's vision, purpose and values. They reflect areas where the council can best contribute to more vibrant economic and social wellbeing across Selwyn's communities. The themes are:

1. Community development
2. An attractive place to be
3. Business development and workforce
4. Supporting sustainable growth

The key aspects of the SEAP are described in the following figure:

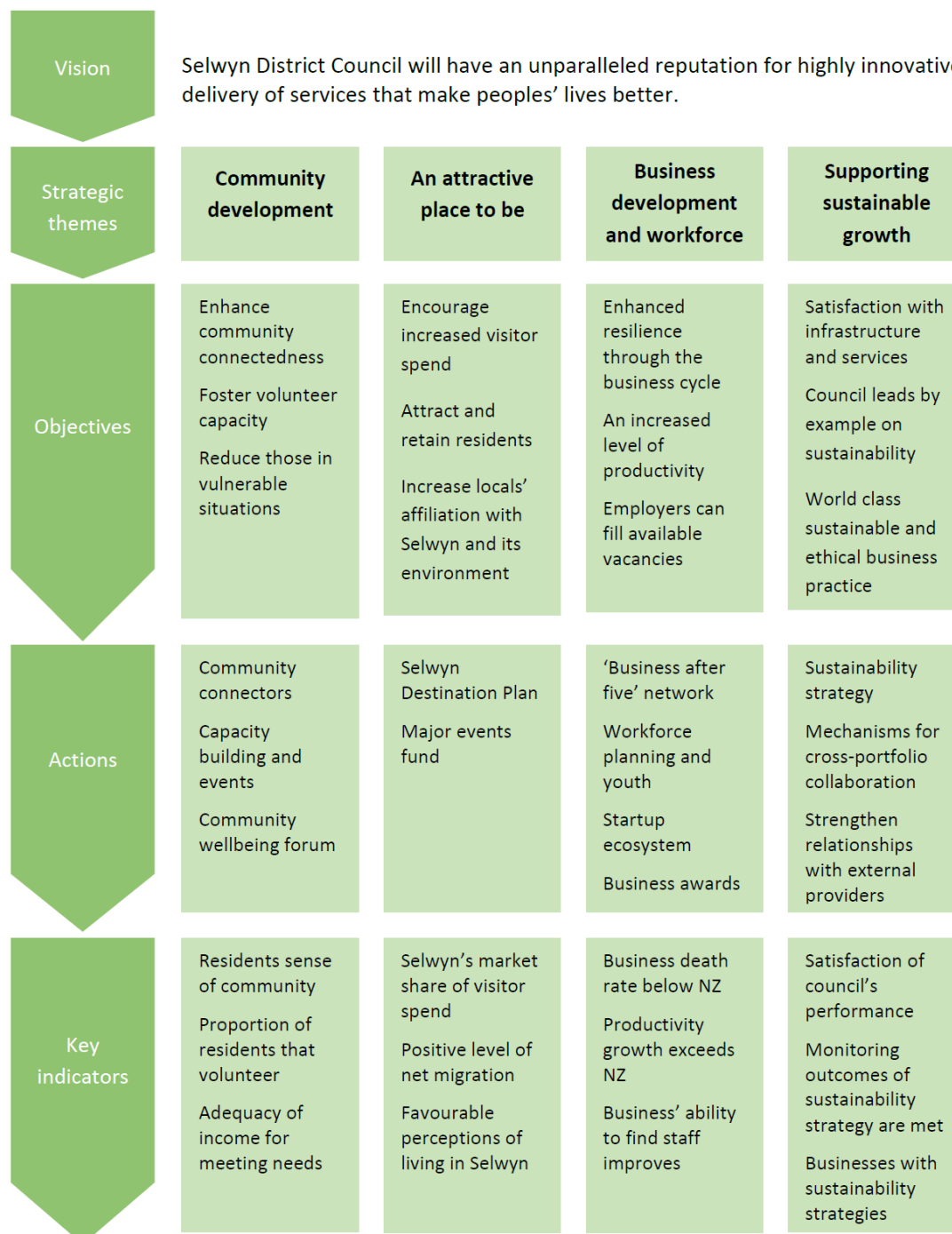


Figure 4-24: Selwyn District Strategic Economic Action Plan

Actions identified in the SEAP are key long-term strategic interventions, rather than an exhaustive work programme. A certain amount of capacity needs to be preserved for unexpected challenges and opportunities. Nevertheless, the drivers for change and strategic themes identified can still be used to help guide responses as the economy recovers from challenges such as the COVID-19 pandemic.

In delivering the SEAP over the next 10 years there will need to be a significant contribution from community facility provision. This includes:

- Providing facilities such as community centres and pools and community spaces that enable people to connect socially and feel part of the community.
- Develop spaces for large scale events (proposed events space at the District Park planned for Rolleston).
- Provide opportunities for participation by volunteers in looking after facilities, reserves and natural areas.
- Creating green space networks that improve the attractiveness and functionality of townships.
- Provide facilities that encourage visitors to spend more time in Selwyn and have a good experience while there (camping areas, public toilets, recreation reserves).
- Develop vibrant hearts to the main townships with quality civic spaces that support business activity.

4.1.11 Legislative Changes

There are no current legislative changes that are likely to have a significant impact on growth or growth rates. However the government has signalled the need to accelerate housing supply to meet demand. There may be new legislation enacted during the early period of this plan that will promote growth. The Government has also signalled a suite of actions to combat climate change and reduce carbon emissions. Depending on the timeframe for implementation of actions this could have an impact on growth in Selwyn District.

4.1.12 Recreation and Leisure Trends

Many of the services covered under the Community Facilities umbrella are associated with the delivery or support of recreation and leisure activities. It is important to understand overall trends as this can help to guide decision making on the types of facilities provided. Some changes in demand may be driven by demographic variations that are predicted to occur (e.g. ageing population). Trends can also be influenced by other factors such as economic conditions and population mobility.

Sport New Zealand last undertook the Active New Zealand Survey in 2019. The Active NZ Survey is a national-level survey to monitor physical activity, in particular, sport and recreation participation among New Zealand adults and children.

Key Insights from the survey indicate the following trends:

1. For children and young people, the four indicators captured through Active NZ to report participation are stable over time. No change has occurred in weekly participation, time spent participating, average number of sports and activities participated in each week or proportion meeting the physical activity guidelines through play, active recreation and sport.
2. New insights point to emerging trends across three years (2017-2019) between ages 8 and 14. A downward trend is evident in belonging to a team or club inside or outside of school, particularly among boys.
3. An upward trend is evident in the proportion of adults spending less than 30 minutes in weekly participation, particularly between ages 18 and 34 and especially among females.
4. Between ages 18 and 24, weekly participation, time spent and inactivity are trending negatively.

Results from the Active NZ Survey indicate that generally there have not been significant changes in participation levels over the period 2017 to 2019. This information are set out in the figures below (adults and children/young people).

Children and young people – key participation statistics over time

Between 2017 and 2019⁵ no significant changes occurred in:

- weekly participation
- time spent in weekly participation (hours)
- average number of sports and activities participated in each week
- the proportion of children and young people meeting the physical activity guidelines⁶ through play, active recreation and sport.

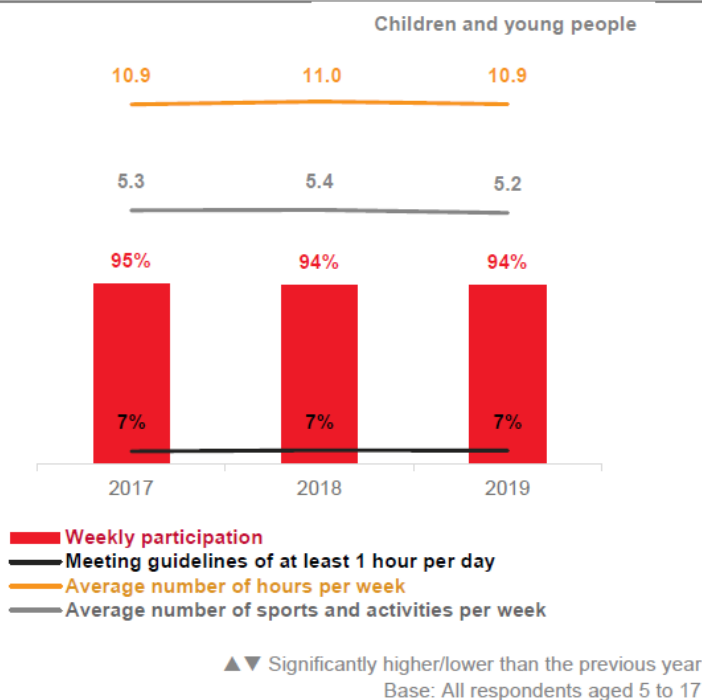


Figure 4-25: Sports & Recreation Participation by Children & Young People (Source: Sport New Zealand, Active NZ Main Report - The New Zealand Participation Survey 2019)

Adults – key participation statistics over time

The drops in weekly participation and average number of sports and activities from 2017 to 2018 have stabilised at 2018 levels. In 2019:

- seventy-two percent of adults participated each week (73 percent in 2017 and 72 percent in 2018)
- the 2 percent drop in female participation, from 74 percent to 72 percent, stabilised at 72 percent
- the drop from 2.3 to 2.2 average number of sports and activities has stabilised at 2.2.

Average time spent in weekly participation (hours), and the proportion of adults meeting the physical activity guidelines⁷ through play, active recreation and sport, are consistent over time.



Figure 4-26: Sports & Recreation Participation by Adults (Source: Sport New Zealand, Active NZ Main Report - The New Zealand Participation Survey 2019)

Of particular pertinence to the Community Facilities services is to understand participation trends with particular sports and recreation activities that are supported or provided through Council.

The *Insights Tool* (developed by Sport NZ) provides access to relevant information from different sources to uncover insights, and ultimately inform decisions. The *Insights Tool* sources data from:

- Statistics NZ
- Active NZ survey (Sport NZ)
- School Sport New Zealand sports participation data
- Ministry of Education
- Ministry of Health
- Nielsen Research.

Information on trends has been extracted from the *Insights Tool* that indicates and tracks participation at a regional level. This is shown in figure below with the top 25 activities for the Canterbury Region and indicates that walking is the most popular recreational activity. The information also shows where there have been movement in participation levels over time.



Figure 4-27: Participation by Activity for Canterbury Region (Source: Sport New Zealand, Insights Tool 2019.)

As a key provider of places for sport and recreation it is also useful to gain an understanding of the changes in participation in sports and recreation at a local level. This information helps to guide decision making on the types of facilities to be provided and the timing to meet demand. A separate study was undertaken in 2020 to gather information on sports participation levels and to look at trends. More information on the findings from this study are included in section 7 covering Recreation Reserves.

4.1.13 Changing Technology

There are a number of technology changes that will impact on provision of assets and facilities for the Community Facilities activity. These include the following:

- Increasing use of applications to locate and provide information on places for recreation e.g. CamperMate, My Parx. These have direct impact on the numbers of people visiting parks and facilities and can lead to situation where carrying capacity is exceeded.
- Introduction of “smart playgrounds” with technology augmented reality markers. This has been trialled at a park in Rolleston with a mixed reaction from the community.
- Increasing use of Remotely Piloted Aircraft Systems (RPAS) also known as Unmanned Aerial Vehicles (UAVs), and Unmanned Aerial Systems (UAS), and drones. The recreational use of RPAS can create issues and require spaces to be allocated for this activity. Council has put in place a policy and bylaw to manage this activity. They can also be used for business purposes and there are potential uses of this technology that could provide beneficial outcomes for Council.
- Use of digital technology for payment such as campsites makes it easier for people to use and enjoy these facilities.
- Other technology changes that will impact on the Community Facilities Activity will be assessed and built into programmes as required.

4.1.14 Social Trends

The New Zealand Deprivation Index (NZDep) is an area-based measure of socioeconomic deprivation in New Zealand. It measures the level of deprivation for people in each small area and is based on nine Census variables (from the 2018 Census). The NZDep does not indicate significant social issues within the district. The majority of areas in the district are shown in the decile range of 1-2 (least deprived) or 3-4. There are some small pockets where the decile range is 5-6 or 7-8 and this tends to be in parts of the rural towns in Malvern (Springfield, Waddington, Darfield, Glentunnel and Whitecliffs) as well as in some of the generally older parts of other towns (Leeston, Springston, Lincoln). This signals the need for increasing social support services in some areas. This translates to the need to provide community spaces to support delivery of social services.

There is an increasing trend with libraries toward being a place for social interaction. This trend creates demands for a different type of facility to accommodate a mixture of uses. New libraries will need to be designed to incorporate community areas which can be used for social activities.

Community halls have traditionally been the social hub of the communities they serve. Changes in social habits overtime have seen the use of many of these facilities decline. The move towards more individual physical activities to support healthy life styles may see the use of some halls rejuvenated. However to accommodate changes in use, from a functional perspective, building modifications may be required. There is likely to be some form of facility rationalisation required during the planning period and a strategic plan has been prepared to guide decision making on this issue.

The Eastern Selwyn Community Spaces Plan found that community spaces need to embody the concept of community development whereby individual or groups are empowered through skill development to effect change within communities and address issues. This concept underpins the Council’s future approach to provision of community spaces and is aimed at promoting social-connectedness within communities.

4.1.15 Alternative Service Providers

Provision of assets or services by other agencies can influence demand for Council facilities/services. In many cases provision by other agencies complements the services delivered by Council. An example would be the Reserve Estate provided by the Department of Conservation with its wilderness and conservation focus complementing reserve land holdings managed by Council which are more oriented to active or informal recreation.

Trends in alternative service provision that are pertinent to the Community Facilities Activity include:

- Declining provision of pool facilities at schools because of costs and compliance requirements creating demand for additional or improved Council facilities especially for learn to swim programmes.
- Providing toilets in commercial precincts or at service stations that are accessible to the public can reduce the need for Council provision or create opportunities for joint arrangements.
- Social housing provision by a variety of organisations (Churches, Trusts etc.) in the District means that Council does not need to become directly involved and can focus on a support or facilitation role.
- Many of the functions provided by community halls are duplicated in other facilities in the community such as school halls, church halls etc. Initial assessments carried out on overall use of this type of facility indicate a pattern of under-utilisation which may provide opportunity for rationalisation or future partnerships.
- Currently the district population favour burial over cremation with around 65% of residents opting for burial in a local cemetery. This is typical of a predominantly rural population but as parts of the district become more urbanised there could be a move towards cremation as a preference.
- There have been a number of new schools built in Selwyn District (Rolleston and Lincoln) between 2015 and 2020 and more are planned for Rolleston. There is an opportunity to work with the Ministry of Education and the Boards of Trustees to co-ordinate provision of facilities that have the potential to be used by the wider community on a shared basis. This can help to reduce demand for Council provision.
- Community Spaces also include those provided by businesses. Meeting spaces and cafes for instance provide places for community activities, meeting a demand that complements other types of public spaces that Council provides. There is an opportunity promote this connected relationship for the benefit of the community.

4.1.16 Environmental Protection

Since the release of the New Zealand Biodiversity Strategy in 2000 there has been increasing awareness of the fragile state of the nation's biodiversity and the need to take action to conserve and protect it from further degradation. The Strategy envisages that Local Authorities will take a key role in implementing actions to support the outcomes. This has implications for Council's approach to the management, development and acquisition of reserves. For example there may be increasing demand to secure remnant native bush or land forms as reserves to enable future preservation. An example is the proposal to acquire additional land at Coes Ford Recreation Reserve to develop a wetland that will act as a filter to improve water quality in the Selwyn River.

Achievement of good environmental outcomes is guided by the Selwyn District Plan and the Land and Water Regional Plan. Resources consents and designations are required for a number of Community Facilities activities and conditions pertaining to these are aimed at achieving acceptable environmental outcomes to protect and enhance natural environments. Further information on how the environment is protected with this activity is covered in Section 17 of the AcM Plan.

4.1.17 Cultural and Heritage Protection

There is increasing demand from the community to protect the district's rich heritage and to ensure that key elements are preserved into the future. This is borne out by the number of active historical societies working in the district. The Council also works in co-operation with the local Iwi to ensure areas of significance to Māori are protected. This is exemplified in the development of a Conservation Plan for the nationally recognised site of Māori occupation at Rakaia Huts. The District Plan review process has resulted in a number Council building and structures being listed as heritage items. This signals the need for Council to be proactive in preserving its own assets that are historically significant and to set aside funding to ensure this can be achieved. Demand issues relevant to community facilities include:

- Acquisition of reserve areas to preserve existing heritage or cultural features including remnants of past occupations, industries, land uses or landscape forms that connect the site to the past
- Preservation rather than demolition of buildings and structures with heritage values
- The need to partner with Iwi on activities that affect land and water
- Development of conservation plans for heritage buildings/features or sites of cultural significance
- Protection and conservation for historic cemeteries

4.1.18 Climate Change

A report prepared by Aqualinc (Climate Variation Report – Update for 2020) provides information on potential climate change for the Canterbury Region and Selwyn District. The key conclusions that have relevance to the Community Facilities activity are:

Temperature

- Average temperatures across New Zealand have increased 1°C over the last 100 years.
- By 2050 temperatures are projected to be 1.3°C warmer (on average) compared with the last 20 years (1998 to 2018).
- There will be fewer frost days (daily minimum temperature < 0°C) and an increase in the number of days with a maximum temperature > 25°C, by 2050.

Evapotranspiration

- Evapotranspiration rates are expected to increase by about 5% by 2050.

Mean annual rainfall

- There is no long term trend observed in mean annual rainfall on the Canterbury Plains.
- The annual rainfall is not projected to change on the Canterbury Plains by 2050.
- Alpine rainfall may increase by over 5% over the next 50 years.

Extreme rainfall

- There is no observed long term trend in extreme rainfall events on the Canterbury Plains.
- Wet rainfall days are not projected to be any wetter by 2050.
- Castle Hill basin is projected to have an additional 10 dry days per year by 2050 compared to the last 20 years.

Other climate variables

- Climate change will have a relatively minor impact on the overall amount of snow in the high mountains of the Southern Alps and snow frequency on the Canterbury Plains.
- Average wind on the Canterbury Plains will remain relatively unchanged, while the wind speed on windy days is projected to increase by 5% by 2050.

Groundwater

- We expect climate change will have only a minor impact on groundwater levels over the next 32 years.
- Central Plains Irrigation has a much greater impact than climate change and will increase groundwater levels.
- Record low groundwater levels in 2016 are due to a combination of below average rainfall and increased pumping of groundwater for irrigation.

River flows

- Mean annual flows in the alpine rivers (e.g. Waimakariri and Rakaia) could increase by about 3% by mid-century, as a result of increased precipitation.
- Foothill river flows may slightly decrease over the next 32 years, due to a small increase in evapotranspiration.
- We expect climate change will only have a minor impact on flows in lowland streams and drains.

Sea level rise

- Local sea levels have risen 0.27 m since 1900.
- Sea levels could rise by a further 0.09 to 0.28 m by 2050.
- Sea level rise may result in a minor increase in flooding frequency at Rakaia Huts.
- Sea level rise will result in either the Te Waihora/Lake Ellesmere mouth needing to be opened more frequently and/or an increase in lake levels. Without any change in lake management lake levels may rise by 0.08 m to 0.28 m by 2050.
- Sea level rise could have a minor impact on groundwater levels at the coast. Impacts quickly diminish and are very small beyond about 1 km inland.

Impacts

Direct impacts of climate change on Community Facilities may include:

- Potential for increased risk of wild fires (as experienced in 2017) and resultant loss of reserve plantings and assets;
- Wind throw damage to forestry plantations (as occurred with the wind events of 2013);
- More difficulty in obtaining water for irrigation purposes (restrictions on ground water allocation);
- Increase in frequency of water restrictions leading to greater difficulty in maintaining sports turf;
- Greater difficulty establishing plants (especially on plains sites);
- Street trees under drought stress – may lead to decline in health and need for replacement;
- More frequent flooding of reserves near rivers/streams and around Te Waihora with the need to protect assets from inundation and damage or retreat.

Indirect impacts of climate change on Community Facilities, particularly in terms of growth and demand, may include:

- Reduced international visitation to the district – lower demand for freedom camping facilities;
- Changes to maintenance regimes and technologies to reduce reliance on fossil fuels and conserve resources (water);
- Reduce sports field area/numbers and intensify use to reduce maintenance requirements;
- Increase indigenous planting programmes as better carbon stores (compared with exotic planting);
- Greener buildings in terms of build materials and operation.

The implications of climate change on demand for community facilities generally involve adapting the design or approach to mitigate likely effects. This could take the form of designing buildings to reduce the impact of extreme weather events or selecting plants to withstand a more arid environment. Further implications of climate change are discussed in Section 17 – Sustainable Management of this plan and risks are covered in Section 6 – Risk Management.

4.2 Demand Management Strategies

SDC monitors the utilisation of its assets in various ways, based on recording user numbers; a proxy for this figure, where it is impracticable to actually count users; or anecdotal evidence where no proxy measurement is available. The usage of facilities is explained in each chapter covering the individual Community Facilities activities.

The table below summarises the level and quality of utilisation data and how future demand is projected. Chapter 19 describes the desired future practice.

Asset Group	Current Utilisation Measurement or Assessment
Recreation Reserves	- Sports participation via survey – hours of use per week, numbers of teams - Demand modelling for playing fields - Sport participation numbers/trends (data analysis from draws and survey of codes) - Reserve provision per number of residents (bench marked with <i>Yardstick</i> data) - Count of vehicles at camping sites - Population projections
Township Reserves and Streetscapes	- Public Reserves utilisation – residents survey (anecdotal) - Playground utilisation – resident survey (proxy for equipment usage) - Reserve/playground provision per number of residents (benchmarked with <i>Yardstick</i> data) - Population projections including age demographic projections for playground demand projections
Cemeteries	- Interments and pre-sales statistics - Population projections including age demographic projections and death rate projections - Capacity analysis based on “burial space” formula
Public Toilets	- Utilisation – residents survey (anecdotal) - Data from toilet counters - Consumption of consumables (proxy) - Observational counts (partial coverage) - NZ Transport Agency vehicle counts for facilities on state highways - Population projections - Analysis of capacity as defined by NZS 4241
Community Centres and Halls	- Data from central booking system - List of user groups - Assessment of person-hours utilisation and trend (under ‘Asset Description’) - Overview of usage district-wide, categorised from ‘very high’ to ‘very low’ use. - Population projections - Public expectations from resident surveys
Swimming Pools	- Actual user counts (SAC and supervised pools) - Fees received; family passes issued (proxy) - Utilisation – resident survey (anecdotal) - Comparison – resident survey (anecdotal) - Population projections
Property and Buildings	- Library/Service Centres: foot count data - Rolleston HQ: Staff count - Holiday Park occupancy data - Population projections
Rental Housing	Occupancy statistics
Gravel Reserves	- Production recorded from management data - Population, economic and cost projections by geographical location
Forestry	Forest management data on plantings vs total land allocated.

Table 4-9: Utilisation Assessment Methods

SDC utilises a number of mechanisms to manage demand for services and assets for the Community Facilities Activity. In general when considering new asset solutions the following factors are taken into account:

- Explore opportunities for partnership with commercial or other agencies where this is viable and a genuine need has been established.
- Where practicable look to optimise provision of new assets to reduce duplication.
- Before confirming Council provision of a new asset, genuine need must be demonstrated and all other opportunities to meet the need exhausted.
- The levels of provision adopted by Council that signal demand for additional facilities or space when these are not being met (e.g. sports park provision levels).
- Replacement of an existing asset with a new asset is only considered where this is more economically viable than rehabilitation and/or extension.
- New facilities provided are sized either to meet projected growth over their lifespan or to facilitate increase in capacity in response to further growth. An example is the Council Headquarters, which has a 'pod' design: functional work areas branch off a central corridor which can be extended, allowing additional pods to be added.
- Consult with the community to confirm a willingness to pay based on a funding plan approved by Council that ensures costs are shared equitably between the current community, land developers, facility users and future beneficiaries of the facility.

In responding to demand by providing new assets SDC is guided by a number of policies and strategies which include but are not limited to the following:

- Canterbury Regional Policy Statement and LURP
- Spaces and Places for Sport and Recreation in Greater Christchurch 2017
- Selwyn 2031 - District Development Strategy
- District Plan Policies and Objectives
- Township Structure Plans
- Ellesmere and Malvern Area Plans
- Open Spaces Strategy
- Development Contributions Policy
- Aquatic Facilities Plan
- Gravel Management Strategy
- Community Centres, Halls and Libraries Network Plan
- Eastern Selwyn Community Spaces Plan
- Walking and Cycling Strategy
- Water and Sanitary Services Assessments
- Engineering Code of Practice
- Climate Change Policy

In evaluating options for asset provision, SDC may employ multi-criteria analyses which investigate all aspect of each option, including demand projections.

A joint plan for the provision of sports and recreation facilities has been prepared by Sport Canterbury, Sport NZ, Christchurch City Council, Waimakariri District Council and Selwyn District Council to address facility demand from a regional perspective.

The plan, entitled 'Spaces and Places for Sports and Recreation in Greater Christchurch', indicates priorities for provision and investment and picks up from an earlier plan prepared as a response to earthquake recovery in 2013 - The Spaces, Places and People Plan for Sport and Recreation in Greater Christchurch. The new plan looks at a number of criteria as part of the decision making process which include:

- Meeting an identified need
- Sustainability
- Partnering and Collaboration
- Integration
- Future-proofing
- Accessibility (Equity)
- Facilities that deliver Wider Benefits

4.2.1 Non-Asset Demand Management Approach

'Demand Management' is:

"The active intervention in the market to influence demand for services and assets with forecast consequences, usually to avoid or to defer capital expenditure".

The Council needs to consider how it intends to manage the demand for Council services and facilities through other mechanisms rather than asset related solutions. In particular the Council must consider how it can operate this activity in a manner that promotes sustainable management of assets.

Meeting the future demand requirements for assets and services along with the cost of provision and on-going maintenance will be a significant challenge to SDC. Consideration must be given to a range of actions to meet this challenge including non-asset demand techniques.

Demand management initiatives that are currently being used or can be considered are:

- Work interdependently with other neighbouring local authorities to provide the range of facilities that meets regional, district and local needs;
- Co-location with other community facilities to optimise building, supporting infrastructure and operating requirements;
- Design facilities to provide for multiple uses and to enable flexibility of use as demands change;
- Regulate demand and use through application of District Plan rules, SDC Bylaws and Policies;
- Improve the serviceability and utilisation potential of existing assets and infrastructure through implementation of capital improvement programmes;
- Actively promote use of facilities where under-utilisation is evident;
- Adopt a "network" approach to provision to match facility types/sizes with demand;
- Develop policies to provide effective controls on uses;
- Promote community involvement and stewardship of facilities by supporting local clubs and user groups;
- Actively seek investment and partnerships with the private sector or other public agencies on facility provision;
- Identify opportunities where facilities can be provided by other agencies or the private sector and negotiate community access;
- Work collaboratively with other agencies to reduce duplication of facilities;
- Apply pricing mechanisms to regulate use of facilities where demand exceeds supply;
- Apply carrying capacity limits to sensitive sites and monitor usage;
- Consider decommissioning or disposal of facilities where there is an over-supply or where there is no longer a clear demand for this service.

4.3 Meeting Demand through Asset Growth

SDC will continue to plan for and develop new assets to meet growth requirements, commensurate with predicted District growth and in consideration of other demand influences. In order to determine future capacity and provision of assets to meet demand, the general approach taken is to:

- Calculate current capacity requirements
- Calculate future requirements for the ten year planning period taking into account identified demand factors
- Considered other factors that might directly influence future provision and issues
- Consider condition and performance of existing assets
- Identify gaps in provision by applying criteria based on agreed service standards

The above planning is reflected in the calculated contribution required per additional household unit equivalent (HUE) created by developers, under Council's Development Contributions Policy, which states:

A development contribution is required in relation to a development when:

- The effect of that development requires the Council to construct new or additional assets for any network infrastructure, reserves or community infrastructure
- The Council has to incur capital expenditure to increase the capacity of existing assets (e.g. network infrastructure, reserves and community infrastructure) to support the growth from development
- Developers also provide public infrastructure to directly service new subdivisions. These are referred to as vested assets, and are discussed below.

Further information on asset growth requirements identified through this process is presented in the individual service sections (Sections 7 to 16). Key asset initiatives that have a significant "growth" component signalled in this plan are:

Location/Site	Description	Timing	\$	Comment
West Melton Domain	Develop reserve extension	2021 - 2026	435k	Development of recently acquired land to meet sports and recreation demand
Lincoln Domain	New change facility	2028	625k	Additional capacity for sports users
Lincoln Domain	Sports park extension development	2022 - 2027	4.16m	Development required to meet sports space demand (4.7 ha)
Rolleston - Foster Park	Foster park - Artificial hockey turf	2021	2.5m	To meet demand for this sport
Rolleston - Foster Park	Additional car parking	2022	1.0m	Additional car park space to cater for increased use
Rolleston - Foster Park	Further development – youth park	2023	850k	To cater for growing youth population
Rolleston	Redevelop Rolleston Reserve to high amenity park	2021 - 2022	4.15m	Part of town centre development - in part to cater for growth
Rolleston	Large scale park development	From 2021	15.9m	Stage development of park to meet future recreation needs for local and district scale activities (30 ha)
Tai Tapu - Rhodes Park	Tai Tapu walkway	2021 - 2025	570k	New walkway around park perimeter to meet demand for walking activity
Prebbleton (Birches Road)	New reserve / sports field development	2021 - 2028	9.95m	Staged development of new sports park to service Springs Ward demand from growth

Location/Site	Description	Timing	\$	Comment
Southbridge Park	Reserve development	2024 - 2027	600k	Development of land acquired for extension and for increasing capacity on existing sports fields
Darfield Domain	Additional sports facilities	2021, 2026, 2028	993k	To increase sports capacity to meet forecast demand – includes lighting, irrigation and toilets
Broadfield Reserve	Develop extension for sports use	2021-23	425k	Overflow space for sport in Springs and Selwyn Central wards & croquet venue
Kirwee Reserve	Reserve development	2021 - 2030	1.06m	Extension of fields to meet demand for sports
Yarrs Lagoon	Natural area protection and development	2021 - 2030	155k	To meet demand for informal recreation and wetland preservation
Leeston Park	Develop extension	2021 - 2023	727k	Develop land (0.8 ha) to provide extra capacity
Leeston Park	New toilet and change facility	2023	800k	To cater for sports users and complement other planned facilities
Rhodes Park	New toilet facility	2026	270k	Facility will be needed to cater for increased use of the park
Weedons Domain	Sports facility development	2023-24	68k	Extra facilities including cricket nets to meet demand
McHughs Forest Park	Car park development	2021 & 2027	110k	To meet demand for increased use
Ellesmere Public Cemetery	Cemetery Extension	2021	76k	Develop additional burial area within the cemetery site
Darfield	New Aquatic Facility	2030	4.0m	New facility to meet demand from growing population in western Selwyn
Lincoln - Te Whariki	New public toilet facility	2022	138k	New facility to service recreation space
District Wide	Waste water dump stations	2023 & 2027	50k	To provide dump stations at strategic locations to meet demand (tourist growth)
District Wide	Waste water system capacity enhancement	2023	60k	Address capacity in areas of high demand
Hororata CC	New Facility	2023	3.0m	To replace old hall and meet some additional demand
Prebbleton CC	New facility	2025	5.7m	To meet growth requirements & renew aging facility
Leeston CC and Library	New Facility	2022	8.6m	New combined facility to meet gap in demand, cater for growth and replace EQ prone library building
Leeston Medical Centre	New medical centre	2021	1.86m	New facility to replace EQ prone building
District Wide	New reserve development	2021 - 2030	5.25m	To develop new neighbourhood reserves in growth areas.
Rolleston	New civic square development	2021-22	6.4m	Part of Rolleston Town Centre development

Table 4-10: Key Growth Projects

4.3.1 Rolleston Town Centre

Rolleston's population is expected to increase to around 28,600 in 2031, and on towards 45,900 in 2051.

It is important that Rolleston, as our largest town, continues to be seen as a desirable place to live, work and visit for Selwyn's future prosperity. To date Rolleston has been able to exist reasonably well with the separation of the residential and industrial areas by State Highway 1, but as both these areas grow and develop so has the pressure to connect these together to accommodate the increasing number of people needing to move between them. Rolleston itself will become increasingly important as an entry point to the new Southern Motorway and the wider connection to Christchurch and ports it provides, including that for the wider district.

Further investment in improvements to local roads, community facilities and parks are necessary so that these have the capacity to cope with Rolleston's growing population.

The Rolleston Town Centre Masterplan was adopted on 23 April 2014.

It is in recognition that the evolution of the town centre is essential to provide a social and economic heart for the town and the District.

The community requested that the Masterplan include:

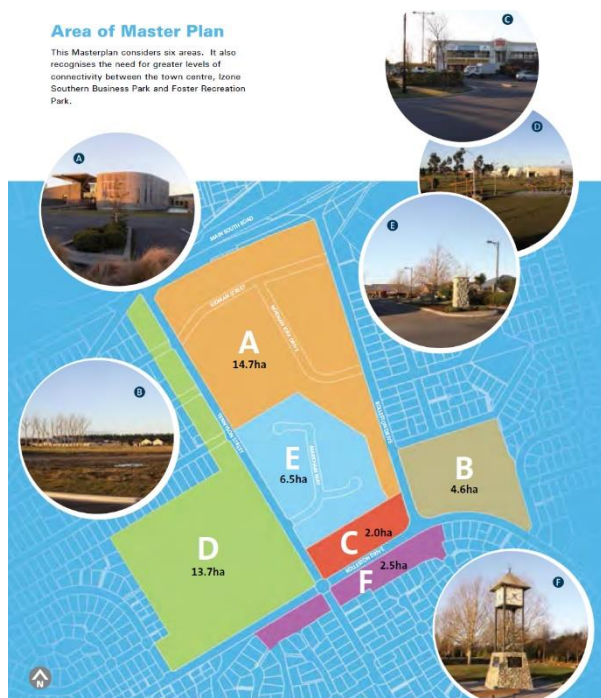
- *Entertainment, cultural and community activities and facilities*
- *Town square and indoor/outdoor dining and opportunities for a market*
- *Quality and range of shops*
- *Pedestrian-friendly streets which are well connected*
- *A distinctive town centre which is compact, modern and green*
- *Green space with opportunities for play facilities, water features and high quality amenity space*

Based on this vision the Masterplan introduces key 'projects' as follows:

- *Development of a two-sided retail 'high street' along Tennyson Street*
- *Reinforcing Tennyson Street as the key 'spine' route through the town centre from SH1 to the Foster Recreation Park*
- *Introducing a 'fine grain' built form by creating new streets to improve legibility and connectivity and a range of building sizes and forms*
- *Introducing a new multi-purpose library/ community/ technology centre and town square at the heart of the centre as a key attraction and landmark development*
- *Integration of the Reserve into the town centre as a high amenity park adjacent to the 'high street' and town square.*

These projects are currently progressing with the new library/ community/ technology centre, Te Ara Ātea due to open in 2021. This plan will see the re-development of Rolleston Reserve to a high amenity park completed and the construction of a vibrant town square space.

One section of the 'high street' has been completed and another currently under construction. Council has also been working with a commercial partner on plans to create the main retail area for the town centre.



4.3.2 Planning for Lincoln's Growth

The population of Lincoln is expected to increase to over 10,500 by 2031 and 14,500 in 2051. There are intentions to redevelop the existing town centre to create a more pedestrian friendly area. In addition the Lincoln University and Crown Research Institutes are planning to create an "Innovation Hub" that will combine and expand existing teaching and research facilities that will have a significant impact on the western end of the township.

On 5 May 2016, Council adopted the Lincoln Town Centre Plan, including a cost estimate and implementation plan.

The Plan has been designed around five key elements, which together create the built environment. They affect the way the public uses a site or the surrounding area and can be thought of as the components of development. The five elements are:

- 1. Buildings Lines and Active Frontages*
- 2. Public Space*
- 3. Moving (Walking, Cycling and Driving)*
- 4. Car Parking*
- 5. Use of Streets*



In terms of Community Facilities projects a new Library was built in 2014 and a public outdoor space has been created on the surrounding land. This also integrates with the adjacent businesses and especially the Laboratory. Council already owns some land in Lincoln that will be used to facilitate parking and connections to commercial and public facilities. A building was recently purchased and subsequently demolished to open up the main street road and pedestrian corridor with the vacant are to be developed as a public space.

4.4 Vested Assets

Reserve Development Contributions

Development contributions are contributions required from developers to help offset the effects of growth they have induced on the network. They are levied under the Local Government Act 2002.

The relationship between capacity, growth, levels of service, and the delivered-capacity of new works is shown diagrammatically in Figure 4- below.

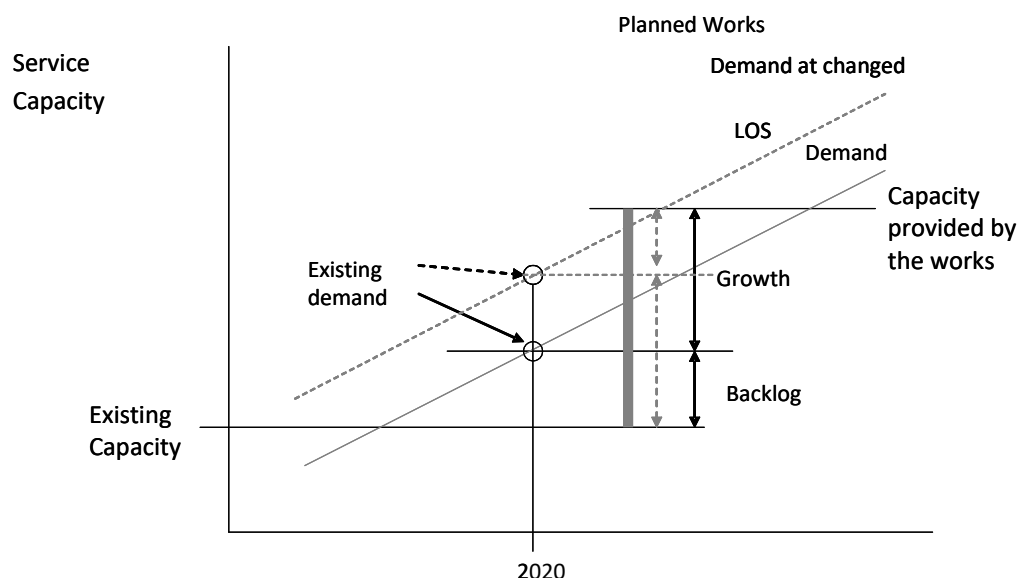


Figure 4-28: Assessment of Growth Component of New Works

Works that include a growth component can be considered for a development contribution – based on the cost of providing additional capacity for growth. Providing additional capacity for an enhanced level of service as well, shown here as the higher of the two sloping lines, may still attract a growth component but it will be of a lesser proportion.

Development contributions from residential subdivision and/or development are the means that have been chosen by the Council to generate the necessary funds for new reserves/open space and facilities for recreation which are required by those developments. The Council uses development contributions for reserves to provide for the additional actual and potential demand anticipated for open space/reserves, and associated activities, resulting from subdivision and development.

The development contribution payable is also subject to the statutory maxima provided by section 203(1) of the Act, namely that development contributions for reserves must not exceed the greater of:

- a) 7.5% of the value of the additional allotments created by a subdivision; and
- b) The value equivalent of 20m² of land for each additional household unit created by the development.

Assets are vested in Council primarily as a result of subdivision and this process is guided by the Development Contributions Policy for Reserves. Vested assets mainly include land for reserve, site features already on the land to be vested, and improvements on the reserve carried out by the developer. Relevant parts of the policy related to vesting of assets are set out below.

The contribution in relation to subdivision consents may be as cash, land or a combination of both. The value of the land to be taken as reserve contribution will be calculated at the time the subdivision application is lodged. The valuation will reflect the market value of the land excluding: improvements to the land; development contributions paid in respect of the land; servicing and infrastructure costs which would otherwise be attributable to the land. The value must also recognise an appropriate discount for any easements or other rights to which the land is subject and reflect the lowest density zoning applicable.

If the land value is less than the cash value of the required contribution, the difference shall be paid to the Council in cash or through approved development works on the reserve. If the land value is greater than the cash value of the contribution, the Council will purchase the balance of the land at the same valuation, or the Council may transfer the value of the balance of the land to be used as reserve contribution for a subsequent subdivision undertaken by the same sub-divider.

The decision to accept or refuse land as a reserve contribution shall be at the Council's discretion, but this will be made in discussion with the applicant at the time of the application. In discussion with the sub-divider/developer, it will firstly be determined that:

- a) Whether the development will increase the demand for open space and recreational land; and
- b) Whether there is a shortage of land for open space and recreational use in the area where the development is proposed, and if so, which land in the development can appropriately satisfy this need?

Secondly, discussions over the suitability of the particular land to be acquired by the Council as reserve contribution will need to be held. To determine the suitability of the land, reference will be made to a series of criteria and, in particular:

"the Council's need for the land based on adopted provision and distribution standards as recorded in the Level of Service statement for neighbourhood reserves in the Community Facilities Activity Management Plan at 1.2 hectares per 1,000 population (excluding access ways) and within easy walking distance from residences (500 metre radius); or 3.0 hectares per 1,000 population for sports parks."

Credits towards the value of reserves contributions may be gained by a subdivider/developer for the retention of valuable existing features on the land, or for improvements to the land, or a combination of both. Existing features may include:

- i) Trees/vegetation;
- ii) Landform;
- iii) Structures of historic or cultural interest.

For improvements to the land the main criterion for deciding if a credit should be given would be that the work comes within the category of reasonable improvements of a standard the Council might itself have made to the land, over time.

These might include planting of trees and shrub borders, construction of pathways and fencing, installation of seats and litter bins, construction of play facilities and shelters. It would not normally extend to elaborate structures, works of art, walls and gateways, special paving, fountains and water features, or anything that is intended to enhance the development to increase its market appeal rather than to offset the impact of development and the loss of open space which results. Such improvements would be assessed to ensure they do not lead to greater than normal maintenance costs for the Council, once it becomes owner of the improvements.

Vesting of Streetscape Assets

Assets such as road berms, street trees and other street landscape improvements including landscaped entrances to subdivisions may be vested in Council as a result of subdivision. These are the parts of the road way vested in Council that do not form part of the road carriageway. The design and form of these assets is agreed as part of the subdivision consenting process and must conform to Council's Engineering Code of Practice. Handover to Council follows sign off that they meet Council's design requirements and after the maintenance period has elapsed. With the rapid growth experienced in the district over the last few years, significant areas of streetscape assets have been vested in Council.

Future Assets to Vest in Council

Land for reserves and approved developments on land are likely to be acquired as development contributions from subdivision over the planning period. In addition, streetscape assets will also be vested in Council as new street areas are formed.

In determining future assets required to meet expected growth in the district an estimation of those assets likely to be vested in Council from subdivision has been made. This has been calculated from analysis of future capacity requirements to meet the adopted growth scenario and maintain levels of service. It is difficult to predict the extent and timing of assets that may vest in Council through this process. However historical analysis of assets vested along with knowledge of approved or proposed subdivision schemes and areas identified in structure plans has been used to determine timing and value of assets projected to be vested in Council over the next ten years.

It is assumed that the level of development will correspond with anticipated growth as projected in the Council's Growth Model, Regional Policy Statement relating to the UDS, LURP and Structure Plans already prepared.

It is expected that around 39 hectares of additional land for neighbourhood, landscape, access way and storm water reserves will be vested in Council over the ten year planning period covered by this AM Plan. It is estimated that around 70% of this land will include improvements such as playgrounds and plantings. It is also expected that further streetscape assets will continue to vest in Council commensurate with district growth.

Information on forecast vested assets is summarised in the tables below:

Vested Assets (\$)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Reserve Land	4.45M	3.66M	5.46M	3.27M	0.94M	2.56M	2.53M	1.85M	2.39M	4.34M
Improvements	0.88M	1.64M	0.45M	0.50M	0.43M	0.09M	0.10M	0.09M	0	0.37M
Total Vested Assets	5.34M	5.29M	5.91M	3.77M	1.37M	2.65M	2.63M	1.94M	2.39M	4.71M

Table 4-11: Forecast Vested Assets Value

Reserve Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	M ²	M ²	M ²	M ²	M ²	M ²	M ²	M ²	M ²	M ²
Access Way	3,485	4,549	9,105	7,843	1,200	-	2,200	600	-	-
Landscape	6,579	14,034	11,557	12,046	2,587	559	-	-	-	1,200
Neighbourhood	30,763	27,890	37,807	18,494	5,500	15,100	20,150	11,300	14,600	25,911
Storm Water	79,069	78	2,235	17,577	1,397	2,837	-	2,604	-	-
Grand Total	119,896	46,551	60,704	55,960	10,684	18,496	22,350	14,504	14,600	27,111

Table 4-12: Forecast Vested Land Areas

4.5 The Cost of Growth

Forecast costs to provide additional assets in response to demand created by district growth have been prepared for each service area and are included in Sections 7 to 16. The summary of growth related costs is set out below and covered in Section 18.

Capital Requirements - Growth & Demand	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Recreation Reserves	7,168,654	8,421,000	2,083,650	4,493,850	6,528,000	3,691,500	4,278,250	2,716,500	2,345,750	391,000
Township Reserves & Streetscapes	5,743,376	1,676,634	467,079	659,845	596,233	266,200	439,342	527,550	562,200	887,850
Cemeteries	75,500	-	-	-	-	-	-	-	-	-
Public Toilets	-	137,900	25,000	-	-	-	25,000	-	-	-
Community Centres & Halls	43,900	30,000	395,340	12,500	-	-	-	25,000	-	-
Swimming Pools	-	-	-	-	-	-	-	-	-	-
Property & Buildings	5,036,000	5,036,000	5,036,000	5,036,000	5,036,000	5,036,000	36,000	36,000	36,000	36,000
Rental Housing	-	-	-	-	-	-	-	-	-	-
Gravel Reserves	-	-	-	-	-	-	-	-	-	-
Forestry	-	-	-	-	-	-	-	-	-	-
Total New Capital - Increased Demand	18,067,430	15,301,534	8,007,069	10,202,195	12,160,233	8,993,700	4,778,592	3,305,050	2,943,950	1,314,850

Table 4-13: Growth & Demand Capex Requirements

Annex 4A

Model of Selwyn District Growth – Projections

Model of Selwyn District Growth (2020) – Population

The year number is the total population / household / dwelling at the 30th of June in that year.

Township Population	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2041	2051
Rolleston	20,018	20,962	21,906	22,674	23,443	24,211	24,979	25,748	26,685	27,622	28,559	37,580	45,886
Lincoln	7,891	8,276	8,660	9,013	9,367	9,720	10,073	10,426	10,437	10,448	10,459	12,539	14,493
Prebbleton	4,807	4,947	5,086	5,072	5,057	5,042	5,027	5,012	4,990	4,969	4,947	6,340	7,646
West Melton	2,340	2,450	2,560	2,552	2,544	2,536	2,528	2,521	2,511	2,501	2,491	3,384	4,210
Leeston	2,626	2,684	2,742	2,781	2,820	2,858	2,897	2,936	2,923	2,910	2,898	3,778	4,599
Darfield	3,607	3,793	3,979	4,165	4,351	4,537	4,724	4,910	5,175	5,441	5,706	6,564	7,375
Burnham	879	879	879	876	873	870	867	863	860	856	852	852	852
Tai Tapu	526	541	557	563	568	574	579	585	583	581	578	676	770
Springston	501	504	508	507	506	506	505	505	503	502	500	530	564
Castle Hill	369	393	416	438	460	481	503	525	558	591	624	643	664
Coalgate / Glentunnel / Whitecliffs	1,183	1,224	1,264	1,288	1,312	1,336	1,360	1,383	1,419	1,454	1,490	1,568	1,652
Doyleston	307	312	318	321	323	326	329	332	336	341	345	346	350
Dunsandel	472	477	481	484	486	489	492	494	497	499	501	528	559
Hororata	568	584	600	607	613	619	626	632	641	650	659	690	726
Kirwee	988	1,011	1,033	1,036	1,038	1,041	1,044	1,047	1,051	1,055	1,059	1,218	1,374
Lake Coleridge	167	171	175	179	182	186	189	192	198	203	208	217	228
Rakaia Huts	304	305	305	304	303	302	301	300	299	298	297	302	311
Sheffield / Waddington	467	487	508	519	531	542	554	566	583	600	617	648	682
Southbridge	973	997	1,021	1,035	1,048	1,062	1,075	1,089	1,102	1,115	1,127	1,144	1,171
Springfield	468	472	475	477	479	481	483	484	487	489	492	526	562
Rural	22,821	23,209	23,596	23,880	24,165	24,450	24,734	25,019	25,317	25,616	25,914	27,330	28,901
Total	72,283	74,677	77,070	78,770	80,469	82,169	83,868	85,568	87,153	88,738	90,324	107,404	123,575
Annual Change		2,393	2,393	1,700	1,700	1,700	1,700	1,700	1,585	1,585	1,585	1,698	1,528

Model of Selwyn District Growth (2020) – Households

The year number is the total population / household / dwelling at the 30th of June in that year.

Township households	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2041	2051
Rolleston	6,933	7,260	7,586	7,884	8,182	8,480	8,779	9,077	9,455	9,832	10,210	13,908	17,252
Lincoln	2,733	2,866	2,999	3,134	3,270	3,405	3,540	3,676	3,696	3,716	3,736	4,624	5,426
Prebbleton	1,665	1,713	1,761	1,763	1,764	1,765	1,766	1,767	1,767	1,767	1,767	2,358	2,894
West Melton	811	849	887	887	887	888	888	889	889	889	890	1,260	1,594
Leeston	909	930	950	967	984	1,001	1,018	1,035	1,035	1,035	1,035	1,405	1,739
Darfield	1,249	1,314	1,378	1,448	1,519	1,590	1,660	1,731	1,834	1,937	2,041	2,410	2,745
Burnham	304	304	304	304	304	304	304	304	304	304	304	304	304
Tai Tapu	182	188	193	196	198	201	204	206	206	206	207	250	290
Springston	173	175	176	176	177	177	177	178	178	178	179	196	212
Castle Hill	128	136	144	152	160	169	177	185	198	211	223	234	244
Coalgate / Glentunnel / Whitecliffs	410	424	438	448	458	468	478	488	503	518	532	576	615
Doyleston	106	108	110	111	113	114	116	117	119	121	123	127	130
Dunsandel	163	165	167	168	170	171	173	174	176	177	179	195	210
Hororata	197	202	208	211	214	217	220	223	227	231	235	254	271
Kirwee	342	350	358	360	362	364	367	369	372	375	378	451	517
Lake Coleridge	58	59	61	62	64	65	66	68	70	72	74	80	85
Rakaia Huts	105	105	106	106	106	106	106	106	106	106	106	112	117
Sheffield / Waddington	162	169	176	181	185	190	195	199	206	213	220	238	253
Southbridge	337	345	354	360	366	372	378	384	390	396	403	420	436
Springfield	162	163	165	166	167	168	170	171	172	174	176	194	211
Rural	7,904	8,038	8,171	8,301	8,431	8,560	8,690	8,820	8,966	9,113	9,260	10,077	10,816
Total	25,036	25,862	26,689	27,384	28,080	28,775	29,470	30,165	30,870	31,574	32,279	39,674	46,362
Annual Change		827	827	695	695	695	695	695	705	705	705	738	615

Annex 4B

Locality Take-up Rate

Dwelling Take-up by Locality (source – SDC internal monitoring)

Township	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Average
Castle Hill	7	8	5	3	1	6	5	10	6	11	6.2
Coalgate	4	1	3	5	4	7	3	2		2	3.4
Darfield	23	15	26	24	23	39	24	39	26	9	24.8
Doyleston	4	9	6		1	1	4	1	1		3.4
Dunsandel		2	1		1	1					1.3
Glentunnel	2	1	1			1	2	1	1		1.3
Hororata			3	4			3	2	4	2	3
Kirwee	12	8	12	22	9	6	14	14	9	16	12.2
Lake Coleridge	1			1			1		2		1.3
Leeston	11	19	51	61	47	48	40	23	9	3	31.2
Lincoln	19	48	108	144	181	233	217	292	253	216	171.1
Prebbleton	32	14	61	160	91	110	160	100	35	51	81.4
Rakaia Huts	2	1		2			1				1.5
Rolleston	138	144	137	481	627	588	639	352	325	507	393.8
Rural	96	112	128	144	100	129	118	307	261	214	160.9
Sheffield	1					2	1	2		1	1.4
Southbridge	3	2	1		2	3	3	2	1	7	2.7
Springfield	2	2	1	7		1	4	5	5	2	3.2
Springston	2	2	4	1	6	1				1	2.4
Tai Tapu	11	2	4	3	3		6	16	14	8	7.4
Waddington			1	1	1		1				1
West Melton	14	31	189	184	69	24	33	49	52	40	68.5
Whitecliffs	2	1	4	2		3		2	1	2	2.1