

# SELWYN'S FUTURE IN YOUR HANDS

## Kia ora

Selwyn is growing more quickly than almost any other district in New Zealand – and managing that growth is what our Long-Term Plan is all about. The proposals in the plan represent what's important to provide for Selwyn's growing population, while aiming to keep costs at a reasonable level.

Our 10-year plan focuses on consolidating recent investment in major projects, and looking after the district's assets for future generations.

Since our last plan we've successfully managed the way our district has developed and grown. I'm pleased that we've put in place much of the core infrastructure our growing district needs – from essential water and waste services and roading networks through to libraries, community and recreation centres and services.

Looking ahead, we continue to plan for the future needs of our residents, but also to make sure we're looking after the assets and infrastructure we already have.

We have some big decisions ahead of us – and if we are to get this plan right we need your help. Take a look through this summary, or read the consultation document, and let us know what you think.



Sam Broughton  
Mayor of Selwyn

Visit [selwyn.govt.nz/thisway2031](http://selwyn.govt.nz/thisway2031) for more information on our proposals and how to have your say.

# SELWYN'S CHALLENGES AND OPPORTUNITIES

## Our growing district

Over the past 10 years Selwyn has been the second-fastest growing district in New Zealand, with our population increasing from 42,900 in 2011 to around 71,500 this year. By 2031 our population is forecast to reach around 90,000.

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

Selwyn's economy is also expanding. Unemployment remains low, and new businesses continue to locate in our district. High levels of new house construction, along with increasing business and commercial activity, have fuelled demand for new infrastructure.

The Government and the Council are responding by investing in services and facilities such as schools, parks, recreation facilities, water and wastewater systems, community and health facilities.

## Selwyn snapshot 2021–2031\*

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

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

## Climate change

Climate change is one of the most pressing issues faced by central and local governments worldwide. It may threaten our built infrastructure and way of living, but may also provide opportunities that come through a warmer climate.

As a local authority we recognise that we make decisions that span generations – so we must actively assess and respond to the risks and opportunities that climate change presents.

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

## Three waters reform

In July 2020, the Government launched a programme to reform local government's delivery of drinking water, wastewater, and stormwater services. These services are currently provided by local authorities and the Government has signalled its intent that these services will in future be provided by new, publicly-owned water service delivery entities. This creates some uncertainty but we have prepared our plan on the assumption that we will continue to provide these services for the foreseeable future.

# WHAT WILL MY RATES LOOK LIKE?

Average annual rate rises of 4% to 5% are forecast over the next 10 years.

Based on the proposals in our draft plan, we expect rate increases to remain steady over the next 10 years, at an average of around 4% to 5% each year.

The average proposed increase for the 2021/22 year (starting 1 July 2021) is 4.9%. This is within the limit set by the Council that the average rate increase should not exceed 6% in any one year over the next decade.

Note: these are averages and for individual ratepayers the actual change may be smaller or greater, depending on their location and the services provided.

## Rating examples


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

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

<sup>1</sup> Excluding Darfield and Kirwee capital work rate

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

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

 More information?

Find out more about your rates at [www.selwyn.govt.nz/thisway2031](http://www.selwyn.govt.nz/thisway2031)





# HAVE YOUR SAY ON SELWYN'S FUTURE

We want to hear what you think about the proposals outlined here and in our consultation document, and any other issues which are of interest to you.



Consultation is open until 5pm on Friday 30 April 2021.

## Making a formal submission

There are several ways you can make a submission:

-  **Online** Complete the online form at [www.selwyn.govt.nz/thisway2031](http://www.selwyn.govt.nz/thisway2031)
-  **By post** Pick up a printed submission form from the Council offices or any library or service centre and post to:  
  
Freepost 104 653  
Long-Term Plan Submissions  
PO Box 90, Rolleston 7643
-  **Email** Scan or email your completed form to [longtermplan@selwyn.govt.nz](mailto:longtermplan@selwyn.govt.nz)
-  **In person** You can also drop in the form to the Council offices in Rolleston, or to any Council library or service centre. Printed forms are also available at the Council offices in Rolleston and any Council library or service centre.

## Other ways to have your say

-  Online polls on the key proposals at [www.selwyn.govt.nz/thisway2031](http://www.selwyn.govt.nz/thisway2031)
-  Informal comments can be made using the Council's Facebook page: 'Selwyn District Council'

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

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



OUR MAP FOR THE NEXT 10 YEARS

[www.selwyn.govt.nz/thisway2031](http://www.selwyn.govt.nz/thisway2031)

# THIS WAY

A SUMMARY OF OUR  
LONG-TERM PLAN 2021–2031  
CONSULTATION DOCUMENT



## KEY DATES

Submissions open: Monday 29 March 2021

Submissions close: 5pm, Friday 30 April 2021

Public hearings: Thursday 13 – Friday 14 May 2021

Council deliberations: Thursday 20 May 2021

Late June: Council formally adopts the Long-Term Plan 2021–2031

## Selwyn District Council

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[www.selwyn.govt.nz/thisway2031](http://www.selwyn.govt.nz/thisway2031)



March 2021



# OUR BIG DECISIONS. WHAT’S PROPOSED ACROSS OUR DISTRICT?

On this map you'll find the eight major proposals and other projects we're proposing across a range of our activities and services. We're seeking your feedback on these proposals to help us make final decisions.

**This is just a brief overview of our big decisions. For more information on these projects, including the costs and impact on your rates, see the consultation document and supporting information at [www.selwyn.govt.nz/thisway2031](http://www.selwyn.govt.nz/thisway2031).**



### Water services (timings)

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

### Transportation services

- 1 Rolleston town centre roading upgrades
- 2 New Rolleston town centre public carparks
- 3 Rolleston roading upgrades

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

### Community facilities (timings)

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

## BIG DECISION 1

### Keeping our drinking water safe (2021–2031)

We're responsible for providing a safe and reliable drinking water supply, through 27 water supplies which service close to 80% of residential properties in Selwyn – around 20,000 households. To meet community expectations and national drinking water standards, we must ensure that all Council supplies are treated to the required safe level.

#### OUR PREFERRED OPTION

**Continue our current approach to maintaining safe drinking water supplies**

We will only chlorinate remaining non-chlorinated water supplies if our risk assessment or regulation require us to do so. We would maintain the current infrastructure to ensure that water supplies meet national water quality standards. However, as standards and requirements change, we cannot commit to increased spending to remain chlorine-free.

**Cost:** around \$1 million in 2021/22

**Impact on rates:** Around 1% increase in water rates, or about \$4 a year for an average residential property.

**OTHER OPTION** Upgrade some supplies so that they can avoid chlorination

This means we would need to improve some of our water infrastructure to meet water quality standards without relying on chlorine treatment. Costs, impact on rates and impact on debt would all be higher. Cost would be around \$30 million, with a 20% increase in water rates (about \$100 a year).

## BIG DECISION 2

### How we pay for drinking water supply (2021–2031)

The annual cost to supply a household with 200 cubic metres of water a year is \$354. This is lower than most of our neighbouring districts and below the national average of \$454 a year.

We are proposing to increase water rates for three reasons:

1. The cost of supplying water is increasing as regulations change;
2. Our district uses a lot of water on a per-person basis, and this needs to be managed carefully to protect this resource;
3. We want to provide an improved level of service to our ratepayers.

#### OUR PREFERRED OPTION

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

**Impact on rates:** The metered water rate will increase by 20% each year for the first two years.

**OTHER OPTION** Increase both the volumetric water rate and annual fixed rate by the same proportion

The impact on rates for most users would be higher.

## BIG DECISION 3

### Developing a new wastewater system in Darfield and Kirwee (2021–2026)

Darfield is one of the largest communities in New Zealand without a reticulated wastewater network. Following consultation in 2019 and 2020, we've agreed to develop a reticulated scheme in Darfield and Kirwee. We are now asking for feedback on our proposals for how it is to be developed and funded.

#### OUR PREFERRED OPTION

**Connect to the Pines wastewater treatment plant in Rolleston**

This would provide connections for central Darfield and growth areas of Darfield and Kirwee, and provide capacity for the existing residential properties over time. This option provides the best environmental and public health benefits, and will better provide for ongoing population growth.

**Cost:** \$38 million (Note: This will initially be funded by borrowing and by a one-off Government stimulus grant of \$10 million – which reduces the cost per house by about \$5,000.)

**Impact on rates:**

#### A. For existing properties

A share of the cost of the capital works, plus connection to the treatment plant	Approximately \$17,360 in 2025/26 (loan rate of \$751 per year)
Property owner's own cost to connect their property to the scheme.	Approximately \$5,000 for most properties; \$20,000 for some properties set further back from road

#### B. For new properties

Land developers in Darfield and Kirwee will be able to connect to the new scheme by paying a development contribution.

**OTHER OPTION** Status quo – keep septic tanks

Under this option property owners would meet the cost of any new septic tank, plus operating and maintenance costs.

## BIG DECISION 4

### Maintaining our roads (2021–2031)

Every year people travel more than 520 million kilometres on our local roading network. Over the last 10 years usage has increased over five percent each year, in line with Selwyn's annual population growth.

#### OUR PREFERRED OPTION

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

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

**Cost:** \$1 million per year additional

**Impact on rates:** Rates would increase based on property's value. For a property with capital value of \$550,000 this is estimated at \$30 a year.

**OTHER OPTION** Fund maintenance at the level supported by NZTA

Under this option no additional maintenance funding would be provided above what NZTA provides. This option would have no additional cost or impact on rates or debt.

## BIG DECISION 5

### Planning for future roading and transportation projects (2021–2031)

Selwyn faces huge demand for roading and transport upgrades. We're proposing a road improvement programme totalling \$132 million for 2021–2031, along with a further \$118 million programme identified for completion in 2031–2051. We are seeking feedback on options for the timing of the proposed work over the next 10 years and beyond.

#### OUR PREFERRED OPTION

**Complete the capital works programme for the 2021–2031 period**

This allows us to work on more roading and intersection safety upgrades, which were identified as a community priority during earlier consultation.

**Cost:** \$132 million over 10 years

**Impact on rates:** Rates would increase based on property's value. For a property with capital value of \$550,000 this is estimated at \$113 per year.

**OTHER OPTION** Vary the programme by starting some projects earlier or later

Costs and impact on rates would vary depending on the scale of projects and when they start.

## BIG DECISION 6

### Future of the new Prebbleton Community Centre (2025/26)

A new Prebbleton Community Centre was proposed in the Long-Term Plan 2018–2028. To allow time to understand the exact needs and the best site, we're proposing to build the new community centre in 2025/26. Initial assessment indicates that a flexible facility, which can cater for a variety of uses and age groups, is needed.

#### OUR PREFERRED OPTION

**Construct a new community centre**

This proposed centre would be a multi-purpose facility, suitable for many different types of functions, and for a range of users and ages. It would also include some specialised spaces.

**Cost:** \$6.3 million

**Impact on rates:** \$12 per year (already provided for within the Community Centres Targeted Rate).

**OTHER OPTION** Defer the project to outside the 10-year plan

This option would have no impact on rates or debt, and the Community Centres Targeted Rate would reduce by \$12 per year.

## BIG DECISION 7

### Future of the Leeston Library and Community Centre (2022/23)

In the Long-Term Plan 2018–2028 we proposed a new community centre at Leeston, scheduled for 2025/26. However, in 2019, an assessment of the current Leeston Library/Service Centre showed it was earthquake-prone.

Following consultation we are now proposing to build a combined community centre, library and service centre on Leeston Park, to be built in 2022/23. A new medical centre would be built as a standalone commercial development, with no impact on rates.

#### OUR PREFERRED OPTION

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

While this is a more expensive option it provides for a community centre which Leeston currently doesn't have. A new facility received strong community support during previous consultation.

**Cost:** \$8.9 million

**Impact on rates:** \$10 per year (already provided for within the Community Centres Targeted Rate); and \$9 per year (already provided for within the Libraries Targeted Rate).

#### OTHER OPTIONS

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

Under this option we would address weather tightness and building code issues on the existing library/medical centre. This option would not provide any additional community space. Cost, impact on rates and debt would be lower than for the above option.

· **Defer the project to outside the 10-year plan**

Under this option no redevelopment would be undertaken. Some maintenance and renewal costs will be required to ensure the current building remains operational including roof replacement. The only costs would be for maintenance and renewal.

## BIG DECISION 8

### Future of the Hororata Community Centre (2023/24)

The Long-Term Plan 2018–2028 included a proposal for a new community centre on the Hororata Domain. There have been varied community views about the need for a new community centre.

The Hororata Community Trust would consider raising up to \$2 million towards the project, and will be guided by community feedback. If fundraising is not successful the Council will reconsider the proposal.

#### OUR PREFERRED OPTION

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

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

**Cost:** Up to \$3 million, from a combination of fundraising, development contributions, land sales and borrowing.

**Impact on rates:** \$2 per year (already provided for within the Community Centres Targeted Rate).

#### OTHER OPTIONS

· **Renovate the existing hall and provide new meeting spaces for the community and playcentre on the current site, in 2023/24**

This option provides for the original heritage part of the existing hall to be restored, with the later additions removed. A separate annex would be built to provide for community meeting space. Cost, impact on rates and debt would be higher under this option.

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

Under this option the existing hall can continue to be used by the community although it will have a limited life as it deteriorates over time. Some annual costs will be required to keep this building in a useable condition.