

**LOCAL GOVERNMENT ACT 2002**  
**SUBMISSION ON THE SELWYN 2031 DRAFT DISTRICT**  
**DEVELOPMENT STRATEGY**

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**To:** Selwyn District Council  
PO Box 90  
ROLLESTON 7643

**Name:** Lincoln Land Development

**Address:** PO Box 13-0060  
**CHRISTCHURCH 8141**  
Attention: Kerry Watson  
*(Please note the different address for service on page 4)*

**A. SUBMISSION BY LINCOLN LAND DEVELOPMENT**

Pursuant to the Local Government Act, Lincoln Land Development (LLD) hereby lodges a submission on the Selwyn 2031 Draft District Development Strategy (Selwyn 2031).

*Background*

LLD is developing the Te Whariki subdivision, located in the south western boundary of Lincoln. The site is generally bounded by Gerald Street to the north and Springs Road to the west. Lincoln Township forms the eastern boundary while rural land adjoins the site to the south.

The development will accommodate approximately 900 residential allotments and includes associated reserves and stormwater/utility areas. The development will occur in four stages, with the first stage complete and the second currently under development. The first two stages compromise approximately 400 residential allotments.

In addition to the residential development, a mixed-use development is proposed. The development is located off the main entrance to Te Whariki from Gerald Street (immediately west of Vernon Drive). This area has been identified and recently approved as appropriate by Council for intensified mixed-use development as part of LURP Action Point 6. This comprises medium density residential development with an ancillary Neighbourhood Centre. The outline development plan for the mixed-use development forms **Appendix One** to this submission.

## B. SPECIFIC PROVISIONS SUBMITTED TO

The submission relates to the implementation of the following strategic directions.

### Strategic Direction 1: A more sustainable urban growth pattern

Policy 1.3 Integration of land use and infrastructure, that seeks to:

*“Ensure that appropriate infrastructure, resources and development capacity is in place to meet future demands that is consistent with the strategic direction of urban growth.”*

### Strategic Direction 2: A more prosperous community

Policy 2.2 Economic growth that seeks to:

*“Ensure that appropriate land, advice and assistance is available for business activities.”*

## C. NATURE OF AND REASONING FOR SUBMISSION

The LLD submission:

**Opposes:** the implementation of aspects of CRETS as part of Strategic Direction 1.

and

**Supports:** the identification of appropriate land for mixed-use activities as part of Strategic Direction 2.

Reasons for the submission are detailed below.

### **Oppose the implementation of CRETS**

The Christchurch, Rolleston and Environs Transportation Study (CRETS) sought to identify shortcomings and devise solutions to the strategic transport network to the south and south west of Christchurch. The area contained within the CRETS study included the Selwyn townships of Rolleston, Springston, Lincoln, Welt Melton, Tai Tapu, Templeton and Prebbleton. It also included various south western suburbs of Christchurch.

As currently drafted, CRETS proposes a Rolleston to Lincoln Corridor. This includes a proposed collector category road extending from Ellesmere Junction Road/Weedons Road until it intersects with Springs Road, bisecting the Lincoln University site, before proceeding further east and linking with Moirs Lane.

Te Whariki subdivision is contained within the outline development plan for Lincoln (ODP area 1). The ODP includes a requirement for road access along the southern boundary, identified as a *“potential bypass road”*. The alignment of the bypass road mirrors the proposed alignment of the CRETS collector road, east of Springs Road (in part). The Outline Development Plan Area 1 – Lincoln Movement Network forms **Appendix Two**. However, while the ODP contains a provision for a bypass route, concerns remain regarding the proposed alignment for a CRETS bypass. These relate to:

- The absence of a rigorous assessment of effects resulting from such a proposal and without a detailed assessment of possible alternatives;
- There is currently no firm commitment, or financial provision by the Council for such a bypass; and
- Significantly, based upon the broad principles of the CRETS study that has not been fully tested, there remains insufficient justification for identifying any specific roading bypass corridor within the wider Lincoln area.

For the above reasons, any further justification for seeking the implementation of CRETS is unwarranted and should not be sought as part of Selwyn 2031.

### **Support for Strategic Direction - 2.2 Economic Growth**

LLD supports Strategic Direction 2.2 Economic growth, specifically the need to identify appropriate land to accommodate business activities over the following 20 years. LLD is of the opinion there is a significant shortfall of appropriately zoned land for business activities, specifically within Lincoln.

The strategic direction is consistent with LURP Action Point 6 in relation to identifying appropriate sites within existing urban areas for intensified mixed-use development. Within Lincoln, this includes the Business 3 zoned land west of Vernon Drive as indicated in **Appendix One**.

LLD supports the investigation of appropriate sites for mixed-use intensification, within existing urban areas. This support specifically relates to the mixed-use development identified adjacent to Vernon Drive. However, LLD recommends a reference is made to LURP Action Point 6 to further support Selwyn 2031.

The relief sought is outlined in Part D of the submission.

## **D. RELIEF SOUGHT FROM SUBMISSION**

LLD seeks the following relief:

1. Any reference to the implementation of CRETS as it relates to a Rolleston to Lincoln Corridor is deleted from Selwyn 2031.
2. That Strategic Direction 2 - Economic Growth is amended to include reference(s) as necessary to implement LURP action point 2.

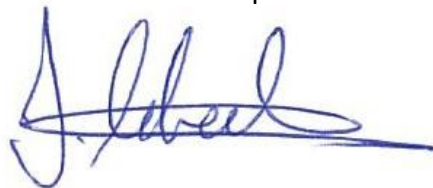
There may be other methods of achieving the desired relief.

## **E. HEARING**

LLD wishes to be heard in support of its submission.

SIGNED for and on behalf of

Lincoln Land Development



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John Scheele

Authorised agent for, and on behalf of  
Lincoln Land Development

5 June 2014

**Address for service of person making the submission:**

Lincoln Land Development  
C/- Resource Management Group Limited  
PO Box 908  
Christchurch Box Lobby  
CHRISTCHURCH 8140

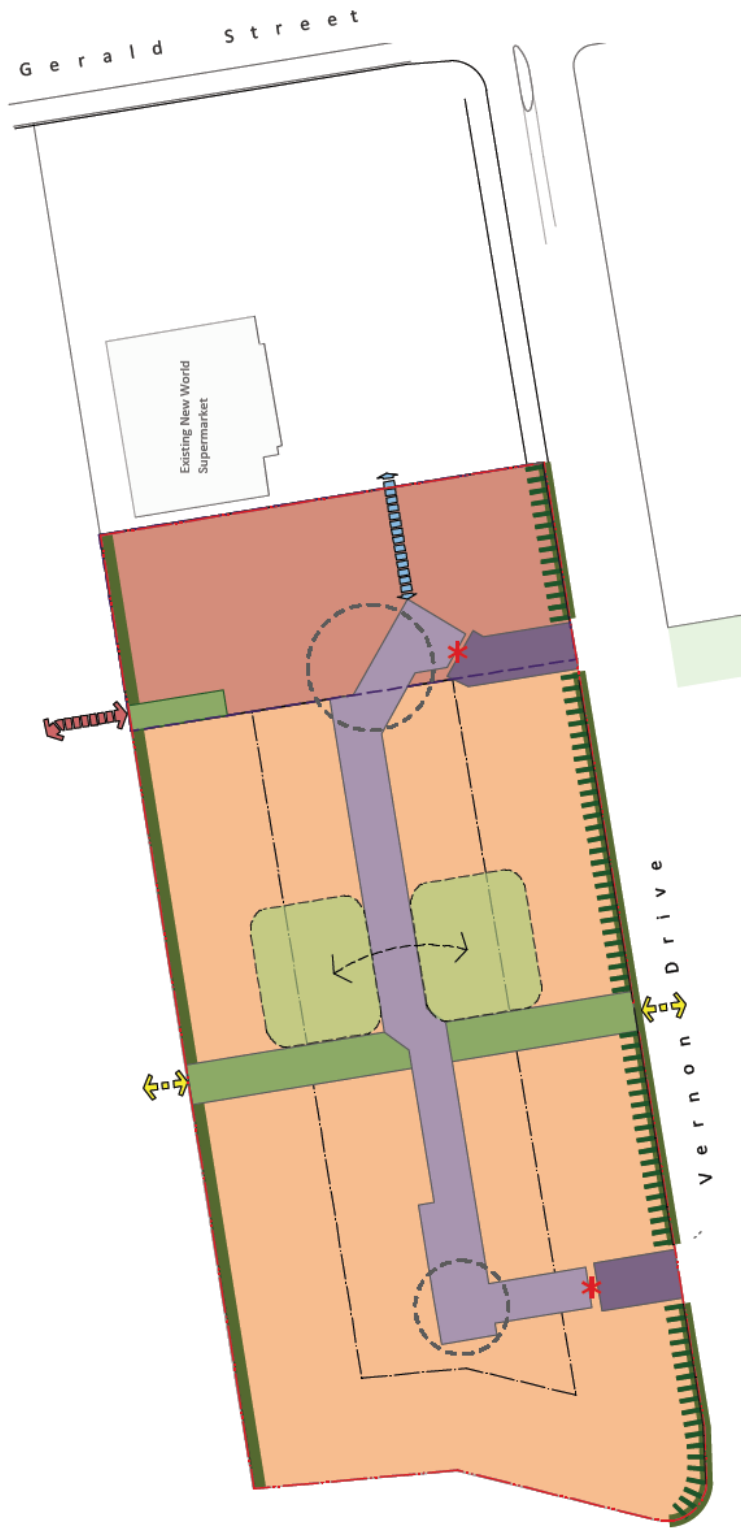
Attention: John Scheele / David McMahon

Telephone: (03) 943 4112

Email: [john@rmgroup.co.nz](mailto:john@rmgroup.co.nz)

APPENDIX ONE:

Lincoln mixed-use ODP



KEY

- |  |  |  |   |
|--|--|--|---|
|  | Transitional local-intermediate road               |  | Green links   |
|  | Shared surface/local-minor road                    |  | Pocket Park (alternative locations)                               |
|  | Entrance threshold onto shared surface             |  | Amenity strips  |
|  | Possible link to existing supermarket              |  | Interface treatment - no direct vehicular access off Vernon Drive |
|  | Pedestrian link                                    |  |   |
|  | Potential future pedestrian link / local road only |  |   |
|  | ODP boundary                                       |  |   |
|  | Shared space node                                  |  |   |
|  | Medium density lots - Min 400 sq. m.               |  |   |
|  | 2-3 storey building zone                           |  |   |
|  | Neighbourhood Centre                               |  |   |



OUTLINE DEVELOPMENT PLAN

ILD Plan Change Proposal, Lincoln  
Subdivision Layout - Medium Density Residential  
April 2014

APPENDIX TWO:

Lincoln Outline Development Plan Area 1 – Lincoln Movement Network

