

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

To: Selwyn District Council
PO Box 90
ROLLESTON 7643

Name of submitter: **Ngai Tahu Property Limited**
(Note address for service below)

A. SUBMISSION BY NGAI TAHU PROPERTY LIMITED

Ngai Property Limited (NTPL) is a professionally managed business with a proud commercial history. Established in 1994, NTPL is one of the largest property developers in the South Island with a range of successful residential and commercial developments.

As a long-term property investor and developer, NTPL has a solid reputation borne from the smart use of resources, appropriate commercial activities and forward-thinking initiatives. Being accountable, responsive and driven are the attributes that make a difference to the way business is conducted. There is a focus on finding solutions that complement social and traditional values and that work in a highly competitive environment.

As a permanent player with a significant footprint in the South Island, NTPL is mindful that investment and development activities support the wider communities in which they are located.

In the context of this submission, NTPL are the land owners of the site formally known as the Innovation Centre located in Lincoln (corner Gerald Street and Vernon Drive). A location map forms **Appendix One**. The site contains various buildings once occupied by MAF, a Crown Research Institute, and now by small scale commercial activities. Recently a service station has been constructed at the front of the site, adjacent to Gerald Street. The rear of the site is largely vacant.

B. SPECIFIC PROVISIONS SUBMITTED TO

The submission relates to the implementation of the following strategic directions and action points.

Strategic Direction 1: A more sustainable urban growth pattern

- **Action Point 1.1(2)** - Review of the residential and business development objectives and policies of the District Plan to apply a strategic framework for the District; and

Strategic Direction 2: A more prosperous community

- **Action Point 2.2(24)** – Area plans will identify business land needs and location with a focus on a clear activity centre network (based on the Selwyn District Commercial Centre Assessment);

C. THE SUBMISSION

Submission Point 1 – Strategic Directions 1 and 2

NTPL supports Action Points 1.1(2) and 2.2.(24).

These two action points are linked and provide a relevant planning framework for ensuring future business activities are adequately provided for. It is also consistent with Action Point 6 of the LUPR that seeks intensified mix-use development within existing urban areas.

The NTPL site is currently zoned Business 3 which seeks to accommodate tertiary education, research centres and associated ancillary facilities. Since the site was disposed of by MAF and purchased by NTPL, the underlying Business 3 zone has been inappropriate. The site has a history of non-residential activities and would be consistent with the proposed mixed-use development directly opposite Vernon Drive from the NTPL site.

Within this context the Action Points are supported as they:

- Reinforce LURP Action Point 6 seeking intensified mixed-use development; and
- Provide potential opportunities to review the relevance of the current Business 3 zone applying NTPL site.

Submission Point 1 – Relief Sought:

Retain Action Points 1.1(2) and 2.2.(24).

E. HEARING

Ngai Tahu Property Limited wishes to be heard in support of their submission.

SIGNED for and on behalf of
Ngai Tahu Property Limited



.....
John Scheele

6 June 2014

Address for service of person making the submission:

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APPENDIX ONE:

NTPL site, corner Gerald Street and Vernon Drive

