

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

To: Selwyn District Council
PO Box 90
ROLLESTON 7643

Name of submitter: Lincoln University, New Zealand Institute for Plant and Food Research Ltd,
AgResearch Ltd (the Submitters)
(Note address for service below)

A. SUBMISSION BY LINCOLN UNIVERSITY, PLANT AND FOOD, AGRESEARCH

Lincoln University, Plant and Food and AgResearch hereby lodge a submission on the Selwyn 2031 Draft District Development Strategy (the Strategy). This submission focuses primarily upon the potential impact of the Strategy on the Submitter's landholdings and operations. The Submitters carry out a range of tertiary education and/or research activities in close proximity to Lincoln. They are interested in ensuring that the planning framework accommodates their future needs, while avoiding reverse sensitivity issues.

In broad terms, the Submitters are generally supportive of the Strategy. The key issue of concern, however, relates to references within the Strategy to the Lincoln Bypass and its potential impacts on the operation of Lincoln University.

Two submission points are outlined in Section C below. For clarity, Submission Point 1 is a joint submission from all three parties. Submission Point 2 is a submission from Lincoln University.

Annexure One provides background information on the Submitters and their specific comments are outlined below.

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*

- **Action Point 1.3(16)** - *Liaison with New Zealand Transport Agency with respect to state highway improvements and the implementation of CRETS ; and*
Continue to monitor and investigate options for heavy vehicle bypasses around townships e.g. Lincoln
- **Action Point 1.4(20)** - *Ensure residential and business growth occurs within identified 'priority' areas*

Strategic Direction 2: A more prosperous community

- **Action Point 2.2(26)** - *Give consideration to the appropriate amount of and location of Business 3 zoning or similar to provide for appropriate expansion of tertiary research facilities (e.g. Lincoln innovation and technology park); and*
Review District Plan provisions to ensure tertiary facilities, research centres and agricultural research farms are sufficiently provided for and protected from increased development.

C. THE SUBMISSIONS

Introduction

The Submitters are generally supportive of the Strategy in so far as it recognises a need to accommodate urban growth, whilst ensuring the ongoing operation and development of tertiary education and/or research activities in and around Lincoln. This generally reflects the position adopted in a number of planning instruments that have previously noted the importance of tertiary education and research activities. For example, the Greater Christchurch Urban Development Strategy & Action Plan 2007 ("UDS") states the following:

- *"National and regional assets will be protected including...the agricultural research centres and farms as these are essential infrastructure."*
- *"Greater Christchurch also contains a number and range of research centres and agricultural research farms located in close proximity to each other that are of strategic importance from a local and national perspective. Their retention and continued operation is of importance to the regional economy."*

Further, the UDS outlines several 'Key Approaches' which include the need to:

- *"Manage adverse effects on strategic nationally and regionally important research centres and farms."*

While the UDS is not in itself a statutory document under the Resource Management Act 1991 (RMA), it is a broad scale, long-term, land-use strategy prepared under the Local Government Act 2002. It is intended to guide the future development of Greater Christchurch, and to be implemented through documents such as this District Strategy.

There remains a concern, however, regarding the potential impacts on Lincoln University of a bypass road as promoted in CRETS and referred to in Action Point 1.3(16) of the Strategy.

Submissions and Reasons

Submission Point 1 – Strategic Directions 1 and 2

The Submitters support Action Points 1.1(2), 1.4(20) and 2.2.(26).

These action points are linked and provide a relevant planning framework for the delivery of the Lincoln Innovation Hub project (Action Point 27 of the Land Use Recovery Plan (LURP)) and the district wide Rural Residential Strategy, which is currently in development.

The Lincoln Hub project is a significant Crown initiative following the Canterbury earthquakes. This is recognised not only in the LURP, the amendments to the Canterbury Regional Policy Statement (as directed by the LURP), but also in CERA's Economic Recovery Programme for greater Christchurch (December 2012). The purpose of the Recovery Strategy is to "*anticipate, coordinate and allocate scarce resources so that recovery is supported effectively*". This document sits alongside the LURP and is a strategic work programme involving 20 high priority projects that are the most important for economic recovery.

The Lincoln Hub is a key component of *Project 10: Innovation precincts and clusters* of CERA's Economic Recovery Programme for Greater Christchurch.

Within this context the Action Points are supported as they:

- Reinforce the delivery of a zoning change for the rural zoned land proposed to be developed as part of the Lincoln Innovation Hub;
- Provide opportunities to review the relevance of the current Business 3 zone applying to the University and CRI sites, and potentially takes an integrated land use planning approach to the Hub project as a whole;
- Supports the limitations being proposed for rural-residential development within the District Rural Residential Strategy.

A minor amendment is required to Action Point 26. The Action Point currently refers to (our emphasis):

"Review District Plan provisions to ensure tertiary facilities, research centres and agricultural research farms are sufficiently provided for and protected from increased development."

It is recommended that the word "education" is inserted into the text to clarify its meaning.

Submission Point 1 – Relief Sought:

Retain Action Points 1.1(2), 1.4(20) and 2.2.(26), with a minor amendment to Action Point 2.2(26), as follows:

“Review District Plan provisions to ensure tertiary education facilities, research centres and agricultural research farms are sufficiently provided for and protected from increased development.”

Submission Point 2 – Strategic Direction 1

Lincoln University provides conditional support to Action Point 1.3(16), which reads as follows:

“Continue to liaise with New Zealand Transport Agency with respect to state highway improvements and the implementation of CRETS”; and

“Continue to monitor and investigate options for heavy vehicle bypasses around townships e.g. Lincoln.”

Support for the Action Point is limited to the extent to which it refers to the commitment to ongoing monitoring and investigations of “options”. To ensure there is no doubt, Lincoln University strongly opposes the current CRETS proposal to align the Bypass through the University site.

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. The preferred option with CRETS 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.

The alignment of the preferred option effectively bisects the University grounds, and will have a significant operational impact upon not only the University, but also other entities that occupy the site e.g. New Zealand Cricket. Lincoln University has previously opposed the alignment of the collector road based upon:

- The absence of a rigorous economic analysis, environmental effects assessment and 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 have not been fully tested, there remains insufficient justification for identifying any specific roading bypass corridor within the wider Lincoln area.

Submission Point 2 – Relief Sought

There is no specific relief sought on this submission point.

E. HEARING

The Submitters wish to be heard in support of their submissions.

SIGNED for and on behalf of

Lincoln University, AgResearch Ltd and the
New Zealand Institute for Plant and Food
Research Ltd



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Darryl Millar

6 June 2014

Address for service of person making the submission:

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APPENDIX ONE – SUBMITTER INFORMATION

Lincoln University

Lincoln University was established as a School of Agriculture in 1878 and in 1896 offered its first degree. That year it also became the Canterbury Agricultural College, later becoming a college of the University of New Zealand. When the University of New Zealand was dissolved in 1961 the college became Lincoln College, a constituent College of the University of Canterbury. The college was granted autonomous university status in 1990 as part of the major reforms of tertiary education in New Zealand. Over the past 24 years, the University has continued to develop as a nationally and internationally renowned university specialising in commerce and management, primary production, natural resources, science, engineering and social science.

The University's main facilities are located on its 58 hectare campus in Lincoln and this houses modern teaching spaces, student services, accommodation, recreation, conferencing, consulting and research facilities/activities. The main Campus is zoned Business 3 in the Plan.

In addition to this, the University conducts trials, research and tuition on farms and other sites in the District alongside and away from the main Campus.

The New Zealand Institute of Plant and Food Research Ltd

Plant & Food is a New Zealand-based science company formed in December 2008 through the merger of HortResearch and Crop & Food Research. As a Crown Research Institute, Plant & Food's scientific research is primarily undertaken for the wider benefit of New Zealand. Plant & Food provides research and development that adds value to fruit, vegetable, crop and food products.

Plant & Food have significant assets and operational interests in land within the Greater Christchurch area and the Canterbury Region, particularly in Lincoln where they operate a Research Campus at the Canterbury Agriculture and Science Centre on the north side of Gerald Street within the Business 3 Zone. Plant & Food owns additional landholdings in the Inner Plains, Outer Plains and L2 zones in northern Lincoln.

AgResearch Ltd

AgResearch is a Crown Research Institute (CRI) wholly owned by the New Zealand Government and incorporated in 1992. The Lincoln facility, including nearby research farms, is one of its four campuses throughout New Zealand. The Corporate Office is located on the Ruakura Campus in Hamilton.

AgResearch is an independent research and development company and the Lincoln research facilities focus on biocontrol and biosecurity, land management, plant breeding, seed technology, wool and skin biology and issues facing the textiles sector.

AgResearch's main administration offices, research facilities, laboratories and related buildings are located on the south-east corner of the Springs Road/Gerald Street intersection within the Business 3 zone. AgResearch owns additional landholdings in the Inner Plains and Outer Plains rural areas near the Lincoln Township. These rural sites are essential in providing facilities for research field trials to be undertaken.