

From: [Tracey Macleod](#)
To: [Submissions](#)
Subject: Re: FW: Operation Plan Change 60- rezone rural to urban
Date: Thursday, 24 June 2021 1:20:40 p.m.
Attachments: [image002.png](#)

No
No
Yes

On Thu, 24 Jun 2021 at 12:51 PM, Submissions <submissions@selwyn.govt.nz> wrote:

Good afternoon Tracey and Nicki,

We previously tried to contact you but have not had a response regarding the information requested, could you please answer the following information below by **25 June 2021**

Your submission on Plan Change 69 – Lincoln has been assessed for completeness under the First Schedule of the Resource Management Act 1991. Your submission was missing the following information:

1. Trade questions:

I could gain an advantage in trade competition through this submission
Yes/No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

2. Hearing questions:

Do you wish to be heard in support of your submission? (If you choose yes, you can choose not to speak when the hearing date is advertised):

Yes/No

If others are making a similar submission would you consider presenting a joint case

with them at the hearing? (You can change your mind once the hearing has been advertised):

Yes/No

Please note by making a submission your personal details, including your name and address, will be made publicly available in accordance with the Resource Management Act 1991.

Nga mihi,

Allie

District Plan Review Team



Provision to which my/our submission relates:(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to)	The decision I/we want Council to make: Please specify if you want the provision to be retained, amended or deleted.	My position on this provisions is: Please indicate if you support or oppose (in all or part) the provision	The reasons for my/our submission are: Please give details and continue on a separate sheet if necessary.
OP Plan Change 69 – NPS-UD	Reject Change 69 to Operational and Proposed Plan		Our position is that the SDC current and proposed plans regarding zoning of land should be backed, in toto, based on their historic record of accommodating climate change, environmental issues(including recognition of soil quality and uniqueness), schooling and recreation demands, unique character (and history) of Lincoln, transport and traffic issues (already struggling), post-Earthquake demand for new housing- this cannot be said to reflect a team of planners/Councillors who have ignored the changes around us when creating our future.
OP Plan Change 69 – NPS-UD Planning decisions improve housing affordability by supporting competitive land and development markets -	To refuse the application for failing to adequately meet the requirement of Objective 1	Council retains the planning proposals (particularly in relation to zoning of land for urban use) contained in the proposed District Plan notified in 2020.	The applicant has given no formula for pricing the sections so that they may be reasonably deemed 'affordable'. The applicant has not indicated how it will ensure that each piece of land it sells will have an 'affordable' home built on it. The applicant has not provided detail for what it considers constitutes an 'affordable' home. The applicant has not stated what percentage of homes will be in the 'affordable' category. To ensure this development "improves" housing affordability, the applicant will need to provide a significantly higher percentage of affordable housing than any other prior subdivision development in Selwyn to date because the percentage currently and previously offered has not led to an improvement in housing affordability. This application is

			wholly wanting in detail for HOW changing this land to urban will improve housing affordability, merely by assuming the act of making a zone change will have that impact. That is flawed or lacking logic.
OP Plan Change 69 – NPS-UD well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	To refuse the application for failing to adequately meet the requirement of Objective 2	Council retains the planning proposals (particularly in relation to zoning of land for urban use) contained in the proposed District Plan notified in 2020.	<p>Lincoln, like all of Canterbury suffered a 1 in 100 year flood event last week. In Liffey Springs, Te Whariki and the older homes between these 2 areas there was little to no surface flooding. In Liffey Springs there was none. This is because of the careful and considered planning of the SDC over the last 2 decades and its provision of suitable infrastructure to accommodate the housing here now in relation to possible weather and other events . These same planners/Councillors, faced with post-earthquake demographic shifts and pressures, with knowledge of environmental/climate changes in NZ and this region and with full knowledge of the affordable housing problem in many parts of NZ came up with a proposed Plan which did not include rezoning this area of land to the South of Lincoln. They did not, due to their superior knowledge of the area, the people, the needs, the infrastructure and the unique soil condition.</p> <p>Lincolns playing fields are already at capacity. Sport & Recreation are integral parts of life as a Lincolnian and Cantabrian.</p> <p>The new primary school has been provided with the Proposed Plan in mind not for an additional 6000 new residents</p> <p>Rolleston on the other hand is building new schools, has extended the aquatic centre, opened a new sports centre and has retail options fitting of a much bigger community. It is to there the applicant should look for land to expand urban areas.</p> <p>There is no 'Right' in NZ to live in a particular area, if there were, it would be chaos. Those relocating from the ravages of the earthquake will almost all be re-housed now, those</p>

			<p>coming from overseas, Auckland, Wellington or any other area may wish to live in Lincoln, but like all us have to wait until homes are put on the market or buy from carefully planned release of sections.</p> <p>Lincoln is not a suburb of Christchurch. There are large tracts of farmland between Lincoln and the City. IF the future of Lincoln is to meet the city then that expansion ought logically take place to the North of Lincoln between here and Haswell. Traffic is already a serious issue in Lincoln. An area with cycling and walking tracks weaving throughout is designed to lure people outdoors and out of cars. Ellesmere, Springs Road and Edwards/Gerard are becoming traffic intense. Adding 6000 more residents than planned for will add to this burden. Ellesmere Road has no shoulder/cycleways between Haswell and the proposed road at Mill Lane. The new residents will probably work in Christchurch and how will cyclists make this journey in line with a nationwide policy to reduce carbon emissions? The road is in poor condition and many travel in excess of the speed limit already. At times walking/cycling from Mills lane to join the cycle track on the other side is taking your life in your hands. IF the application is approved it ought to include, at the Developer's cost, a cycle walking tack from Mills Lane to Edward Street (on Ellesmere Road)to safely link pedestrians to the wetlands and cyclists ability to safely cross the road.</p> <p>Increased density of traffic will have a negative impact on the non-car travel of children to schools, and years of trucks and trades vehicles travelling to and from the development area will endanger children, who we are encouraging to get outside and move about freely and safely.</p> <p>IF a road extension is made from Liffey Springs drive to the proposed subdivision, trucks and trades vehicles will use this</p>
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			<p>road as a thoroughfare and short cut, and endangering children, as well as negatively impacting the eco system, so carefully planned and executed around this area.</p> <p>When purchasing in Lincoln 4 years ago, we considered a number of factors; significant was the rural aspect and village/community feel. Our home is opposite a reserve and the Operational Plan indicated that outlook, the peace and quiet, and fewer homes, were preserved. We were aware of further developments and knew that it was all occurring West, East and North of our home. With that in mind we purchased in Lincoln.</p> <p>Extensive planning/work has been done creating and maintaining wetlands, extending the rail trail, enticing birdlife to the new subdivisions and the area where they will have once thrived. Eels fill the streams and other life is thriving. Walkways and cycleways dot the area from Liffey Springs through to Verdecos park. All of this is part of the 'lure of Lincoln'. Not only is the Application bereft of similar detail it proposes to put a road through a current Reserve. Contrary to the spirit and intent of all prior planning.</p>
OP Plan Change 69 – NPS-UD: Objective 6: Local authority decisions on urban development that affect urban environments are: integrated with infrastructure planning and funding decisions; and strategic over the medium term and long term; and responsive, particularly in relation	To refuse the application for failing to adequately meet the requirement of Objective 6	Council retains the planning proposals (particularly in relation to zoning of land for urban use) contained in the proposed District Plan notified in 2020.	<p>It is clear from the planning by the SDC in the last 20 years, including post-Earthquake, that its decisions have integrated infrastructure with funding (who will pay and how will the infrastructure cope), it has clearly been planning over the medium and shorter term (see Operational and Proposed Plans) and has been highly responsive to proposals designed to supply significant development capacity. Since 2013 the population of Lincoln has DOUBLED!. Land is regularly released for developed and projects are constant. I understand a new Aged Care facility is due to commence construction this year. This Council has dealt meritoriously with the need to house those relocating from East Christchurch and other earthquake impacted parts of the city.</p>

to proposals that would supply significant development capacity.			<p>The obvious place, as note above, for further expansion is Rolleston, with its large community facilities, Retail infrastructure, proximity to Motorways into the City and the I Zone with its employment opportunities. The public transport linking Rolleston to the University for students and staff is in place but the traffic leaving Lincoln for the City is causing major traffic issues through Haswell and Springs road already.</p> <p>Rolleston does not have a 'village feel' and never has. Lincoln has not resisted growth but is entitled to retain its strong sense of community and Village. It is precisely that which attracts people. Extra, unplanned building will erode the very thing people say they are seeking here.</p>
OP Plan Change 69 – NPS-UD: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.	To adopt Council's Proposed Plan in relation to zoning as meeting Objective 7	Council retains the planning proposals (particularly in relation to zoning of land for urban use) contained in the proposed District Plan notified in 2020.	<p>The SDC Planning decisions have been based on information relating to post Earthquake resettlement requirements, urban planning in line with the nature and environment on Lincoln. SDC decisions to date have taken account of the diminishing resource that is the Versatile Soil of this area. Less than 2% of NZ can claim to have the quality of versatile soil as Lincoln and immediate surrounds. The site of both the university and the surrounding Ag research, and related organisations is precisely due to the quality of the soil which is inherent to the Lincoln environment and village. The Proposed and Operational Plans show the SDC is cognisant of the need to accommodate those wishing to move to the Selwyn District and, in fact, the SDC has accommodated the doubling of the population of Lincoln since 2013. This is, in most part due to Earthquake relocation. The Council needs breathing space from this exponential growth to insure that it continues to make decisions based on robust and frequently updated information in direct relation to the urban environments of Selwyn, rather than responding according to housing supply and affordability issues impacting places such as Auckland and Tauranga far more than Lincoln.</p>

OP Plan Change 69 – NPS-UD: New Zealand’s urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.	To uphold/adopt Council's Operational Plan/Proposed Plan in relation to zoning as meeting Objective 8		This Application promotes intensification of rural land, reduction of high quality versatile soils, increased pressure on roads/traffic (bring over 12,000 additional cars into the area, most of which will commute to work outside Lincoln), makes no provision for solar power, wind turbines, reduced use of vehicles, increased pollution by way of vehicle emissions (both by eventual residents and by all vehicles involved in creating the infrastructure and homes) which WILL impact the carefully planned, created and managed streams, ponds, and ecosystems reintroduced to the area and which are beginning to thrive with water life and bird life. The 1 in 100 year storm which saw months of rainfall fall in days, saw no surface flooding on properties or roads between Liffey Springs and Te Whariki. This is testament to both planning and loading for this area and which is solely attributable to the expertise and planning of SDC. These types of events are likely to increase as impacts of Climate Change continue to be felt. Let’s trust in what history is telling us- that left to SDC the Selwyn area, and Lincoln in particular is in good hands in relation to efforts to make us resilient to impacts of Climate Change. This past week is something to celebrate in that regard
NPS-UD Policy 1-10 10- engage with the development sector to identify significant opportunities for urban development.	The SDC Proposed Plan to remain unchanged due to meeting the obligations of Policy 1-10	Reject Application for Change 69	Policy 10 c - engage with the development sector to identify significant opportunities for urban development. There is rural land to the West and North of Lincoln. Toward the North, development would be connecting Lincoln to Haswell and allow current transport routes to serve all growth. and to the West development opportunities (Versatile Soil permitting) exist in relation to the area between Springston and Rolleston .
Signed	Tracey MacLeod		Nicki Turner

From: [Tracey Macleod](#)
To: [Submissions](#)
Subject: Re: Operation Plan Change 60- rezone rural to urban
Date: Wednesday, 9 June 2021 12:59:23 p.m.

Addendum to my Submission is as follows

This plan change applicant has made NO provision for any of the matters contained in the Climate Commission's report released today. The Applicant has no provision for solar or wind generated electricity, is adding roads, not reducing them, has no provision for vehicle sharing and I ask that my submissions and the Application for Plan Change 69 be read subject to the Climate Commission's report referred to here. <https://www.stuff.co.nz/environment/climate-news/125383874/what-does-the-climate-change-commissions-roadmap-mean-for-our-lives>

Regards



Tracey MacLeod LLB



m 021 052 4191 | e tracey@ntmc.co.nz

This email is confidential and may be legally privileged. If you are not the intended recipient, please immediately delete the email and any attachments and notify the sender.

On Tue, 8 Jun 2021 at 16:12, Tracey Macleod <tracey@ntmc.co.nz> wrote:
Attached

Regards



Tracey MacLeod LLB



m 021 052 4191 | e tracey@ntmc.co.nz

This email is confidential and may be legally privileged. If you are not the intended recipient, please immediately delete the email and any attachments and notify the sender.

From: [Plan Change 69](#)
To: purvish21@gmail.com
Cc: [Submissions](#)
Subject: Copy of your submission on Proposed Plan Change 69 PC69-0005
Date: Thursday, 6 May 2021 6:51:59 p.m.

Submitter ID: PC69-0005

Submitter Name: Purvish Panchal
Submitter Address: 25 Kaitorete Drive
City/Town: Lincoln
Postcode: 7608
Contact Name:
Contact Organisation:
Contact Address:
City/Town:
Postcode:
Contact Email: purvish21@gmail.com
Contact Phone Number: 0211824783

Trade Competition Declaration

I could gain an advantage in trade competition through this submission.

No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Hearing Options

Do you wish to be heard in support of your submission?

If you choose yes, you can choose not to speak when the hearing date is advertised.

No

If others are making a similar submission would you consider presenting a joint case with them at the hearing?

No

Point 1

Provisions to which my/our submission relates:

My position on this provisions is:

Oppose

The reasons for my/our submission are:

I am opposing the Proposed changes in the district plan as the current infrastructure in and around Lincoln is not equipped enough to support large-scale population increase.

The Lincoln is known for its semi-rural laid back lifestyle and agriculture university. The current proposed plan will change the identity and character of the Lincoln town. Lincoln town is surrounded by rural roads, the proposed plan will increase the population by 5000 -7000, such an increase in population in sort period ultimately increase the issues of road safety of existing and future inhabitants. Current town infrastructure does not have full-scale hospital/s, recreational centre/s, and limited primary and high schools. I propose not to approve such large-scale development at least till 2030. So the Lincoln town has enough time to

develop to support sustainable development.

The decision I/we want Council to make:

I want Council to reject the proposal of rezoning approx 186 ha of land between Te Whariki and Verdeco and leave it as a rural area to protect Lincoln town's character, heritage, and wetland.

Point 2

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 3

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 4

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 5

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 6

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

From: [Plan Change 69](#)
To: eleedumaine@gmail.com
Cc: [Submissions](#)
Subject: PC69-0042 Eleonore Dumaine
Date: Friday, 21 May 2021 9:41:44 a.m.

Submitter ID: PC69-0042

Submitter Name: Eleonore Dumaine
Submitter Address: 18 THE MEWS, LINCOLN
City/Town: LINCOLN
Postcode: 7608
Contact Name:
Contact Organisation:
Contact Address: 18 THE MEWS, LINCOLN
City/Town: LINCOLN
Postcode: 7608
Contact Email: eleedumaine@gmail.com
Contact Phone Number: 0221545144

[Trade Competition Declaration](#)

I could gain an advantage in trade competition through this submission.

No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

[Hearing Options](#)

Do you wish to be heard in support of your submission?

If you choose yes, you can choose not to speak when the hearing date is advertised.

Yes

If others are making a similar submission would you consider presenting a joint case with them at the hearing?

Yes

Point 1

Provisions to which my/our submission relates:

My position on this provisions is:

Oppose

The reasons for my/our submission are:

This plan proposes to develop houses on a versatile soil, class 1 and 2, which are the best soils to grow anything. Only 5% of all soils in NZ are this quality. You can build houses on almost any soil, but you can't grow vegetables on any soil. We need to think of future generations, and the need to grow food. Once you've covered a land with concrete and houses, there is no going back. When you realise that you need more versatile soils to grow vegetables, you won't be able to go to the people and tell them that you need their houses to be destroyed. so that we can use the land. We can't be thinking short-term, and say that this land won't be needed in the next ten years, we need to think about the next 50 years, or even the next 100 years. The population is growing, so you feel the need is more houses, but the need is more food as well. It's time to think of vertical urbanisation instead of horizontal one, so that we can answer both the need for more housing and more land to grow food, and decrease our human footprint on the environment. We can't let property developers have their way in such a crucial matter as urbanisation planning, as their motivation is clearly not about preserving the land, or feeding the population, but making as much profit as possible.

The decision I/we want Council to make:

Point 2

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:
The decision I/we want Council to make:

Point 3

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:
The decision I/we want Council to make:

Point 4

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:
The decision I/we want Council to make:

Point 5

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:
The decision I/we want Council to make:

Point 6

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:
The decision I/we want Council to make:

Point 7

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:
The decision I/we want Council to make:

Point 8

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:
The decision I/we want Council to make:

Point 9

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:
The decision I/we want Council to make:

Point 10

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:
The decision I/we want Council to make:

From: [Plan Change 69](#)
To: zarnekabi@hotmail.com
Cc: [Submissions](#)
Subject: Copy of your submission on Proposed Plan Change 69
Date: Thursday, 10 June 2021 10:34:38 a.m.

Submitter ID: PC69-0149

Submitter Name: Reza Zarnekabi
Submitter Address: 3 Patiki Street, Lincoln
City/Town: Lincoln
Postcode: 7608
Contact Name:
Contact Organisation:
Contact Address: 3 Patiki Street, Lincoln
City/Town: Lincoln
Postcode: 7608
Contact Email: zarnekabi@hotmail.com
Contact Phone Number: 0220464315

Trade Competition Declaration

I could gain an advantage in trade competition through this submission.

Yes

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

No

Hearing Options

Do you wish to be heard in support of your submission?

If you choose yes, you can choose not to speak when the hearing date is advertised.

Yes

If others are making a similar submission would you consider presenting a joint case with them at the hearing?

Yes

Point 1

Provisions to which my/our submission relates:

My position on this provisions is:

Oppose

The reasons for my/our submission are:

lots of our - Selwyn
agriculture lands changing to residential. It is not sustainable. In the future
we will face with several environmental issues. Also, providing and maintenance
of infrastructures and facilities for low density residential areas is very high
comparing to high residential buildings/towers and high density areas. by
recent trend, in the future all of us need to pay much more rate to maintain
roads, water/waste water pipes, etc.

The decision I/we want Council to make:

Council should reject any new request to changing agricultural land use including this one to make our district development more sustainable. If we really need more residential buildings in the district, developers should build multi-story buildings or towers. It saves land as well as cost of infrastructures and facilities in long term.

Point 2

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 3

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 4

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 5

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 6

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 7

Submission on the Proposed Plan Change 69 to the Operative Selwyn District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Selwyn District Council

Note to person making submission

You can make this submission by filling in an online submission form which you can find on Council's website at www.selwyn.govt.nz/pc69.

The submission period for the Proposed Plan Change 69 closes at **5pm Thursday 10 June 2021**.

Your submission (or part of your submission) may be struck out if the Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

1. Submitter details

Please note: all fields marked with an asterisk (*) are compulsory.

Name of submitter(s)* Sam Carrick

Submitter address* 51 Jimmy Adams Terrace

City/Town* Lincoln Postcode* 7608

Contact name (if different from above) _____

Contact organisation (if different from above) _____

Contact email address mudfish731@gmail.com

Contact address (if different from above) _____

City/Town _____ Postcode _____

Contact phone number 027 702 7781

Please note that by making a submission your personal details, including your name and addresses, will be made publicly available in accordance with the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to the Council.

While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of the Plan Change Process.

2. Trade competition declaration*

I could gain an advantage in trade competition through this submission.

☐ Yes ☒ No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

☐ Yes ☐ No

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

3. Hearing options*

Do you wish to be heard in support of your submission? If you choose yes, you can choose not to speak when the hearing date is advertised.

☒ Yes ☐ No

If others are making a similar submission would you consider presenting a joint case with them at the hearing? You can change your mind once the hearing has been advertised.

☒ Yes ☐ No

4. Submission details*

☒ Yes, I am enclosing further supporting information to this submission form.

Please refer to the attached summary of my submission points (13 pages). I am submitting on 12 topics related to PC69.

Provision to which my/our submission relates: <small>(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to)</small>	My position on this provision is: <small>(Select one option)</small>	The reasons for my/our submission are: <small>(Please give details)</small>	The decision I/we want Council to make: <small>(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)</small>
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		

Signature of submitter (or person authorised to sign on behalf of submitter)

Sam (ark)

Date *9 June 2021*

Note: A signature is not required if you make your submission by electronic means.

Please return this form no later than **5pm Thursday 10 June 2021**. You can:

- scan and email it to submissions@selwyn.govt.nz (Subject line: Proposed Plan Change 69)
- post it to Selwyn District Council, Freepost 104 653, PO Box 90, Rolleston 7643, Attention: Proposed Plan Change 69
- deliver it to a Council service centre in Darfield, Lincoln, Leeston or Rolleston.

9 June 2021

Notice of submission on Proposed Plan Change 69

This is a submission on proposed Plan change 69 to rezone approximately 190 hectares of Rural Outer Plains to Living X, Living Z and Business 1 Zones, Lincoln

Name of Submitter: Sam Carrick

The decision I would like Selwyn District Council to make: That Plan change 69 is declined in its entirety.

The reasons for my submission are outlined in the table below

Yours faithfully



Submission topic	Provision submitting on:	Reasons for my submission	Decision I want council to make
1	National Policy Statement Urban Development (NPS-UD)	<ol style="list-style-type: none">1. Plan change 69 (PC69) has been submitted as a private plan change under the NPS-UD but does not meet the key principles. I disagree with the s32 report interpretation (points 5, 6, & 7). The location of PC69 does not enable a productive and well functioning urban environment (refer to submission points 7, 8, 9, 10 and 12). PC69 also undermines the NPS-UD requirement that councils <u>plan well</u> for growth and ensure a well functioning urban environment. Selwyn District Council and the Greater Christchurch Partnership has very recently put considerable effort into delivering these required plans, as described in the following submission topics. It is clear from this planning that these authorities are not unnecessarily restraining housing growth.2. PC69 has been submitted under policy 8 of the NPS-UD. Importantly, Policy 8 relates to decisions affecting 'urban environments' and the NPS-UD defines these as areas predominantly urban in character and which are, or are intended to be, part of a housing and labour market of at least 10,000 people. Lincoln does not meet this criteria, and the population is not expected to meet this until later this decade. It is recognised by the wider	Decline PC 69 as non-complying with the NPS-UD.

		greater Christchurch partnership that Lincoln should retain its village feel, and the key activity centre and focus of growth in Selwyn District is Rolleston. PC69 is counter to this.	
2	Canterbury Regional Policy Statement (CRPS)	<p>3. PC69 is not consistent with the policies and objectives of the CRPS. Lincoln is located within Greater Christchurch, which means that the Objectives and Policies contained within Chapter 6 of the CRPS are applicable.</p> <p>4. Chapter 6 of the CRPS requires that development is located and designed in a way that achieves consolidated and coordinated urban growth that is integrated with the provision of infrastructure. It encourages the sustainable and self-sufficient growth of Lincoln, Rolleston and Prebbleton by identifying greenfield projected area's (GPA) for residential development.</p> <p>5. PC69 is inconsistent with Objective 6.2.1 (3) which "avoids urban development outside of existing urban areas or greenfield priority areas for development", and Policy 6.3.1 (4) to "ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A", unless otherwise expressly provided for in the CRPS.</p>	Decline PC 69 as non-complying with the Canterbury Regional Policy Statement
3	Our Space 2018-2048 Greater Christchurch Settlement Pattern Update	<p>6. PC69 is not consistent with the outcomes of <i>Our Space 2018-2048 Greater Christchurch Settlement Pattern Update</i>. These outcomes reflect a wide ranging community consultation process across the greater Christchurch area, which was open to consideration of submissions from a wide range and variety of individual, groups and organisations.</p> <p>7. Carter Group¹ and Rolleston Industrial Holdings² did participate and submit during the development of Our Space 2018-2048. Point 2.2 in the Carters Group submission does note their support of the direction set out in Our Space 2018-2048, stating 'In summary, the Carter Group: 2.2 generally supports identification of urban limits but requests identification of land at Kainga'. The concerns in their submissions were focussed on their existing land holdings in areas such as Rolleston and Kainga. No mention was made of Lincoln, its growth needs, or any of the concerns they have now raised in PC69.</p> <p>8. Our Space 2018-2048 identifies there is sufficient existing development capacity to meet anticipated housing needs over a thirty year planning horizon out to 2048. This identifies there is existing capacity for nearly 74,000 dwellings in Greater Christchurch, against a long-term housing target of 86,600. Greenfield future urban areas were identified to cater for the long-term growth, that worked in sync with the provision of greater Christchurch / Selwyn</p>	Decline PC 69 as being in conflict with the Greater Christchurch community developed settlement plan, set out in the Our Space 2018 -2048 report

¹ <https://www.greaterchristchurch.org.nz/assets/Documents/greaterchristchurch/submissions/076-Submission-Carter-Group-Ltd3.pdf>

² <https://www.greaterchristchurch.org.nz/assets/Documents/greaterchristchurch/submissions/073-Submission-Rolleston-Industrial-Holdings-Limited3.pdf>

		<p>investments in infrastructure. These greenfield future urban areas are in Rolleston, Rangiora and Kaiapoi.</p> <p>9. Our Space identified a long-term demand in Selwyn of 17,290 households, noting the existing capacity of 9,725 within the existing urban areas, which was sufficient for demand in the medium term, whilst infrastructure is put in place for the identified future urban areas.</p> <p>10. The work of Our Space indicates that PC69 is not needed to meet medium term demand. It also shows PC69 is not needed to meet long-term demand, which is already catered for in the identified greenfield urban expansion areas.</p> <p>11. The work of Our Space 2018 – 2048 shows that PC69 cannot be justified under the NPS-UD, as the requirements of housing supply under the NPS-UD are already being sufficiently planned for in the greater Christchurch area.</p>	
4	Selwyn growth and demand projections 2021 – 2050 report	<p>12. PC69 claims are not consistent with the March 2021 Selwyn District Council report on housing growth and demand projections to the year 2050.</p> <p>13. Appendix 4 sets out the take-up rate in Lincoln of new housing over recent years, with an average of 171 households per year in the previous decade to 2019. Since 2012 (post-earthquake) the rate was higher at 205 per year.</p> <p>14. Appendix 1 sets out the projected future demand for dwellings in Lincoln, with 1204 expected in the next decade (to 2031), a further 1000 by 2041, and a further 900 dwellings by 2051.</p> <p>15. PC69 also recognises this in their s32 report. They have sourced Selwyn District Council data on the development capacity within the existing zoned urban area, and how much of this capacity has approved building consents (Table 5, page 49 of the s32 report). This shows Lincoln has capacity of 3721 dwellings, with only 1266 issued building consents. Based on this there is still capacity for 2455 dwellings within the existing urban area.</p> <p>16. Note that PC69 used a dwelling density of 10 per hectare, which is surprising low considering their own PC69 proposal is based on a minimum dwelling density of 12 per hectare. If this density was used the existing capacity in Lincoln would be 4,465 potential dwellings, with 3,199 still to be issued building consent.</p> <p>17. Based on the existing growth rate, and projected demand set out above, the existing capacity numbers provided by PC69 shows that there is sufficient existing urban capacity in Lincoln until at least 2040, if not 2050 (depending on the dwelling density per hectare used).</p> <p>18. Based on this it is clear that PC69 cannot be justified under policy 2 of the NPS-UD. It is clear that Selwyn District Council has already met the requirements of policy 2 by providing</p>	Decline PC 69 as not being justified in terms of the claimed need for additional housing supply, and therefore cannot be justified under the NPS-UD.

		sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term and long term.	
5	Operative Selwyn District plan	<p>19. The site proposed for PC69 is currently zoned as Rural Outer Plains. The rural outer plains zone has been designated to recognise the importance of primary production to the economic and social matrix of the District. It is important to maintain the integrity of this zone as a large proportion of the District's best farmland has already been allocated for urban and peri-urban use (through the large inner-plains zone). As noted above there is already sufficient land supply within the existing urban boundaries, and it is logical that any future urban expansion should be in the already allocated peri-urban inner plains zone. Where possible it should also preferentially not use versatile soils within the inner plains zone, and certainly not in the outer Plains zone.</p> <p>20. Lincoln has sufficient land to meet expected demand within the existing urban boundary. It also has sufficient non-versatile land in the adjacent inner plains zone bordering the village, if over the long-term future urban land is required. There is no logical justification why the PC69 land should be first prioritised – it is not in the urban boundary, or the existing peri-urban area of the inner plains zone, and occupies a significant area of versatile soils.</p> <p>21. The PC69 s32 report identifies a number of District plan provisions relevant to this proposal. I disagree with the majority of their interpretations of the effect of PC69 in satisfying these requirements, as set out below.</p> <p>22. PC69 will be in conflict with Objectives B2.1.1, B2.1.3, B.2.1.4, and policies B2.1.2, B2.1.12, B2.1.13. My concerns about the adverse effects of PC69 on the Lincoln and connecting transport network are set out under submission topic 8 below.</p> <p>23. PC69 will be in conflict with Objectives B3.4.4, B3.4.5. My concerns about the poor connectivity and impact on adjacent residential areas are set out under submission topic 12 below.</p> <p>24. PC69 will be in conflict with Objectives B4.3.3, B4.3.4, B4.3.5, and policies B4.3.1, B4.3.3, B4.3.6, B4.3.56. My concerns about PC69 not being needed or justified to meet current or future urban growth needs are set out under submission topics 2, 3 and 4 above.</p> <p>25. PC69 will be in conflict with policies B4.3.58 and B4.3.59. My concerns on the impact of PC69 on Lincoln infrastructure and community facilities are set out under submission topics 8, 9, 10 below.</p>	Decline PC 69 as not being justified in terms of meeting many of the provisions required in the operative Selwyn District Plan.

6	Proposed Selwyn District Plan	<p>26. The application site was also not included within the 'Urban Growth Overlay' notified as part of the proposed Selwyn District Plan in October 2020. Policy UG-P3 in the Urban Form and Development Chapter of the proposed District Plan explicitly states: "Avoid the zoning of land to establish any new urban areas or extensions to any township boundary in the Greater Christchurch area of the District outside the Urban Growth Overlay."</p> <p>27. The PC69 s32 report identifies a number of proposed District plan provisions relevant to this proposal. I disagree with the majority of their interpretations of the effect of PC69 in satisfying these requirements, as set out below.</p> <p>28. PC69 will be in conflict with SD-DI-01, 02, 03 and 04. As highlighted in my submission points it is arguable if PC69 will enhance the desired village nature of Lincoln; it is not well connected; likely to decrease safety by overloading the transport network; and will overload the community infrastructure. It is circumventing the Selwyn communities plans to integrate landuse, and the community desire to maintain the special village character of Lincoln.</p> <p>29. PC69 will be in conflict with SD-IR-O1 and 02 as it will clearly overload the community infrastructure, as described in submission points 7, 8, 9, 10 and 12, and through this will have a detrimental impact on the existing community. It is also in conflict with SD-UFD-O3 as it will not be integrated with the efficient provision, timing and funding of infrastructure.</p> <p>30. PC69 will be in conflict with SD-UFD-O1 as it does not enhance the compact and sustainable form, or the anticipated village role of Lincoln. Rolleston is the township that has been planned, and invested with infrastructure, to accommodate any additional growth needed by Selwyn in the long-term.</p> <p>31. PC69 will be in conflict with SD-UFD-O2. As set out in submission topics 2, 3 and 4 there is already sufficient existing development capacity in both Lincoln and wider Selwyn.</p> <p>32. PC69 will be in conflict with TRAN-O1, TRAN-O2, and TRAN-O3 as set out in submission point 8. PC69 it is not well connected and integrated; likely to decrease safety by overloading the transport network; and is not integrated with the provision, timing and funding of transport infrastructure. I argue that PC69 effects on transport networks will have a detrimental impact on the existing community.</p> <p>33. PC69 is clearly in conflict with the provisions for urban growth. As set out in all of my submission points, this proposal is not proposed in a strategic manner for the Lincoln and wider Selwyn communities (UG-O1); it does not enable the provisions required for a consolidated urban form (UG-O2); it is not required as there is already sufficient existing and well planned development capacity to meet expected demand, and PC69 does not integrate</p>	Decline PC 69 as not being justified in terms of meeting many of the provisions required in the proposed Selwyn District Plan.
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		<p>well with existing urban environments, infrastructure, and rural production zones (UG-O3, UG-P1, UG-P2, UG-P3, UG-P6, UG-P7, UG-P10, UG-P11, UGP-12, UG-P13, and UG-SCHED1).</p> <p>34. PC69 is clearly in conflict with UG-P9 as it will unnecessarily consume a significant area of versatile soil, as explained in submission point 11.</p>	
7	Selwyn infrastructure	<p>35. PC69 is also inconsistent with Policy 6.3.5(2) which seeks to ensure that the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure. CRPS Policy 6.3.5 seeks to ensure that new development does not occur until provision for appropriate infrastructure is in place. Without sufficient infrastructure the wider Lincoln and Selwyn communities will be negatively affected, which is against the core principle of the NPS-UD which seeks to encourage development of a productive and well functioning urban environment.</p> <p>36. This suggests that a strategic planning exercise is required to consider the most appropriate scale and direction of any growth for the township, linked to an assessment of the available options to overcome the identified infrastructure constraints. Ad-hoc or out of sequence development will lead to a poor urban form and may result in a first in first served allocation of reticulated services. The settlement pattern of Selwyn would suffer if the ad-hoc nature of development uses up the service capacity and prevents the development of potentially more suitable locations. This would also require significant investment to expand the service capability, which no doubt would be at the detriment of investing in other community infrastructure, which are already clearly shown to be under considerable pressure from existing growth³</p>	Decline PC 69 as provision of sufficient infrastructure is not in place, and has not been planned, for development in this location.
8	Transport network	<p>37. PC69 is also inconsistent with the direction of Policy 8 in the NPS-UD, under which PC69 is proposed. Clause 3.8 notes that a local authority must have particular regard to whether the plan change is well-connected along transport corridors. Ideally transport corridors should be connected via a range of transport modes or there should be plans for this in the future. People should not need to rely solely on private vehicles to travel within a proposed development, to and/or from other urban areas, or to access essential services like employment, and health or community services.</p> <p>38. The location of PC69 relies on connection to Springs and Ellesmere Roads, both of which are not currently designed for a range of transport modes. Bus and cycleway connections from Lincoln run down Birches Road, on the opposite side of Lincoln village to the proposed</p>	Decline PC 69 as having a potential significant negative impact on the connecting transport network, which will be

³ https://www.selwyn.govt.nz/__data/assets/pdf_file/0010/395272/Draft-Selwyn-Infrastructure-Strategy-2021.pdf

		<p>development. Cycle connections to Rolleston also connect off Birches Road, again on the opposite side of the village.</p> <p>39. PC69 is also inconsistent with Objective 6.2.4 in the CRPS, which prioritises the planning of transport infrastructure so that it maximises integration with land use patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while (1) managing network congestion; (2) reducing dependency on private motor vehicles; (3) reducing emission of contaminants to air and energy use; (4) promoting the use of active and public transport modes; (5) optimising use of existing capacity within the network; and (6) enhancing transport safety.</p> <p>40. The plan change scale and location will not positively improve any of these functions. The s32 report clearly shows it will lead to significant transport congestion, overload existing capacity and increase dependency on private motor vehicles.</p> <p>41. Residents in Lincoln are well aware that the existing standard of connecting roads has been significantly impacted by growth to date. There has been ongoing public recognition by the community and council that the roads are substandard, and the council is struggling to have sufficient funding to keep up with maintenance or capital development⁴. In recognition the council asked the community in the proposed Long Term Plan for a substantial targeted annual rates rise specially for improving roads. PC69 will only make this situation worse. PC69 also does not address the impact on downstream communities, such as Prebbleton or residential area of Halswell that Ellesmere Road feeds traffic into. Given the expected traffic generation by PC69, the impact on these communities will not be insignificant.</p> <p>42. PC69 also proposes that a bypass be built, to allow traffic to bypass Lincoln village, and instead go through Lincoln University, Verdeco Park, the PC69 area and connect to Ellesmere Road. The application seems to have picked up on an old proposal in the Lincoln Structure Plan for a bypass to be constructed to the south of the village to help relieve heavy traffic (truck) and vehicle flows from passing through the Lincoln Village centre⁵. It seems illogical to pick this up and promote this as a positive contribution to Lincoln University, as well as the residents of both Verdeco Park and the proposed PC69 residents. There are very few communities that would want to have a heavy traffic bypass built through the middle.</p>	<p>to the detriment and safety of the Lincoln and surrounding communities.</p>
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⁴ https://www.selwyn.govt.nz/__data/assets/pdf_file/0010/395272/Draft-Selwyn-Infrastructure-Strategy-2021.pdf

⁵ https://www.selwyn.govt.nz/__data/assets/pdf_file/0011/10217/Final-Lincoln-Structure-Plan-May-08.pdf

		<p>43. The Integrated Transport Assessment appended to the plan change indicates that the accommodation of additional traffic volumes is contingent on the planned signalisation of the intersection at Springs / Ellesmere Road. However, this is contingent on investment from the Selwyn Council, which PC69 acknowledges is under review and may be pushed out into the future. The proposed Long-Term and the Infrastructure Plans 2021 – 2031 are also unclear on this, and I cannot identify specific mention of this intersection. These assumptions are in conflict with CRPS Policy 6.3.5, which seeks to ensure that new development does not occur until provision for appropriate infrastructure is in place.</p> <p>44. A similar assumption is made around the Ellesmere / Gerald Street intersection. I cannot identify specific mention of this in the proposed Selwyn Long-Term and the Infrastructure Plans 2021 – 2031. The assertion in PC69 that this intersection is adequate is a gross underestimate of the current poor state of this intersection, which is being regularly patched and has a highly uneven surface.</p> <p>45. PC69 is also inconsistent with Policy 6.3.5(2) in the CRPS which seeks to ensure that the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure. As previously noted above in relation to the provision of infrastructure, any proposed or potential upgrades to the transport network should not be taken for granted or relied upon to demonstrate capacity. CRPS Policy 6.3.5 seeks to ensure that new development does not occur until provision for appropriate infrastructure is in place. Without sufficient infrastructure the wider Lincoln and Selwyn communities will be negatively affected, which is against the core principle of the NPS-UD which seeks to encourage development of a productive and well functioning urban environment.</p>	
9	Community infrastructure	<p>46. The Selwyn Long-term plan has only limited commitments to improving the Lincoln community infrastructure, despite the current recognised pressures, let alone the inevitable pressure from the already planned urban growth. The long-planned Lincoln Town Centre upgrade is already proposed in the Draft Selwyn Infrastructure Plan to be delayed a further 2 yrs, whilst Rolleston is prioritised and due to financial constraints⁶. This infrastructure Plan recognises that PC69 'could significantly change the operation and characteristics of the existing network, including the town centre, which will need further assessment'.</p>	Decline PC69 as Lincoln does not have the community infrastructure in place, or planned, to

⁶ https://www.selwyn.govt.nz/__data/assets/pdf_file/0010/395272/Draft-Selwyn-Infrastructure-Strategy-2021.pdf

		<p>47. The Long-term plan also recognises that Lincoln has a current deficit of space for sports activities⁷. It is planning to provide the major future capacity at large new sports park in Birches Road, Prebbleton. It is also trying to acquire additional land in Lincoln, but the options and area of potential land is very limited. Both of these are planned to try and cope with the existing overload, which is continually increasing under the existing urban growth. PC69 would further exacerbate this problem due to the significant and unplanned population growth. In particular its location is poor in terms of access to these facilities, with PC69 residents having to travel through Lincoln township. It is much more logical that future urban development should be on the Prebbleton side of Lincoln to better link to this community infrastructure investment.</p> <p>48. PC69 will have serious implications for the Lincoln community infrastructure, which it does not address, and I argue it is therefore not complying with the intent of the NPS-UD. The Long-term Selwyn Infrastructure Plan does not have provision to cope with the impact of PC69 on Lincoln's community infrastructure. PC69 also has no support, land or investment to help the Lincoln community manage this significant community challenge that it would impose.</p>	cope with the significant additional loading that PC69 would impose.
10	Educational infrastructure	<p>49. PC69 will have potential serious consequences on provision of primary and secondary education in Lincoln. Given the already planned growth within the existing urban area (submission point 4), it is questionable if the existing 2 primary schools and Lincoln High will be able to cope with that, let alone the significant additional load that PC69 would place. Already Lincoln High is currently trying to reduce its enrolment zone as it is currently suffering capacity issues⁸, being over the current 1400 student design capacity. The Ministry of Education (MoE) has indicated that LHS could expand to 1800 students with new buildings, but even that will not be sufficient for the existing planned growth. The MoE estimates that already there will be an additional 1,100 primary and secondary students by 2030⁹. This alone will fill any additional capacity.</p> <p>50. Lincoln has already suffered with overcrowding of its schools for a significant period of the last decade, waiting for Rolleston High to relieve pressure on Lincoln High, and Ararira Springs to relieve pressure on Lincoln primary. This experience shows that the Ministry of Education struggles already to 'front foot' the existing growth in Lincoln, with adequate infrastructure</p>	Decline PC69 as Lincoln does not have the educational infrastructure in place, or planned, to cope with the significant additional student loading that

⁷ https://www.selwyn.govt.nz/__data/assets/pdf_file/0006/395268/Draft-LTP-2021-2031.pdf

⁸ <http://www.lincoln.school.nz/enrolments/>

⁹ <https://www.education.govt.nz/assets/Documents/Ministry/Budgets/Budget2019/NEGPCanterbury/Canterburygrowthplan.pdf>

		<p>only being provided in retrospect after schools have been over capacity for a sustained period. This is sub-optimal and unfair on a generation of children.</p> <p>51. PC69 fails to recognise this existing capacity constraint in the Lincoln village educational infrastructure, and the clear negative impacts that would occur if PC69 was approved. PC69 offers no support, land or investment to help the Lincoln community manage this significant community challenge that it would impose.</p>	PC69 would impose.
11	Protection of Highly Productive Land	<p>52. PC69 is planned for an area of recognised versatile soils (Land Use Capability classes 1 -2).</p> <p>53. Loss of versatile soils is recognised as an important soil quality and degradation issue for the Canterbury region, under objective 15.2.1 of the operative Regional Policy Statement. The Selwyn District Plan also recognises the need to protect versatile soils under Policy B1.1.8:</p> <p>54. "Avoid rezoning land which contains versatile soils for new residential or business development if:</p> <ul style="list-style-type: none"> - the land is appropriate for other activities; and - there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils". <p>55. Clearly the existing dairy and cropping land use on this land demonstrates that it is suitable for other high value activities. There are also other areas adjoining Lincoln which do not contain versatile soils, which could be used for future urban areas, if required over the long-term.</p> <p>56. Protection of versatile soils are also recognised as being of national importance. The government is currently in the process of developing a National Policy Statement for Highly Productive Land (HPL), due to be Gazetted in the coming months. This aims to protect HPL for primary production, focussed on large contiguous areas of Land Use Capability Class 1 to 3 land. The PC69 land area is currently mapped as being a contiguous area of HPL, and as such PC69 is in conflict with the Government direction to protect these soils of national importance. I note that whilst the NPS-HPL is still under development the High Court has held that regard may be had to non-binding national policy documents, as relevant background material, even if those documents do not have any status under the RMA¹⁰.</p> <p>57. It is also important to note that the Government intended that the NPS-UD should be integrated to work alongside other related national strategic policies, such as the NPS-HPL¹¹. In</p>	Decline PC 69 as being in conflict with the regional, district and national policies to protect the nationally significant highly productive land and versatile soil resource in the Selwyn district.

¹⁰ See West Coast Regional Council v The Friends of Shearer Swamp [2012] NZRMA 45.

¹¹ <https://www.mpi.govt.nz/dmsdocument/36624-Discussion-document-on-a-proposed-National-Policy-Statement-for-Highly-Productive-Land>

		<p>this manner PC69 is in conflict with both the NPS-HPL and the intent of integration between the NPS-UD and the NPS-HPL.</p> <p>58. The PC69 s32 report claims the cumulative effect of losing this area of HPL is minor in comparison to the wider supply of HPL in the Selwyn District. This claim is not supported by the recent national State of Environment report 'Our Land 2021' which highlights that land fragmentation and development has had a significant impact on New Zealand's HPL availability to support primary production¹². Canterbury is identified as being significantly affected. Urban and peri-urban development and fragmentation in the Selwyn district is one of the national hotspots for loss of highly productive land. Any claim that the cumulative loss of HPL in Selwyn is minor is incorrect.</p>	
12	Impact on adjacent communities within Lincoln	<p>59. Due to the location of PC69 it will effectively operate as a very large residential area isolated from the rest of the Lincoln community. This is because the southern boundary of Lincoln has been clearly established for a long-time, reflecting that this side of the town is the start of the regionally important Outer Plains Rural zone. No infrastructure or connections have been anticipated, designed or constructed for expansion in this direction. There is a reason why the Lincoln sewerage ponds are located on this side of the village.</p> <p>60. The location of PC69 is not in an area that adjacent residential areas had planned to have the capacity for connectivity. Both Te Whariki and Liffey Springs were not designed to connect in the direction of PC69. There are no transport connections, and certainly the internal road networks of these residential areas are not designed to cope with the population and traffic pressure from PC69.</p> <p>61. The proposed connections on the outline development plan for PC69 would require significant redesign of the adjacent residential areas, which is unjust on those residents who have invested heavily to live in these communities, in the clear knowledge that future urban development was explicitly planned to occur in other areas. Certainly there was no inkling that a small town was going to be developed next door, and then funnel its traffic through their residential area. To allow this to happen is unjust to those existing residents.</p> <p>62. PC69 also plans to build two bridges over the LII river, in very close proximity to each other. The bridge over to Liffey Springs would also need to go through a designated recreational reserve. This reserve is a key part of the Lincoln reserve network, connecting the LII reserves</p>	Decline PC69 as having a significant negative impact on the existing adjacent residential areas

¹²<https://environment.govt.nz/publications/our-land-2021/>

		<p>from the village centre through to the Lincoln wetlands. This reserve network is extensively used by the Lincoln community, increasing in popularity month by month since the council invested in 2020 to extend the walkway area behind Ararira Springs school. The wider Liffey Springs area is extensively used by residents of all age for biking and walking, including a lot of children. To turn this into a major connection road to serve the large PC69 population is unjust to the existing Liffey Springs residents as well as the wider Lincoln community.</p> <p>63. It is clear that imposing the PC69 size of population and traffic on these adjacent communities will have significant negative impact for them, and would be counter to a key principle of the NPS-UD to encourage a well functioning urban environment.</p>	
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Submission on the Proposed Plan Change 69 to the Operative Selwyn District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Selwyn District Council

Note to person making submission

You can make this submission by filling in an online submission form which you can find on Council's website at www.selwyn.govt.nz/pc69.

The submission period for the Proposed Plan Change 69 closes at 5pm Thursday 10 June 2021.

Your submission (or part of your submission) may be struck out if the Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

1. Submitter details

Please note: all fields marked with an asterisk (*) are compulsory.

Name of submitter(s)* PAUL COMRIE

Submitter address* 8 KILDARE TERRACE

City/Town* LINCOLN Postcode* 7608

Contact name (if different from above) _____

Contact organisation (if different from above) _____

Contact email address Duckcom@extra.co.nz

Contact address (if different from above) _____

City/Town _____ Postcode _____

Contact phone number 027 432 4563 OR 423 0824 (work)

Please note that by making a submission your personal details, including your name and addresses, will be made publicly available in accordance with the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to the Council.

While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of the Plan Change Process.

Trade competition declaration*

could gain an advantage in trade competition through this submission.

☐ Yes ☒ No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

☐ Yes ☐ No

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

3. Hearing options*

Do you wish to be heard in support of your submission? If you choose yes, you can choose not to speak when the hearing date is advertised.

☒ Yes ☐ No

If others are making a similar submission would you consider presenting a joint case with them at the hearing? You can change your mind once the hearing has been advertised.

☒ Yes ☐ No

4. Submission details*

☒ Yes, I am enclosing further supporting information to this submission form.

Provision to which my/our submission relates: <small>(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to)</small>	My position on this provision is: <small>(Select one option)</small>	The reasons for my/our submission are: <small>(Please give details)</small>	The decision I/we want Council to make: <small>(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)</small>
I oppose the whole plan change proposal	<input type="checkbox"/> Oppose in part <input checked="" type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full	See attached supporting information.	Reject Plan Change 69 in its entirety.
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		

Signature of submitter (or person authorised to sign on behalf of submitter)

P. J. Courie

Date 10/6/2021

Note: A signature is not required if you make your submission by electronic means.

Please return this form no later than **5pm Thursday 10 June 2021**. You can:

- scan and email it to submissions@selwyn.govt.nz (Subject line: Proposed Plan Change 69)
- post it to Selwyn District Council, Freepost 104 653, PO Box 90, Rolleston 7643, Attention: Proposed Plan Change 69
- deliver it to a Council service centre in Darfield, Lincoln, Leeston or Rolleston.

Submission on Plan Change 69 (Lincoln South)

Private Plan Change Request from Rolleston Industrial Developments Ltd

1. Vision for Lincoln

1.1 Some twenty years ago a series of workshops with the Lincoln community was held. From these a joint SDC/ Lincoln University report entitled ‘Lincoln: A Vision for our Future’ was released in 2001.

This vision statement, though two decades old, is still, I believe, relevant in 2021.

1.2 The statement described a number of outcomes desired by the community.
The highest value was placed on

‘Lincoln - A Friendly Village’

The qualities outlined for this value were:- ‘...community spirit, safety and security. The scale and size of streets, walkways and planting should enhance the safe and friendly feel of the place. There is a desire for a caring, supportive atmosphere’.

1.3 The second highest value was

‘Lincoln – Rural Charm and Future Driven’

This complements the desire for a friendly village and was described as ‘combining the best of the past and the best of the future maintaining a sense of a rural idyll at the same time as being a place of cutting edge, land-based research, technology and education with an international profile. Lincoln’s setting should provide it with an ongoing connection with the countryside, reflected in the rural appearance and activities of the village.’

1.4 The above can be captured in the following descriptors:

Sense of community, village atmosphere, natural surroundings, strong rural connection, an educational and research centre.

2. Proposed plan change

Plan Change 69 fails to meet Lincoln’s vision outlined above for a number of reasons.

2.1 Community and village atmosphere

To maintain a sense of community and village atmosphere we need planning. This must be carried out by professionals; that is our Selwyn District Council planners. Planning should not be an ad hoc affair conducted by a commercial enterprise whose primary objective is profit, not the community. Scheme Change 69 is not a planned outcome of the Selwyn District Council. It is outside the scope of the District Plan.

If the applicant, Rolleston Industrial Developments Ltd, had any sense of planning or of our community values it would seek to develop land within the boundary of the District Plan, not outside it.

2.2 Scale of the scheme change

The scheme change involves the subdivision of 190 hectares of land. Lincoln has never had a subdivision on such a massive scale. Two thousand sections in one fell swoop is not in keeping with village or rural scale. It is more in keeping with a large urban development. The sheer scale does not fit with Lincoln's view of itself as a rural village. A village that will grow, for sure, but it should not grow in a haphazard, unplanned, way.

The proposal plans for the vast majority of the 190 hectares to be zoned Living Z –Low Density. This zoning permits an average lot size of 600 square metres and a minimum lot size of 500 square metres. This meagre plot size is fine for city housing or apartments but not for Lincoln township. And not for such a vast subdivision of the one proposed. Over 80% of sections will be of this small size. That is, over 1600 of the 2000 dwellings. That is, over 150 hectares of small sections.

2.3 Natural surroundings

Four neighbourhood reserves of between 3000 and 6000 square metres. Why is there not a bigger area set aside for reserves? Also section sizes are too small (mostly 500 and 600 square metres). Too small to enable trees to be grown.

One of the key attributes of Lincoln is its trees and waterways. For example, the Liffey Reserve (with over 100, 100 year-old oak trees) is known as "the jewel in the crown of Lincoln". For good reason. Nature –trees and waterways are valued in Lincoln. Plan Change 69 shows very little sign of adding to this legacy.

A point to note is that the plan change, albeit outside the proposed development, suggests road access to Moirs Lane. As I understand it this would involve a road across the LI creek reserve. An outcome our community would not like to see.

Also to note; Moirs Lane includes a cycle way link to the Little River Rail Trail –the plan change proposal would have a serious and detrimental effect on this bike route.

2.4 Important educational and research centres

The Outline Development Plan (ODP) shows Weedons Extension Road as a potential bypass road. Currently it is a road through Lincoln University with no exit points at the north and south ends. To suggest that this road could be used as a bypass is nonsensical. It would turn this campus thoroughfare into a high traffic volume roadway through a university campus. By making this suggestion (though I realise this outcome is outside the plan change proper) shows a complete lack of respect for an internationally recognised educational institution which has been in existence for 143 years.

3. Infrastructure stress points:

3.1 Transport

I simply quote for this matter from the Draft Long Term Plan.

Draft Long Term Plan (LTP) 2021 -2031 (page 37)

'Integrate walking and cycling links with vehicle and public transport routes to connect communities with each other and with other amenities and shopping precincts. By walking and cycling, residents can interact with their neighbourhood and environment resulting in a sense of safety and belonging while being engaged in a health activity. Link up amenities such as schools, community centres, reserves and libraries.'

Plan Change 69 fails to meet the above LTP objective.

3.2 The plan proposal imposes unacceptable stress on the following infrastructure services:

Roading network, sewer and water reticulation.

4. The plan proposal imposes unacceptable stress on the following community services:

Primary and secondary schools, medical centres, car parks, Lincoln Library, Lincoln Event Centre, the Lincoln Domain.

5. Soil

The plan change area of development includes Class 1, 2 and 4 soils. Most of the land is of top quality soil – some of the best in New Zealand. I understand the SDC's policy is *not* to rezone such quality land for residential use.

I oppose Proposed Plan Change 69 in its entirety.

I thank the Selwyn District Council for considering my submission.

Paul Comrie



From: [Plan Change 69](#)
To: s.viljanen10@gmail.com
Cc: [Submissions](#)
Subject: Copy of your submission on Proposed Plan Change 69
Date: Thursday, 10 June 2021 5:42:57 p.m.

Submitter ID: PC69-0222

Submitter Name: Suvi Viljanen
Submitter Address: 24 Halpin Drive
City/Town: Lincoln
Postcode: 7608
Contact Name:
Contact Organisation:
Contact Address: 24 Halpin Drive
City/Town: Lincoln
Postcode: 7608
Contact Email: s.viljanen10@gmail.com
Contact Phone Number: +64211681787

[Trade Competition Declaration](#)

I could gain an advantage in trade competition through this submission.

No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

[Hearing Options](#)

Do you wish to be heard in support of your submission?

If you choose yes, you can choose not to speak when the hearing date is advertised.

Yes

If others are making a similar submission would you consider presenting a joint case with them at the hearing?

Yes

Point 1

Provisions to which my/our submission relates:

My position on this provisions is:

Oppose

The reasons for my/our submission are:

This proposed land area change application is inconsistent with Selwyn District Council Long Term Plan for residential housing in Lincoln. Infrastructure (roading, waste service, water supply upgrades) to cater for this application is not in the long term plan. Roading would need to be substantially improved to cater for 1400 extra vehicle movements per day.

Schools (both high school and primary schools) will be required to be built to adequately cater for the suggested increase in population. No recreational areas (sports fields) are included in the application.

There are not enough medical centres to cater for the increase in population.

The decision I/we want Council to make:

Reject the application

Point 2

Provisions to which my/our submission relates:

New Zealand

My position on this provisions is:

Oppose

The reasons for my/our submission are:

The effects on environment from this increase of dwellings are substantial and have not been adequately considered in the application. The adversial effects come from the increase in traffic, waste and people.

The decision I/we want Council to make:

Reject the application

Point 3

Provisions to which my/our submission relates:

Preservation of land suitable for agriculture and horticulture

My position on this provisions is:

Oppose

The reasons for my/our submission are:

The majority of the land in the application is considered fertile soils 1 and 2, these soils are rapidly being buildt on and this will affect the food security of NZ.

The decision I/we want Council to make:

Reject the applicatio

Point 4

Provisions to which my/our submission relates:

Transport and public transport

My position on this provisions is:

Oppose

The reasons for my/our submission are:

Lincoln has been recognised as a village and university town. The extra traffic movement will directly affect the enjoyment of Lincoln for this purposes

The decision I/we want Council to make:

Reject the applicatio

Point 5

Provisions to which my/our submission relates:

Strategic planning

My position on this provisions is:

Oppose

The reasons for my/our submission are:

Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahangai O Te Horapa Nohoanga (Our Space 2018-2048) was endorsed by the Greater Christchurch Partnership (GCP) in June 2019 and subsequently adopted by each partner council, including Environment Canterbury and Selwyn District Council. It is the future development strategy for Greater Christchurch developed under the National Policy Statement on Urban Development Capacity (NPS-UDC).

Our Space 2018-2048 identifies sufficient development capacity to meet anticipated housing needs in Lincoln over a thirty year planning horizon out to 2048.

The decision I/we want Council to make:

Reject the applicatio

Point 6

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 7

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

From: [Curran, Penny](#)
To: [Submissions](#)
Cc: [Penny Curran](#)
Subject: RE: OBJECT to Carters' plan change application to rezone 190 hectares of land
Date: Wednesday, 16 June 2021 9:42:19 a.m.

Hi Ellie

Please see answers to your questions below:

1. Trade questions:

I could gain an advantage in trade competition through this submission

Yes/**No**

If yes: I am directly affected by an effect of the subject matter of the submission that **NA**

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

2. Hearing questions:

Do you wish to be heard in support of your submission? If you choose yes, you can choose not to speak when the hearing date is advertised. **No**

If others are making a similar submission would you consider presenting a joint case with them at the hearing? (You can change your mind once the hearing has been advertised):

Yes/No

Thanks

Penny Curran

From: Submissions <submissions@selwyn.govt.nz>
Sent: Wednesday, 16 June 2021 9:37 AM
To: Curran, Penny <Penny.Curran@lincoln.ac.nz>; Submissions <submissions@selwyn.govt.nz>
Cc: Penny Curran <tpgcurran@gmail.com>
Subject: RE: OBJECT to Carters' plan change application to rezone 190 hectares of land

Dear Penny,

Your submission on Plan Change 69 – Lincoln has been assessed for completeness under the First Schedule of the Resource Management Act 1991. Your submission was missing the following information:

1. Trade questions:

I could gain an advantage in trade competition through this submission

Yes/No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

2. Hearing questions:

Do you wish to be heard in support of your submission? If you choose yes, you can choose not to speak when the hearing date is advertised.

If others are making a similar submission would you consider presenting a joint case with them at the hearing? (You can change your mind once the hearing has been advertised):
Yes/No

Please note by making a submission your personal details, including your name and address, will be made publicly available in accordance with the Resource Management Act 1991.

Please respond to this email with the above information by **18 June 2021**.

Nga mihi,

Allie

District Plan Review Team

From: Curran, Penny [<mailto:Penny.Curran@lincoln.ac.nz>]

Sent: Thursday, 10 June 2021 4:58 p.m.

To: Submissions <submissions@selwyn.govt.nz>

Cc: Penny Curran <tpgcurran@gmail.com>

Subject: OBJECT to Carters' plan change application to rezone 190 hectares of land

Dear Selwyn District Council,

As ratepayer of Selwyn, I am writing with regards to Submission on Proposed Plan Change 69 to the Operative Selwyn District Plan. I would like to state that I OBJECT to Carters' plan change application to rezone 190 hectares of land outside the Lincoln urban boundary from rural to residential for the following reasons:

- Subdivision is going to lead to the permanent loss of 190 hectares of highly productive soils and this is not sustainable use of the land. This land should be protective for future generations to come and the need to conserve some of the best soil in the country .
- This is completely at odds with the Greater Christchurch Urban/Future Development Strategy (2019) which concluded that Selwyn likely already has enough land zoned residential (ie. available for housing) to cater for population growth out to 2028.
- Existing infrastructure and services are not suitable for such an increase in population i.e. sewerage, services such as doctors, health services, public transport services, emergency services, community facilities and schools. Lincoln High School is already talking about rezoning due to risk of overcrowding. All of these services will not handle the increase in population. Has the Ministry of Education factored in new schooling for such a population growth?
- The roading network will not cope with such the population increase. There is already safety issues with cars from the community, commuters to the University and CRI's with a high accident numbers at the crossroads /intersections in Selwyn. This will only

exacerbate the risk and this will only cause more issues.

Kind regards

Penny Curran

Ratepayer of 31 Heathridge Place, Lincoln 7608

Penny Curran

Alumni and Development Officer

Alumni and Development Office

Room 001, House 61

PO Box 85084, Lincoln University

Lincoln 7647, Christchurch, New Zealand

+64 3 423 0012 | +64 22 101 1585

Penny.curran@lincoln.ac.nz

www.alumniinc.lincoln.ac.nz

www.lincoln.ac.nz

Lincoln University

Te Whare Wanaka o Aoraki

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PO Box 90, Rolleston 7643

Phone: 0800 SELWYN (735 996)

Fax: (03) 347-2799

www.selwyn.govt.nz | www.selwynlibraries.co.nz

www.selwyn.getsready.net

From: [Curran, Penny](#)
To: [Submissions](#)
Cc: [Penny Curran](#)
Subject: OBJECT to Carters" plan change application to rezone 190 hectares of land
Date: Thursday, 10 June 2021 4:58:12 p.m.

Dear Selwyn District Council,

As ratepayer of Selwyn, I am writing with regards to Submission on Proposed Plan Change 69 to the Operative Selwyn District Plan. I would like to state that I OBJECT to Carters' plan change application to rezone 190 hectares of land outside the Lincoln urban boundary from rural to residential for the following reasons:

- Subdivision is going to lead to the permanent loss of 190 hectares of highly productive soils and this is not sustainable use of the land. This land should be protective for future generations to come and the need to conserve some of the best soil in the country .
- This is completely at odds with the Greater Christchurch Urban/Future Development Strategy (2019) which concluded that Selwyn likely already has enough land zoned residential (ie. available for housing) to cater for population growth out to 2028.
- Existing infrastructure and services are not suitable for such an increase in population i.e. sewerage, services such as doctors, health services, public transport services, emergency services, community facilities and schools. Lincoln High School is already talking about rezoning due to risk of overcrowding. All of these services will not handle the increase in population. Has the Ministry of Education factored in new schooling for such a population growth?
- The roading network will not cope with such the population increase. There is already safety issues with cars from the community, commuters to the University and CRI's with a high accident numbers at the crossroads /intersections in Selwyn. This will only exacerbate the risk and this will only cause more issues.

Kind regards

Penny Curran
Ratepayer of 31 Heathridge Place, Lincoln 7608

Penny Curran
Alumni and Development Officer

Alumni and Development Office
Room 001, House 61
PO Box 85084, Lincoln University
Lincoln 7647, Christchurch, New Zealand
+64 3 423 0012 | +64 22 101 1585
Penny.curran@lincoln.ac.nz
www.alumnilinc.lincoln.ac.nz
www.lincoln.ac.nz

Lincoln University
Te Whare Wanaka o Aoraki

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Submission on the Proposed Plan Change 69 to the Operative Selwyn District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Selwyn District Council

Received
Customer Service

- 8 JUN 2021

Name:

Tim

Note to person making submission

You can make this submission by filling in an online submission form which you can find on Council's website at www.selwyn.govt.nz/pc69.

The submission period for the Proposed Plan Change 69 closes at **5pm Thursday 10 June 2021**.

Your submission (or part of your submission) may be struck out if the Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

1. Submitter details

Please note: all fields marked with an asterisk (*) are compulsory.

Name of submitter(s)*

Denise Margaret Carrick

Submitter address*

51 Jimmy Adams Terrace
Lincoln

City/Town*

Postcode*

7608

Contact name (if different from above)

Contact organisation (if different from above)

Contact email address

mudfish731@gmail.com

Contact address (if different from above)

City/Town

Postcode

Contact phone number

0210749714

Please note that by making a submission your personal details, including your name and addresses, will be made publicly available in accordance with the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to the Council.

While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of the Plan Change Process.

2. Trade competition declaration*

I could gain an advantage in trade competition through this submission.

☐ Yes ☒ No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

☐ Yes ☐ No

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

3. Hearing options*

Do you wish to be heard in support of your submission? If you choose yes, you can choose not to speak when the hearing date is advertised.

☒ Yes ☐ No Education specifically.

If others are making a similar submission would you consider presenting a joint case with them at the hearing? You can change your mind once the hearing has been advertised.

☒ Yes ☐ No

4. Submission details*

☒ Yes, I am enclosing further supporting information to this submission form.

Provision to which my/our submission relates: <i>(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to)</i>	My position on this provision is: <i>(Select one option)</i>	The reasons for my/our submission are: <i>(Please give details)</i>	The decision I/we want Council to make: <i>(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)</i>
Plan Change 69.	<input type="checkbox"/> Oppose in part <input checked="" type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full	Please see attached pdf document. (8 pages)	
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		

Signature of submitter (or person authorised to sign on behalf of submitter)

P. Carrick

Date *6th June 2021*

Note: A signature is not required if you make your submission by electronic means.

Please return this form no later than **5pm Thursday 10 June 2021**. You can:

- scan and email it to submissions@selwyn.govt.nz (Subject line: Proposed Plan Change 69)
- post it to Selwyn District Council, Freepost 104 653, PO Box 90, Rolleston 7643, Attention: Proposed Plan Change 69
- deliver it to a Council service centre in Darfield, Lincoln, Leeston or Rolleston.

Submission for proposed Plan Change 69

Hi. My name is Denise Carrick. I have been a resident in Lincoln for 13 years. I live here with my husband and two children aged 13 and 15. For the last 9 years I have worked at Lincoln High School with students who are struggling to get through the education system and who have fallen through the gaps at both primary and secondary school. I now teach in tertiary education with the same profile students.

I am completely **against** the proposed Plan Change 69 and would like to address the impact that this would have on:- Education; Liffey Springs Reserve; Roads; Policing; Housing; Soils; Climate Change; The Town Centre and Health.

1. Education

Lincoln High School currently has 1400 students (quoted on their website.) On 10th May 2021, The Ministry of Education opened the 'Lincoln High School Enrolment Scheme Amendment' that states that the Ministry of Education was working with Lincoln High and their Board to establish an enrolment scheme amendment due to '**Overcrowding.**'

If you build 2000 more houses - in addition to those already planned - where are these extra children going to go to school? West Melton and Prebbleton also have a lot of unplanned change requests - and children from those areas also come to Lincoln. Lincoln High is already at capacity and has been asking for years for a rebuild - they have been unsuccessful. It already has ageing, damp, cold/too hot classrooms, and many 'temporary' port-a-cabins that have been there for years. Directly after the earthquakes the school was over capacity and the resulting environment was extremely detrimental to the students - and the staff.

Rolleston College is already at capacity in it's first five years. They have just added 3 new classrooms built in 18 days (Stuff, Lee Kenny, March 5, 2021) and is one of the South islands fastest growing towns.

A new high school takes 6 years from planning to completion (Council planner at the community meeting, Lincoln, June 2, 2021) Where is the money?

25% of the Selwyn population is under 15! (Current Mayor Sam Broughton speaking at Rolleston College teacher only day, June 4, 2021)

There are already insufficient facilities for the children that we have coming through. Plan Change 69 has not provided any solutions/land for extra schools or sports areas. For this reason I request that the Council decline the proposed plan change 69 and that any funds available are put to improving current resources.

2. Liffey Springs Reserve

According to the Rolleston Industrial Developments Ltd proposal Appendix D - Integrated Transport Assessment, Introduction, Section 3:-

'Primary vehicle access will be taken from Springs Road and it is proposed this will link through to Moires Lane and then Ellesmere Rd. Secondary access will be provided to Collins Rd, **Liffey Springs Drive**, and potentially the internal road networks of the Te Whariki and Verdeco Park subdivisions.'

Liffey Springs subdivision was developed within the agreed urban area of the Lincoln structure plan bordered by reserves and the rural outer plains zone. All the sections in Liffey Springs were invested in for these reasons and there has never been any indication that Liffey Springs Drive would become a major through road. It is just not designed for that amount of traffic.

The Plan 69 road would also directly **cross a protected public reserve**. This reserve is incredibly popular with Lincoln residents for walking, cycling, children, dogs, family and community walking groups.

The water from the springs is our **precious taonga**, and the habitat protects and encourages out native New Zealand wildlife.

I would like to request that the Council declines proposed Plan Change 69 because of the negative impact that it would have on the Liffey Springs community; the public reserve used frequently by the Lincoln community; and the environmental impact on a protected reserve.

3. Roads

Taken from Rolleston Industrial Developments Ltd. Proposal - transport attributes, page 6, section 21- 'The proposal **does not entail any changes to the transport provisions of the District Plan**, which will apply at the time any physical subdivision or development of the land is proposed.'

Page 11, Transport 39- 'These activities are predicted to generate in the order of **1,400 vehicle movements per hour in the peak hours and 14,000 vehicle movements per day.**'

'Ellesmere Junction Road/ Springs Road/ Gerald. Street roundabout is already **at capacity** with the current (planned) subdivisions in Lincoln.'

'The traffic capacity of the Edward Street/ Ellesmere Rd/ Lincoln Tai Tapu Rd intersection has been assessed. The intersection **can operate satisfactorily with the proposed plan change traffic added to the network.**'

I would dispute all of these statements from the proposed Plan Change 69. The Lincoln roads are already not up to standard. They were designed as country roads - not urban high ways. The road out of Lincoln towards Tai Tapu floods regularly in heavy rain. The intersection at Ellesmere Road is disintegrating and very dangerous as it is too close to a blind bend, and traffic comes along too fast. Ellesmere Rd towards town is a roller coaster that sinks, gets patched and sinks again and is not designed in any way to be a main access road to Lincoln. The current entrance/exits to the New World Supermarket/ Petrol Station are seriously congested already. This proposal would just add to this.

Rolleston has the motorway (also planned sewage, roads, houses, schools)

Please can the Council reject proposed plan change 69 because of the lack of adequate roading and financing to address this.

4. Policing and Lincoln Community Patrol

Selwyn was recently announced as having the lowest crime rates in NZ - 12.68 crimes per 10,000 people per month as opposed to Rotorua that has the highest at almost 5 times higher (NZ Herald Nov 6 2020) However this is not a reason to not consider policing with regard to the proposed Plan Change 69. I volunteer with the Local Community Patrol which is growing because of the number of car thefts locally and in the surrounding areas. The police are under staffed and have to spend much of their time elsewhere. Many local residents report long delays in getting help when phoning 111.

At a recent Police training day we were presented to by the Graffiti Programme, Christchurch, a key part of the presentation was that areas that have good policing and 'guardians' in the form of community patrols and adults protecting and interested in the community will remain safe places to live. Just because we currently have a 'low crime rate' - does not mean that we want - or should see it rise with unplanned, ineffective urban development, and lack of funding.

I would request that the Council decline proposed Plan Change 69 due to the lack of current policing in Selwyn and surrounding areas, and that to add a further 2000 unplanned households would just add more stress to an underfunded system.

5. Housing Development Capacity

Table 5: Theoretical development capacity vs. actual development for existing zoned ODPs

LINCOLN ODP Area	Theoretical Dwellings (ODP gross area x 10hh/ha)	Lots with Subdivision Consent Approval	Lots with s224c Approval	Approved Building Consents for a Dwelling
1	495	0	0	61
2	623	532	217	180
3	1708	1931	958	798
4	599	265	222	186
5	127	113	62	22
6	23	0	0	0
7	36	4	2	0
8	110	112	30	19
TOTAL	3721	2957	1491	1266
Percentage of theoretical total of 3721		79%	60%	34%

Question - Do we actually need these houses?

The above table is taken from the proposed Plan Change 69. The developers sourced these figures at the end of 2020. They estimate that there is a total of 3721 potential remaining sections within the existing planned urban area of Lincoln with 2450 building consents still to be issued. This shows that there is more than enough housing capacity in the existing urban area. This alone will put significant strain on the already recognised under capacity of community infrastructure in Lincoln, we certainly don't need an additional 2000 houses on top of this.

Currently Lincoln has 2960 dwellings which means based on these figures there will be enough dwellings in Lincoln until 2045 according to the Selwyn District Council 2021 long term projections.

Taking into account the basic fact that we do not need these houses I would request that the proposed Plan Change 69 is simply declined.

6. Valuable Soils

The proposed Plan Change 69 is to be on an area of highly productive land. Some people will argue that we have already built on other highly productive soil and that this is a reason that this development should be allowed to go ahead. I truly believe that we have to **draw a line** at some stage and that time is **NOW**, before we lose anymore of NZ's most productive soil. Looking to the future, especially now with Covid, and taking into consideration climate change issues it makes sense for NZ to be able to produce as much of its own produce as close as possible to its customers to reduce transport costs and emissions.

Please refer to the very latest scientific research published by Stats NZ and The Ministry of the Environment- 'Our Land 2021 National State of the Environment Report.' (15 April 2021) - the rate of **'Highly productive land unavailable or restricted from use as farmland has increased by 54% between 2002 and 2019.'**

'Land fragmentation is an increasing concern in Aotearoa NZ, driven by **urban expansion onto rural land on the fringes of urban areas**, and increased demand for food production. The most highly productive land (LUC classes 1,2,3) is vulnerable to fragmentation for commercial, industrial, residential, and lifestyle block land uses.'

Proposed Plan Change 69 is on LUC 1,2,3 soil.

I would sincerely request that proposed Plan Change 69 is declined for the above reasons. There are already many inner plains zoned lifestyle blocks between Lincoln and Prebbleton, and Lincoln and Rolleston that could be developed further if needed - and have inferior and less productive soils.

7. Medical, Health and Wellbeing

Are there adequate numbers of Doctors and health facilities for the people in Lincoln?

At the recent community meeting in Lincoln (June 2, 21) our prominent local doctor - Dr Denis Dumaine (MD, Dip Occ Med, Dip Nuci Med, Senior Clinical Lecturer at the University of Otago) spoke out passionately about how so many of his patients are suffering and having to be treated for issues created by living in a area constantly full of large building sites. I have experienced this for myself first hand as well.

Living in constant dust does not make for good well being, health and safety for this community, and for this reason I would request that the Council decline Plan Change 69.

8. Climate Change and the Lincoln Town Centre

Looking at the bigger picture NZ is committed to helping reduce the effects of Climate Change to make a better future. On January 31 this year the newly formed Climate Change Commission published a plan to reach net zero emission of long-lived gases by 2050. As with the soils we could say that we are already too late, and maybe this is such a big issue why should we worry about this one subdivision - but again **a line has to be drawn** and at some stage we have to start living differently - and I feel that time is **NOW!**

Proposed Plan Change 69 will add to the urban sprawl of Lincoln/ Christchurch. It will have little access to the middle of Lincoln Township, a long walk and it is guaranteed every house will have at least one car, if not two or three. Why not use any funding available to focus on the Lincoln Town Centre and develop 3 and 4 storey apartments to create actual affordable homes and bring people back to the town centre. The houses in Plan Change 69 will be just as expensive and unattainable for first time buyers as they are now, so a much more radical and alternative solution should be looked at.

The 'Our Space' document section 5.1 says:-

Selwyn		Rolleston continues to grow as the principal centre in Selwyn, with a range of new developments supporting a vibrant town centre and the choice of housing broadening to reflect the changing demand profile of the growing town. Industrial and large format retail expand around the I-Zone Southern Business Hub, benefitting from improved connections across State Highway 1. Lincoln develops while retaining its village and university character, with opportunities emerging from new academic and business partnerships through the Lincoln Hub initiative.
	Rolleston and Lincoln	

'MAINTAIN A VILLAGE LIKE FEEL' This means concentrating on the Lincoln Town Centre which is currently neglected, not creating urban sprawl with no real connections. If the Council were to focus on building apartments in the town centre residents could easily walk; get buses to town; develop fresh produce markets etc and actually properly move towards a more sustainable future environment for Lincoln.

Finally, in conclusion, the NPS UDC 2020 talks about having 'well functioning urban environments that enable all people and communities to provide for their social economic, and cultural wellbeing, and for their health and safety now and in the future.' I fundamentally believe that the proposed Plan Change 69 fails to fulfil any of these requirements and therefore should be declined.



Received
Customer Service

PC69-0252

- 9 JUN 2021

Name:

Carol

RMA FORM 5

Submission on Proposed Plan Change 69 to the Operative Selwyn District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

Submitter Details

Please note: all fields marked with an asterisk (*) are compulsory.

Submitter Name *	Lynette & Ronald Beazer
Submitter Address *	75 Jimmy Adams Tce
City/Town *	Lincoln
Postcode *	7608

Is the contact different to the submitter? *

If no, skip to contact email

No ▼

Contact Name	Lynette
Contact Organisation	
Contact Address	
City/Town	
Postcode	
Contact Email *	lynbeazer@hotmail.com
Contact Phone Number	033217317

Please note that by making a submission your personal details, including your name and addresses, will be made publicly available in accordance with the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to the Council.

While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of the hearing.

Trade Competition Declaration

I could gain advantage in trade competition through this submission. *

No ▼

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

No ▼

Hearing Options

Do you wish to be heard in support of your submission? If you choose yes, you can choose not to speak when the hearing date is advertised. *

Yes ▼

If others are making a similar submission would you consider presenting a joint case with them at the hearing? You can change your mind once the hearing has been advertised.

Yes ▼

Submission Details

Please use the table below if you have up to twenty submission points to make in relation to the Plan Change.

Have more than twenty points? *

if yes please complete this form and email a copy of your submission or supporting information to submissions@selwyn.govt.nz using your Submitter ID as a reference in the subject line.

You must specify a value for this required field.

Provisions to which my/our submission relates: Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to	My position on this provisions is: Please indicate if you support or oppose (in all or part) the provision	The reasons for my/our submission are: Please give details and continue on a separate sheet if necessary.
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OP Plan Change 69- NPS-UD

Oppose

We do have a problem with the subdivision going ahead due to the high quality of the land. Coming off a farm after 30 years in the Selwyn district where the quality of the soil was able to grow high quality crops for the export market. We appreciate and recognise how important the soil quality is in this area and must be retained for today and future generations to produce food crops.

Our position is that the SDC current and proposed plans regarding zoning of land should be backed, in toto, based on their historic record of accommodating climate change, environmental issues (including recognition of soil quality and uniqueness), schooling and recreation demands, unique character (and history) of Lincoln, transport and traffic issues (already struggling), post-Earthquake demand for new housing- this cannot be said to reflect a team of planners/Councillors who have ignored the changes around us when creating our future.

Oppose

Lincoln, like all of Canterbury suffered a 1 in 100 year flood event last week. In Liffey Springs, Te Whariki and the older homes between these 2 areas there was little to no surface flooding. In Liffey Springs there was none. This is because of the careful and considered planning of the SDC over the last 2 decades and its provision of suitable infrastructure to accommodate the housing here now in relation to possible weather and other events. These same planners/Councillors, faced with post-earthquake demographic shifts and pressures, with knowledge of environmental/climate changes in NZ and this region and with full knowledge of the affordable housing problem in many parts of NZ came up with a proposed Plan which did not include rezoning this area of land to the South of Lincoln. They did not, due to their superior knowledge of the area, the people, the needs, the infrastructure and the unique soil condition.

Lincolns playing fields are already at capacity. Sport & Recreation are integral parts of life as a Lincolnian and Cantabrian.

The new primary school has been provided with the Proposed Plan in mind not for an additional 6000 new residents

Rolleston on the other hand is building new schools, has extended the aquatic centre, opened a new sports centre and has retail options fitting of a much bigger community. It is to there the applicant should look for land to expand urban areas.

There is no 'Right' in NZ to live in a particular area, if there were, it would be chaos. Those relocating from the ravages of the earthquake will almost all be re-housed now, those coming from overseas, Auckland, Wellington or any other area may wish to live in Lincoln, but like all us have to wait until homes are put on the market or buy from carefully planned release of sections.

Lincoln is not a suburb of Christchurch. There are large tracts of farmland between Lincoln and the City. IF the future of Lincoln is to meet the city then that expansion ought logically take place to the North of Lincoln between here and Halswell.

Traffic is already a serious issue in Lincoln. An area with cycling and walking tracks weaving throughout is designed to lure people outdoors and out of cars. Ellesmere, Springs Road and Edwards/Gerard are becoming traffic intense. Adding 6000 more residents than planned for will add to this burden. Ellesmere Road has no shoulder/cycleways between Haswell and the proposed road at Moirs Lane. The new residents will probably work in Christchurch and how will cyclists make this journey in line with a nationwide policy to reduce carbon emissions? The road is in poor condition and many travel in excess of the speed limit already. At times walking/cycling from Moirs lane to join the cycle track on the other side is taking your life in your hands. IF the application is approved it ought to include, at the Developer's cost, a cycle walking tack from Moirs Lane to Edward Street (on Ellesmere Road)to safely link pedestrians to the wetlands and cyclists ability to safely cross the road.

Increased density of traffic will have a negative impact on the non-car travel of children to schools, and years of trucks and trades vehicles travelling to and from the development area will endanger children, who we are encouraging to get outside and move about freely and safely.

IF a road extension is made from Liffey Springs drive to the proposed subdivision, trucks and trades vehicles will use this road as a thoroughfare and short cut, and endangering children, as well as negatively impacting the eco system, so carefully planned and executed around this area.

When purchasing in Lincoln 4 years ago, we considered a number of factors; significant was the rural aspect and village/community feel. Our home is opposite a reserve and the Operational Plan indicated that outlook, the peace and quiet, and fewer homes, were preserved. We were aware of further developments and knew that it was all occurring West, East and North of our home. With that in mind we purchased in Lincoln.

Extensive planning/work has been done creating and maintaining wetlands, extending the rail trail, enticing birdlife to the new subdivisions and the area where they will have once thrived. Eels fill the streams and other life is thriving. Walkways and cycleways dot the area from Liffey Springs through to Verdeco park. All of this is part of the 'lure of Lincoln'. Not only is the Application bereft of similar detail it proposes to put a road through a current Reserve. Contrary to the spirit and intent of all prior planning.

Oppose

The obvious place for a subdivision of this size would be for further expansion is Rolleston, with its large community facilities, Retail infrastructure, proximity to Motorways into the City and the I Zone with its employment opportunities. The public transport linking Rolleston to the University for students and staff is in place but the traffic leaving Lincoln for the City is causing major traffic issues through Haswell and Springs road already.

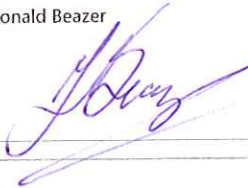
Rolleston does not have a 'village feel' and never has. Lincoln has not resisted growth but is entitled to retain its strong sense of community and Village. It is precisely that which attracts people. Extra, unplanned building will erode the very thing people say they are seeking here.

The SDC Planning decisions have been based on information relating to post Earthquake resettlement requirements, urban planning in line with the nature and environment on Lincoln. SDC decisions to date have taken account of the diminishing resource that is the Versatile Soil of this area. Less than 2% of NZ can claim to have the quality of versatile soil as Lincoln and immediate surrounds. The site of both the university and the surrounding Ag research, and related organisations is precisely due to the quality of the soil which is inherent to the Lincoln environment and village. The Proposed and Operational Plans show the SDC is cognisant of the need to accommodate those wishing to move to the Selwyn District and, in fact, the SDC has accommodated the doubling of the population of Lincoln since 2013. This is, in most part due to Earthquake relocation. The Council needs breathing space from this exponential growth to insure that it continues to make decisions based on robust and frequently updated information in direct relation to the urban environments of Selwyn, rather than responding according to housing supply and affordability issues impacting places such as Auckland and Tauranga far more than Lincoln.

This Application promotes intensification of rural land, reduction of high quality versatile soils, increased pressure on roads/traffic (bring over 12,000 additional cars into the area, most of which will commute to work outside Lincoln), makes no provision for solar power, wind turbines, reduced use of vehicles, increased pollution by way of vehicle emissions (both by eventual residents and by all vehicles involved in creating the infrastructure and homes) which WILL impact the carefully planned, created and managed streams, ponds, and ecosystems reintroduced to the area and which are beginning to thrive with water life and bird life. The 1 in 100 year storm which saw months of rainfall fall in days, saw no surface flooding on properties or roads between Liffey Springs and Te Whariki. This is testament to both planning and loading for this area and which is solely attributable to the expertise and planning of SDC. These types of events are likely to increase as impacts of Climate Change continue to be felt. Let's trust in what history is telling us- that left to SDC the Selwyn area, and Lincoln in particular is in good hands in relation to efforts to make us resilient to impacts of Climate Change. This past week is something to celebrate in that regard

Signed Lynette Beazer 

Ronald Beazer



From: [Plan Change 69](#)
To: christopher.m.chisholm@gmail.com
Cc: [Submissions](#)
Subject: Copy of your submission on Proposed Plan Change 69
Date: Tuesday, 1 June 2021 5:09:25 p.m.

Submitter ID: PC69-0056

Submitter Name: chris chisholm
Submitter Address: 117 collins rd, Rd4
City/Town: CHCH
Postcode: 7674
Contact Name:
Contact Organisation:
Contact Address: 117 collins rd, Rd4
City/Town: CHCH
Postcode: 7674
Contact Email: christopher.m.chisholm@gmail.com
Contact Phone Number: 0223776741

[Trade Competition Declaration](#)

I could gain an advantage in trade competition through this submission.

No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

[Hearing Options](#)

Do you wish to be heard in support of your submission?

If you choose yes, you can choose not to speak when the hearing date is advertised.

Yes

If others are making a similar submission would you consider presenting a joint case with them at the hearing?

Yes

Point 1

Provisions to which my/our submission relates:

My position on this provisions is:

Oppose

The reasons for my/our submission are:

covering up class 1 soils and existing infrastructure cannot support this development

The decision I/we want Council to make:

deny rezoning request.