

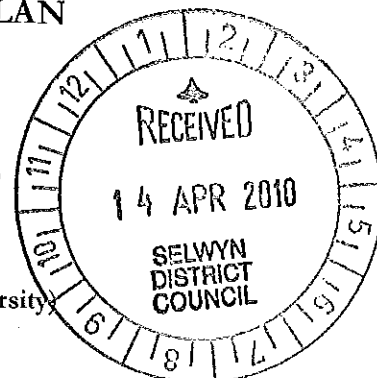
Form 5

**SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE NO.7 TO THE
PARTIALLY OPERATIVE SELWYN DISTRICT PLAN***Clause 6 of First Schedule, Resource Management Act 1991***To:**

Selwyn District Council (SDC)
2 Norman Kirk Drive
Rolleston

NAME OF SUBMITTER:

Lincoln University (the University)
(Note address for service below)

**SUBMISSION BY LINCOLN UNIVERSITY**

Pursuant to Clause 6 of the First Schedule of the Resource Management Act, Lincoln University hereby lodges a submission to Plan Change 7 (**PC7**) to the Partially Operative Selwyn District Plan (**the Plan**).

Lincoln University was established as a School of Agriculture in 1878 and in 1896 offered its first degree. That year it also became the Canterbury Agricultural College, later becoming a college of the University of New Zealand. When the University of New Zealand was dissolved in 1961 the college became Lincoln College, a constituent College of the University of Canterbury. The college was granted autonomous university status in 1990 as part of the major reforms of tertiary education in New Zealand.

Over the past twenty years, the University has continued to develop as a nationally and internationally renowned university specialising in commerce and management, primary production, natural resources, science, engineering and social science.

The University's main facilities are located on its 58 hectare campus in Lincoln and this houses modern teaching spaces, student services, accommodation, recreation, conferencing, consulting and research facilities/activities. The main Campus is zoned Business 3 in the Plan. In addition to this, the University conducts trials, research and tuition on farms and other sites in the District away from the main Campus.

In summary, there is a significant focus on research activities both within the main University Campus and on adjoining and nearby University controlled land.

This submission focuses primarily upon the impact of PC7 on the University's main campus and its vicinity.

In terms of its functions and responsibilities, and the importance of these as a matter of national and regional significance, Lincoln University makes the following submissions on the Plan.

In broad terms, the University opposes PC7 in part for the reasons discussed below.

THE SPECIFIC PROVISIONS SUBMITTED ON:

Notwithstanding the *general* opposition to PC7 noted above, the specific provisions of PC7 that the University submissions relate to are as follows:

Amendments to Township Volume – Part B – Growth of Townships

- New Policy for Lincoln Township, B4.3.8, including the reference to the Business 2 Deferred area at Lincoln.
- New Policy for Lincoln Township, B4.3.56, Outline Development Plan (ODP) Area 1, including the requirement for:

Provision of a main east-west road originating from Weedons Road, linking Springs Road to Moirs Lane in the southern area of ODP Area 1

- New Policy for Lincoln Township, B4.3.56, Outline Development Plan Area 5, including the requirement for:

Provision of a main road link originating from Weedons Road, linking Springs Road aligning with the southernmost east-west main road from ODP Block 2;

Provision of main pedestrian and cycle links to university;

Provision of landscaped buffer areas between industrial areas and adjoining land uses, including any specific District Plan provisions to address potential adverse amenity effects, where appropriate.

Amendments to Township Volume – Part E – Appendix

- New Appendix E35 for Lincoln Township, Outline Development Plan Areas 1 and 5

Amendments to Township Volume – Planning Maps

- Amended Planning Maps 14 and 115
- New Planning Map 14A

Other Matters

- Other provisions which refer (directly or indirectly) to:
 - the 'Business 2 Deferred' zoning for land included in ODP Area 5
 - potential future Lincoln bypass road

NATURE OF SUBMISSIONS:

The University **opposes PC7 in part**. In more specific terms, the University opposes the provision of a new Business 2 Deferred Zone south of the University's main campus. The University is also opposed to the specific provisions which relate to or allude to a future bypass road in the vicinity of the University's main campus.

DETAILS OF SUBMISSIONS:*Proposed Business 2 Deferred Zoning and Outline Development Plan Area 5*

The University submits that the provisions introduced by PC7 do not best achieve the Objectives of the Plan. In particular, the introduction of the Business 2 Deferred zoning at ODP Area 5 could result in the non-achievement of Objectives B3.4.1 and B.3.4.2 which state:

Objective B3.4.1

The District's townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

The Plan describes the Business 2 Zone as an area where activities likely to be less pleasant to people are located. Should an ODP be approved for ODP Area 5 as proposed by PC7, this would result in the operative status of the Business 2 zoning for this area. The University is opposed to this specific zone locating immediately adjacent to its main campus. Not only could the introduction of this zone lead to an unpleasant working environment for University employees and students, but it could also adversely affect the character, amenity, and efficient operation of the University.

This risk is reflected in the Business 3 zone description included in Table A4.4 of the Plan, which states:

The Business 3 Zone includes Lincoln University and the research organisations located at Lincoln. The zone is a 'hybrid' of Business 1 and 2. Some activities in this zone are likely to be considered unpleasant by people. Activities are also likely to be sensitive to effects from activities that would locate in a Business 2 Zone. Reasonably high aesthetic/amenity values are desirable in the Business 3 Zone due to both:

- Its location, and
- The number of customers/visitors to the site.

To this end, it is considered that the Plan expects that high amenity values must be preserved for the University campus, and that the location of the Business 2 zone adjacent to the campus represents a direct threat to that amenity.

The Plan also includes policy guidance to recognise the need to preserve the efficient operation of the University:

Policy B3.4.6

To provide a Business 3 Zone to accommodate specialist agricultural research, education and associated business activities in surroundings that maintain the environmental quality needed to undertake these activities; and avoids potential 'reverse sensitivity' effects with other activities.

Explanation and Reasons

The effects of some of the research and business activities in Lincoln are unique in the Selwyn District. The activities often have effects that residential or other business activities may be sensitive too. On the other hand, these same activities may also be sensitive to effects from other activities, such as those typical of Business 2 Zones. Therefore, the Plan has created a specialist zone providing the character, quality of the environment and amenity values demanded by these activities.

...

The University notes that PC7 includes a requirement¹ that a landscaped buffer be provided at the interface between ODP Area 5 and the University campus. This requirement includes no indication, however, of any specific separation distances or landscaping typologies which are appropriate. This entails an unacceptably low level of certainty in terms of the anticipated outcome of this landscaped buffer.

Another concern that the University has in regard to the proposed requirements for ODP Area 5 relates to the need for the ODP to include a cycle link to the University. In general, the University has concerns over this provision as a connection directly to the University's campus could entail unwanted maintenance requirements, give rise to adverse security issues, and/or affect the ability of the University to use the full extent of its facilities efficiently.

In preliminary discussions with the ODP Area 5 landowner (**the landowner**), the University was made aware that the landowner preferred that the connection be achieved via the 'Old Railway Line²,' a 10m-wide strip owned by the University which is presently used for vehicular access and which separates the campus from the ODP Area. Though no formal ODP has been included in PC7 as notified, the University wishes to signal that the use of the Old Railway line for such a purpose will not be supported. In addition, the University notes that a portion of the Old Railway Line has been included within both the Business 2 Deferred Zone and the Area 5 ODP boundary proposed by PC7. This is not supported.

The University understands that both the Lincoln Structure Plan (**LSP**) and Proposed Change 1 to the Regional Policy Statement (**PC1**) have identified ODP Area 5 for future business use. While the LSP makes the distinction that the area be used for 'industrial' purposes, PC1 does not. The University notes that neither the LSP nor PC1 form part of the Operative Statutory Framework; and though each must be considered when preparing a relevant plan change (or when considering future resource consent applications), the University is of the view that these policy documents do not necessitate that a Business 2 zoning be prescribed for the ODP Area 5 site.

Proposed Bypass Road

The University is aware of the CRETS³ project, which identified (among other things) a potential future bypass road linking Ellesmere Junction Road to Ellesmere Road via the University Campus and the land recognised as ODP Areas 1 and 5. The University has expressed its view to the Council on several occasions that this potential roading alignment is not supported.

Policy B4.3.56, as proposed in PC7, contains a requirement that landowners of ODP Areas 1 and 5 include a roading link which equates to a *de facto* provision of the bypass road (loosely summarised as a main roading link which connects Weedons Road to Moirs lane via Springs Road). This Policy and the related text and notation included on the Area 1 ODP 'Road Network & Density' plan are specifically opposed for this reason.

LINCOLN UNIVERSITY SEEKS THE FOLLOWING DECISION FROM SELWYN DISTRICT COUNCIL:

- 1) That Proposed Plan Change 7 be amended by deleting all reference to the proposed Business 2 Deferred zoning and associated ODP requirements for ODP Area 5; or
- 2) Without derogating the primary relief set out in point (1) above, that:
 - a. either:
 - i. the ODP Area 5 site be given an alternative business zoning to the Business 2 zone, which will not carry a risk of compromising the amenity, character, or efficient operation of the University; or

¹ Proposed Policy B4.3.56

² legally described as RS 39059

³ Christchurch Rolleston and Environs Transportation Study

- ii. the ODP Area 5 site be given a 'split' zoning whereby an alternate business zone to the Business 2 zone is established at the northern portion of the site, which will not carry a risk of compromising the amenity, character, or efficient operation of the University; or
- iii. if the Council decides that the Business 2 Deferred zoning is the most appropriate zoning of the land, that the requirement in Policy B4.3.56 to include a landscaped buffer area between the ODP Area 5 site and the University be strengthened to require a minimum setback of no less than 20m between industrial activities and University land with additional requirements for the mitigation of potential adverse noise and visual impacts created by industrial activities (i.e via planting, fencing, bunding, etc);or
- iv. that specific restrictions on land uses be applied to ODP Area 5 (and as needed in the relevant Business 2 provisions) to ensure that the amenity, character, and efficient operation of the University are not compromised by future activities which establish on the ODP Area 5 site. This could include, but not be limited to, a provision controlling maximum site size.

and

- b. the plan change be amended by excluding the Old Railway Line from ODP Area 5 and the Business 2 Deferred Zone as shown on Attachment 1.
- 3) That all reference to the potential future bypass road be deleted from the proposed plan change, including (but not limited to):
- i. the requirements in Policy B4.3.56 for ODP Areas 1 and 5 to provide for a main roading link originating from Weedons Road linking to Springs Road and Moirs Lane; and
 - ii. the associated wording and indicative notations on the 'Grey Network & Density' plan of the Area 1 ODP which identify the potential bypass road.

HEARING

Lincoln University wishes to be heard in support of its submission. If others make similar submissions, Lincoln University may be prepared to consider presenting a joint case with them at any hearing.

Submission signed for and on behalf of **Lincoln University**:



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Darryl Millar
Director
Resource Management Group Ltd

Dated: 13 April 2010

Address for service of submitter:

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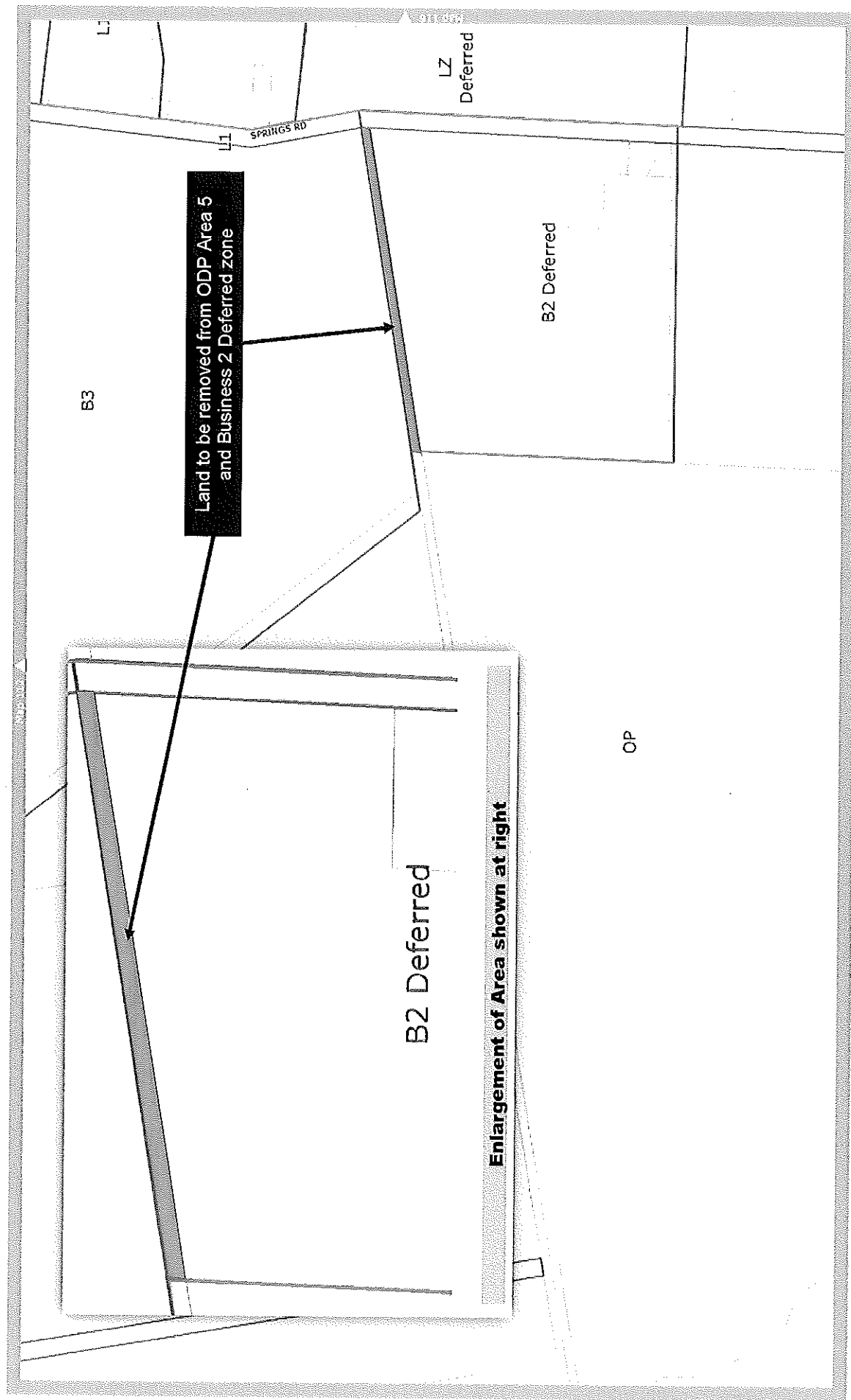
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ATTACHMENTS

- (1) University land proposed to be removed from ODP 5 and Business 2 Deferred Zone

ATTACHMENT 1

University land proposed to be removed from ODP 5 and Business 2 Deferred Zone



SELWYN DISTRICT PLAN
Scale: 1:4,000 at A3

Prepared by Selwyn District Council.
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KEY

SDC Designated Sites

Other Designations

Chth International Airport Noise Contour

NZTA Widening Designation

Fault Lines

Coastal Hazard

Transpower Main Lines

Zones

Forestry Exclusions

Outstanding Landscape

West Melton Observatory Zone

Outstanding Natural Feature

Temtonal Authority

Surrounding Districts

Selwyn District

Flood Zone

Warmakariri Flood Plain

Lower Plains Flood Area

Lake Ellesmere Flood Area