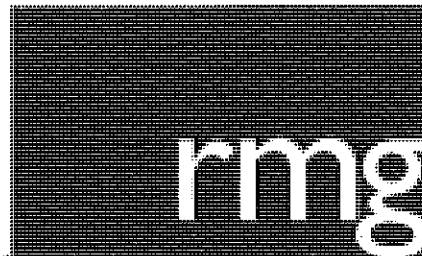


13 April 2010

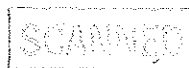


Resource and Environmental Management Consultants

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David Smith
Team Leader Policy & Strategy
Selwyn District Council
P O Box 90
Rolleston 7643

CF013, LU010, AG008



Dear David

SUBMISSIONS ON PLAN CHANGE 7

Please find attached submissions lodged on behalf of:

- Lincoln University
- AgResearch Limited
- The New Zealand Institute for Plant and Food Research Limited

Yours sincerely,
Resource Management Group Limited

Darryl Millar
Director

Email: darryl@rmgroup.co.nz
DDI: 03 962 1740

Form 5



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SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE NO.7 TO THE PARTIALLY OPERATIVE SELWYN DISTRICT PLAN

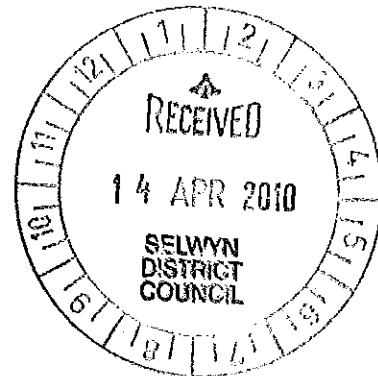
Clause 6 of First Schedule, Resource Management Act 1991

To:

Selwyn District Council (SDC)
2 Norman Kirk Drive
Rolleston

NAME OF SUBMITTER:

AgResearch Limited
(Note address for service below)



SUBMISSION BY AGRESEARCH LIMITED (AGRESEARCH)

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

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

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

AgResearch's main administration offices, research facilities, laboratories and related buildings are located on the south-east corner of the Springs Road/Gerald Street intersection within the Business 3 zone.

This submission focuses primarily upon the impact of PC7 on research facilities located in Lincoln.

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

In broad terms, AgResearch both supports and opposes PC7 in part for the reasons discussed below.

THE SPECIFIC PROVISIONS SUBMITTED ON:

Notwithstanding the *general* comments made above, the specific provisions of PC7 that AgResearch's submissions relate to are as follows:

Amendments to Township Volume – Part B – Growth of Townships

- New Policy for Lincoln Township, B4.3.56, Outline Development Plan Area 4, including the requirements to address:

Provision for a main road connection between Birchs Road and Boundary Road, aligning with main road from ODP Area 3

and

- **PC1** – These views are being codified into the RPS by way of PC1. Environment Canterbury released its decisions on submissions in December of 2009. This document highlighted a number of relevant issues for the Region’s future urban growth, including ‘Issue 3’ which states specific ‘Environmental Challenges’:

- *Development can have adverse effects, which if not identified and avoided, could result in inappropriate outcomes, such as:*

...

- (f) *conflicts between legitimately established rural activities (including quarrying and agricultural research establishments) and sensitive activities which seek to locate in proximity to these activities.*

Similarly, ‘Issue 4’ in PC1 notes that “*Sporadic or unplanned growth can...adversely affect the efficient use or development of strategic infrastructure, due to reverse sensitivity impeding their operations.*” Though the region’s research centres (including those operated by AgResearch and Plant & Food) are not explicitly listed under the definition of “strategic infrastructure” in PC1, this definition is not “exclusive;” and in considering the relationship between the SAP (which notes research centres as examples of strategic regional importance) and PC1, it is inferred that research farms such as Smiths Block fall under this classification.

The guiding principle of PC1 that relates to the relationship between development and strategic infrastructure is Objective 8, which sets out to “*achieve urban land use and development that does not adversely affect the efficient operation, use and development of strategic infrastructure and enables the development of the additional strategic infrastructure necessary to meet the needs of growth in population and economic activity in the Greater Christchurch area.*”

This Objective is to be achieved by a number of Policies. Of most relevance for Smiths Block is Policy 10, which seeks to “*Ensure urban activities do not adversely affect the efficient use and development of Strategic Infrastructure.*” Policy 10 includes 4 methods to achieve this end, including the need for Territorial authorities within their district plans [to] provide policies and rules to manage reverse sensitivity effects between strategic infrastructure and the subdivision, use and development of land, including for residential and rural residential activities.

- **District Plan** – The partially Operative Selwyn District Plan⁴ mirrors these sentiments, seeking to “*ensure rezoning any land for new residential or business development does not create or exacerbate potential reverse sensitivity issues in respect of activities in the Business 3 Zone or surrounding Rural Zone.*”
- **PC7** – Plan Change 7⁵ itself contains Policy guidance specifically for the potential reverse sensitivity issues associated with future development of ODP Area 4, including the requirement to address the “*potential for reverse sensitivity with surrounding rural land which includes but is not limited to: dust (during cultivation and harvesting), spray drift, irrigation drift, noise from bird scaring devices, noise and headlight glare from machinery, smoke from “burn off” and odour.*”

It is AgResearch’s view that the proposed ODP for Area 4 has not adequately considered any of the above provisions. No specific treatment is suggested on the ODP for the interface between Area 4 and the adjacent Smiths Block. AgResearch submits that the ODP should not be approved until an appropriate level of mitigation is included to achieve the outcome anticipated by the above Policy considerations.

⁴ Policy 4.3.54, Township Volume

⁵ Proposed New Policy B4.3.56

ATTACHMENT 1
Location Plan

