



Waikirikiriki Ki Tua
Future Selwyn

**AGENDA FOR THE
HEARING OF SUBMISSIONS ON THE
DRAFT OF WAIKIRIKIRI KI TUA FUTURE
SELWYN**

**TO BE HELD IN THE SELWYN DISTRICT
COUNCIL OFFICES, COUNCIL
CHAMBERS**

**FRIDAY 30th AUGUST 2024
COMMENCING AT 9:00am**

AGENDA
WAIKIRIKIRI KI TUA FUTURE SELWYN HEARINGS
FRIDAY 30 AUGUST 2024 COMMENCING AT 9.00AM AND MONDAY 2 SEPTEMBER
2024 COMMENCING AT 9:00am

COMMITTEE

Mayor S T Broughton, Councillors, P M Dean, S N O H Epiha, L L Gliddon, D Hasson, M B Lyall, S G McInnes, G S F Miller, R H Mugford, E S Mundt, N C Reid and Ms M McKay

APOLOGIES

CONFLICTS OF INTEREST

ORDER OF PROCEEDINGS

- 1. Karakia**
- 2. Councillor Oath**
- 3. Opening comments from Mayor**
- 4. Receive submissions on Friday 30 August 2024**

Opening Karakia

Whakataka te hau ki te uru	Cease the winds from the west
Whakataka te hau ki te tonga	Cease the winds from the south
Kia mākinakina ki uta	Let the breeze blow over the land
Kia mātaratara ki tai	Let the breeze blow over the sea
E hī ake ana te atakura	Let the red-tipped dawn come with a sharpened air
He tio, he huka, he hau hū	A touch of frost, a promise of a glorious day
Tīhei mauri ora!	

COUNCIL AFFIRMATION

Let us affirm today that we as Councillors will work together to serve the citizens of Selwyn District.

To always use our gifts of understanding, courage, common sense, wisdom and integrity in all our discussions, dealings and decisions so that we may solve problems effectively.

May we always recognise each other's values and opinions, be fair minded and ready to listen to each other's point of view.

In our dealings with each other let us always be open to the truth of others and ready to seek agreement, slow to take offence and always prepared to forgive.

May we always work to enhance the wellbeing of the Selwyn District and its communities.

Friday 30 August 2024					
Start	End	Sub #	Person / Session	Organisation	Page #
9.00	9.10		Opening		
9.10	9.20	25	Warren Pettigrew		6
9.20	9.30	54	Mark Alexander		8
9.30	9.40	109	Sonya Olykan		11
9.40	9.50	88	Keith Morrison		14
9.50	10.00		Overrun / reflection time		
10.00	10.10		Morning Tea		
10.10	10.20		Morning Tea		
10.20	10.30	84	Mike Chaffey		17
10.30	10.40	111	Nicky Snoyink		19
10.40	10.50	96	Linda Klok		22
10.50	11.05	49	Mary O'Brien	CCS Disability Action	25
11.05	11.15		Overrun / reflection time		
11.15	11.30	92	Carey Barnett	Ellesmere Sustainable Agriculture Incorporated	29
11.30	11.45	70	Suzanne O'Rourke	Fonterra	35
11.45	12.00	81	Jade Arnold	Ellesmere Bus users and Supporters	43
12.00	12.10	48	Jade Arnold		46
12.10	12.25		Lunch		
12.25	12.40		Lunch		
12.40	12.50		Lunch		
12.50	1.00	18	Robert Barker		50
1.00	1.10	98	Byron Clarke		52
1.10	1.20		Overrun / reflection time		
1.20	1.30	41	Robbie McLraith		55
1.30	1.40	74	Fiona Aston on behalf of Grant Duncan		62
1.40	1.50	69	Lynn Townsend		71
1.50	2.00		Overrun / reflection time		
2.00	2.10	94	Nathan Boshier		76
2.10	2.20	11	Pauls Davis		79
2.20	2.30	52	Nicholas Kirk		81
2.30	2.40		Afternoon Tea		
2.40	2.50		Afternoon Tea		
2.50	3.00	86	Nicholas Kirk	Waihora Ellesmere Trust	83
3.00	3.15	90	Mark Brown	Hughes Development Ltd	86
3.15	3.30	47	Hannah Ritchie	NZ Pork	88
3.30	3.45	99	Anne Scott	Spokes	91
3.45	3.55		Overrun / reflection time		
3.55	4.10	105	Carter Group	Carter Group	96
4.10	4.25	108	Environment Canterbury	Environment Canterbury	101
4.25	4.40	110	Agresearch Limited	Agresearch Limited	105
4.40	4.50	67	Gary Payne		119
4.50	5.00	68	John Viex		122
5.00	5.10		Hearings End		



Respondent No: 25

Login: Anonymous

Email: n/a

Responded At: Jul 20, 2024 13:27:23 pm

Last Seen: Jul 20, 2024 13:27:23 pm

IP Address: n/a

Q1. Please enter your full name: Warren Pettigrew

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Broadfield

Q5. Do you want your name to be kept private? If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

No

Q7. Please explain.

The effects of ecological overshoot will destroy society as we know it within 20 to 30 years unless society radically changes the way in which we live. The regional plan proposes growth and business as usual. This is not an option and will in fact accelerate the destruction of our society. This will occur earlier in equatorial countries but rapidly spread to the rest of the world.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future? In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

See comment 7.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

See comment 7

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

The effects of ecological overshoot will result in billions of starving refugees arriving on our shores. Our prime focus will be how we house and feed them probably without fuel to power machinery and transport.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

We (the whole world) must cut consumption of everything - particularly meat. We must stop burning carbon for pleasure. (cut tourism). Pollution (carbon) must be taxed. Only construct infrastructure essential to our sustainable future. Accelerate a huge educational program. Present schooling teaches business as usual. This is not an option.

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Q16. Please explain.

See 14

Q17. Does the Township Network reflect your views on how our places could change in the future?

Q18. Please explain.

The world is right on track for the destruction of our society. The plan as proposed shows that the authors have no understanding of the issues facing society and the significance of the early signs.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

The authors must research ecological overshoot and review IPCC papers on climate. It is valuable to review scientific opinion on the IPCC papers. The ignorance within the planners gives assurance that social disasters will be more certain.

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes

**Respondent No:** 54**Login:** Anonymous**Email:** n/a**Responded At:** Aug 02, 2024 12:59:20 pm**Last Seen:** Aug 02, 2024 12:59:20 pm**IP Address:** n/a**Q1. Please enter your full name:**

[REDACTED]

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Selwyn District

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

Yes

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

The vision statement should include "affordable" in its statement. "A liveable, innovative, connected AND AFFORDABLE Waikirikir Selwyn" Affordable to purchase or rent a home, affordable to be able to pay one's rates and water rates, affordable to be able to use transport to get where one needs to be or where one wants to go. Affordability needs to be front and centre in the Vision statement as the rest of the document is full of many nice-to-haves which ratepayers and residents will have to pay for. Affordable needs to be front & centre in the Spirit of Selwyn, because if people can not afford to live in Selwyn the Strategic Framework is meaningless.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

A focus on affordability is missing or downplayed throughout the document. A focus on generating sustainable employment where people are is also missing. Mass rapid transport is an admission that there are not sufficient jobs for Selwyn residents within the Selwyn District. There needs to be greater attention to growing employment in Selwyn across the Selwyn District. Selwyn should not be delivering a dormitory suburb for Christchurch. Selwyn should be a viable stand alone district with employment for its residents within the district.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there. Yes

Q11. Please explain.

Affordability needs to be a key focus in the directions. The directions are full of nice-to-have, fluffy statements without a focus on the affordability of these directions. How are these directions going to be paid for and who is going to pay for them? Inclusive Communities needs a more overt directive focus on providing social housing in Selwyn District. It could be considered to be indirectly included but should be an actual direction.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities. No

Q13. Please explain.

A focus on passenger rail as the mass-rapid transport option is misguided, expensive and wasteful. The heavy rail corridor can only serve a small portion of Selwyn's population and only deliver those commuters to a small part of Christchurch City. The rail corridor should be kept for freight services to reduce the number of trucks on our roads. A road based electrified vehicle based public transport option using the Shands Selwyn Road corridor can and will support Prebbleton, Lincoln & Rolleston which are the three major population centres in Selwyn. Feeder services can link other commuters to these services. A greater emphasis on employment within Selwyn can reduce the need for commuter services to Christchurch. We need to stop urban sprawl with subdivisions a long way for the centres of the townships. We need a more compact urban form not a larger spread out urban form.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Liveability. The ability to live work study & play close to our homes. A reduced focus on the private motor vehicle instead focussing on the people. A more compact urban form.

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included. No

Q16. Please explain.

The digital map is very hard to use to get an adequate picture of what is intended. It is hard to see the hierarchies intended as one can only see one township's data at a time.

Q17. Does the Township Network reflect your views on how our places could change in the future? No

Q18. Please explain.

The digital map is very hard to use to get an adequate picture of what is intended. It is hard to see the hierarchies intended as one can only see one township's data at a time.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

If urban sprawl is not halted then Prebbleton, Lincoln & Rolleston will become suburbs of "Selwyn City" which no-one except developers and our current government appears to want. Greater efforts must be put into delivering compact urban areas not urban sprawl.

Q20. If you have any supporting documents you would like to include with your submission, please add them here. not answered

Q21. Do you wish to attend a hearing to present your submission in person? Yes

Details of Submitter No: 109
Submitter: Sonya Olykan

Soil is not a dirty word.

Submission from Sonya Olykan.

Protect the best soils in Waikirikiri Selwyn for future primary production.

Not once in the consultation document or the associated website material is the word 'soil' mentioned, yet it is the ground beneath our feet, beneath the 'green', and the medium used to grow much of the valued primary production in Waikirikiri Selwyn on the Canterbury Plains – the largest flat area in New Zealand.

Conserving finite resources: our best soils are a finite resource.

Respecting the value of soils contributes to a rich diverse landscape, thriving ecosystems, and living within environmental limits. Good quality soils support high performance and sustainability in the rural sector.

Climate change: the best soils, represented by Land Use Capability (LUC) Classes 1 to 3, have the highest water holding capacity – a characteristic providing resilience in a future of climate change where maximising the use every drop of rain and irrigation water will vital.

Townships such as Rolleston, Prebbleton and Lincoln are already encroaching on LUC classes 1 to 3 – these valuable soils are being lost forever.

How can Waikirikiri Selwyn 'Save Our Soils' (SOS)?

Prevent townships from expanding onto the best soils in Waikirikiri Selwyn – LUC classes 1 to 3 – and preserve them for future food and fibre production.

Greenfield development for housing should be focussed on the poorer quality soils – Land Use Capability Class 4. Therefore Rolleston should grow to the North West onto the large area of Land Use Capability Class 4 (see diagram).

In addition:

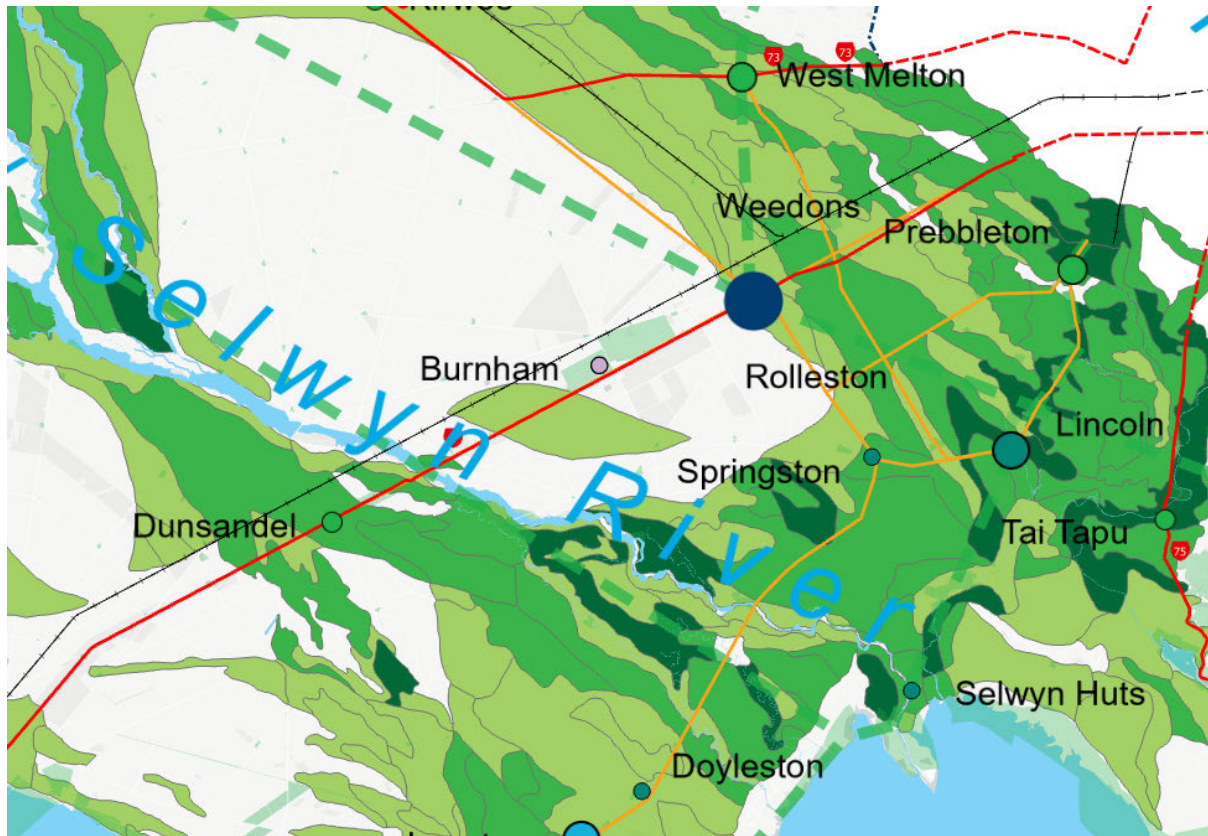
In support of the above, I agree with providing higher density, multi-storey residences in our existing townships to prevent urban sprawl.

I agree that appropriate infrastructure, particularly those supporting active and public transport, are vital for a future Waikirikiri Selwyn.

I support all measures to provide healthy homes for all of our Waikirikiri Selwyn whanau.

Waikirikiri Selwyn LUC map

The following is a map of the Land Use Capability classes in the more highly populated area of Waikirikiri Selwyn District (taken from the online District Picture map). This map clearly shows where Rolleston should be going in terms of urban development – and this should be the focus of future housing development in Waikirikiri Selwyn to take the pressure off other townships such as Lincoln and Prebbleton.



Land Use Capability

Land Use Capability Class 1



Land Use Capability Class 2



Land Use Capability Class 3



White area = Land Use Capability Class 4.

Submitter: Sonya Olykan

Address: 480 Rattletrack Rd, RD4, Christchurch, 7674

Contact number: 0211494931

Email: steve.sonya@outlook.co.nz

Submitting on behalf of an organisation? No

Name kept private? No.

Attend a hearing to submit in person? Yes please.

**Respondent No:** 88**Login:** Anonymous**Email:** n/a**Responded At:** Aug 04, 2024 14:58:39 pm**Last Seen:** Aug 04, 2024 14:58:39 pm**IP Address:** n/a

Q1. Please enter your full name: Keith Morrison

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Upper Selwyn Huts

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

I understand the vision and agree with it. It does agree with my aspirations. I am concerned about some challenges that must be addressed to achieve it. I consider that achieving the vision will require the transformation of some current assumptions. I think that this needs to be captured in the vision or else the vision is likely to remain wishful rather than practically able to be implemented. I am only going to focus on one issue that is important for our family, namely the great difficulty in being able to afford to live in Selwyn district. The only reason we are able, given our Samoan cultural commitments, to is because we have a licence to occupy Springston South reserve. it has been a blessing to us, to be able to have our children attend good schools and university and to live with high quality of life. This would not have been possible for us if we had to either purchase freehold or pay rent. I think the vision needs to capture that affordable housing is a crisis that requires a transformation in access to housing.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

They do overall but on one part they do not. This is what I want to focus on. We are a Samoan family and our values are to put our extended family and village obligations first. We are unable in good conscience increase our capital when we know that there are other members of our extended family need our assistance and there is or poverty in our village that we can help address. The opportunity cost is too high. Because of this we are unable to strive to be prosperous. We consider this to be selfish and irresponsible. I do not consider that the strategic framework and outcomes recognizes that there are communities with values such as ours, who seek to live as simply as possible so as to share what we get with those who have less than us.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there. No

Q11. Please explain.

Once again, overall I do, but on one issue I think there needs to be an explicit direction taken to enable people to live simply. The only way this is possible is if there is housing available that requires neither freehold purchase nor renting. A licence to occupy crown land is an option that can suffice. It has worked for us at Springston South reserve over the last 25 years. I think that such an option should be explicitly included as a direction to develop so that it is an option to those who seek it. Clearly it cannot be at Springston South reserve and other lakeside huts settlements, but other sites could become made available. Sadly, it seems clear to me that otherwise there will merely continue to develop a commuter population working in Selwyn but not belonging here nor feeling at home here, but only feeling used and second class. I also fear that there will increasingly develop a population who dwell in Selwyn informally (on wheels at freedom camping sites) as the only way to afford to live here.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities. No

Q13. Please explain.

Once again, I think there need to be explicit recognition in the plan that there needs to be housing available for people on low incomes (preferably licences to occupy), including for those required due to illness (and the inevitable percentage unemployed) who are on benefits, as well as elderly who live on the pension. Otherwise, those on low incomes will continue to feel that they are not wanted in Selwyn district.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Inclusivity, such that those who are on lowest incomes or capacity to save (for whatever reason - cultural values, health, employment status, age) are able to feel full members of their communities, rather than marginalized or forced to leave, as is the case now.

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included. Yes

Q16. Please explain.

not answered

Q17. Does the Township Network reflect your views on how our places could change in the future? No

Q18. Please explain.

I think it misses the likelihood that there will increasingly develop a class who cannot afford housing unless there is a transformation in housing accessibility and affordability. It may appear scaremongering, but given the reality worldwide, informal housing (slums) are likely to emerge if this is not addressed.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

I think it has a clear and appropriate approach to what needs to be achieved, but as an oversight leaves out explicitly addressing what needs to be transformed to make it possible.

Q20. If you have any supporting documents you would like to include with your submission, please add them here. not answered

Q21. Do you wish to attend a hearing to present your submission in person? Yes



Respondent No: 84

Login: Anonymous

Email: n/a

Responded At: Aug 04, 2024 10:24:38 am

Last Seen: Aug 04, 2024 10:24:38 am

IP Address: n/a

Q1. Please enter your full name:

[REDACTED]

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Mead/Tepirita

Q5. Do you want your name to be kept private? If so, what you write in your submission will still be publicly available.

Yes

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

No

Q7. Please explain.

Vision is okay, it's how you get there that counts. By over rating the people and the council not being able to budget within the rates they get without borrowing money is not a good business. This is how councils get into financial difficulty. With over a 50% increase in rates from our 2023-2024 rates proposed over the next 3 years shows an incompetent budget. It would be nice to do everything we want in a short time but you need to do it within your income without borrowing more money, we need to be reducing debt.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future? In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

The time line is too short for Major building projects.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

not answered

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

The Roads and road repairs are very sub standard in the rural areas.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Fair representation ,not based on population alone, area a councilor has to represent shouldn't be too large .Community boards so the council can stay in touch with issues in local areas

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Q16. Please explain.

not answered

Q17. Does the Township Network reflect your views on how our places could change in the future?

Yes

Q18. Please explain.

not answered

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

The new proposed ward model shouldn't be adopted .With a rapidly growing population you will need 10 councillors to try and maintain fair representation for the people. The wards shouldn't be based on population alone area a ward covers needs to be taken into account as well .eg One councillor each for the Malvern and Ellesmere isn't going to give fair representation as the councillor will not be able to service the people and area properly ,especially if you get rid of the community boards.

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes

Details of Submitter No: 111
Submitter: Nicky Snoyink

Your Submission

You can make a submission using this form, or by completing the online submission form on the Council website – selwyn.govt.nz/future. Submissions close 5pm, 4 August 2024.

If you need extra space for your submission, use additional paper and attach it to this form. Please include your name on the additional paper. Anyone can make a submission. All submissions, including names are publicly available.

Submissions will only be used for the purpose of this consultation process. All submissions will be considered by Council before making a decision. Learn more about making a submission at selwyn.govt.nz/future.

Submitter details

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

First name* **Nicky**

Last name* **Snoyink**

Address*

Town* **Springfield**

Postcode*

Contact number*

Email address*

Are you submitting on behalf of an organisation?*

☐ Yes ☒ No

If yes, please state the name of the organisation*

Do you want your name to be kept private?*

If so, what you write in your submission will still be publicly available.

☐ Yes ☒ No

Do you wish to attend a hearing to present your submission in person?*

☒ Yes ☐ No

If yes, someone will be in contact with you to arrange the date and time.

Questions

Te Aka ā-Rautaki | Strategic Framework (our vision of the future)

1. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? *In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.*

☒ Yes ☐ No

Please explain:

This is a qualified yes because there are some great things in the strategy, however it should be cautious about trying to be everything to everybody. Priorities should be focussed on restoring the natural environment including freshwater, for without a healthy environment, we do not have strong communities or a thriving economy.

2. Do the Strategic Framework and Outcomes represent your values for the district's future?

In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

☒ Yes ☐ No

Please explain:

Emissions reduction across all sectors, communities and families and individuals. This must be strongly encouraged alongside climate mitigation.

3. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? *In your answer, think about whether there are any Directions missing or that you think should not be there.*

☐ Yes ☐ No

Please explain:

4. Which Directions do you think are most important for our district to focus on? Please list them.

1. Thriving ecosystems and indigenous biodiversity (all)

2. Healthy water (all)

3. Integrate nature based solutions

4. Living within environmental limits

Te Ahuka ā-Āhua Tāone | Urban Form Direction
(where we live and how we get around)

5. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? *In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.*

☒ Yes ☐ No

Please explain:

~~I strongly support integrated public transport that supports multi modal transport, to connect our towns, and to commute to Christchurch for workers, so we can reduce dependency on cars and fossil fuels.~~

6. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

☐ Yes ☐ No

Please explain:

Safety and climate resilience

Te Kiteke Takiwā | District Picture (a map of how it all works)

7. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? *In your answer, think about what you do and do not support, and what you think might be missing that should be included.*

☐ Yes ☐ No

Please explain:

8. Does the Township Network reflect your views on how our places could change in the future?

☐ Yes ☐ No

Please explain:

General

9. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

☒ Yes ☐ No

~~Why does emissions reduction only apply to construction and operation of infrastructure?~~

~~The strategy needs to explicitly address emissions reduction generally. There are some really good ideas for mitigating the effects of climate change and creating more resilient communities, however the priority must be on socialising the need to reduce emissions; then provide opportunities such as integrated public transport and innovation and incentives for the economy, to encourage everyone to reduce their emissions.~~

Return this printed submission form by:

- posting it to:
Future Selwyn
PO Box 90, Rolleston 7643
- scanning and emailing it to
communications@selwyn.govt.nz
- dropping it off in person to the Rolleston Council office or one of our Libraries & Service Centres





Respondent No: 96

Login: Anonymous

Email: n/a

Responded At: Aug 04, 2024 19:44:51 pm

Last Seen: Aug 04, 2024 19:44:51 pm

IP Address: n/a

Q1. Please enter your full name: Linda Klok

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Rolleston, Selwyn

Q5. Do you want your name to be kept private? If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

The aspirational vision is good, and I generally support this, however, to achieve the vision the council must ensure that the strategy and goals and action plan – are strengthened to make sure that disabled people are included. Currently, there are many places that I cannot or find it very difficult to reach and unless the equity and accessibility sections are strengthened – this future vision will not be achieved, and even more people will be disadvantaged as the population ages.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future? In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

Yes

Q9. Please explain.

As above this is a good goal which will benefit most members of the community – however it needs to be strengthened to ensure vulnerable populations such as children, older and younger people and benefit. I recommend that this is reflected in the line Our places are distinct, liveable, vibrant, resilient and connected, enriching our lives now and into the future (pg.8) and that it reads as follows - Our places are distinct, liveable, vibrant, resilient and connected, enriching all of our lives now and into the future and that this will support a great place to call home outcome.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there.

Yes

Q11. Please explain.

Overall, I support this direction, as above the equity values need to be strengthened to ensure that intensification does not result in community severance. The Greater housing choice with more affordable housing options needs to be strengthened to read Greater housing choice with more accessible affordable housing options. The Features of a thriving neighbourhood provides a helpful description of an equitable Future Selwyn. Most important factors to focus in my opinion equitable accessible affordable housing and Equitable sustainable transport are key to a healthy and sustainable future.

Q12. Have we captured what is most important to you Yes

about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

Overall, the essence of a great Future Selwyn has been captured. The two most important things to me are being able to move safely around the community and not be prevented from going where I want to as result basic inaccessible infrastructure such as kerb cuts, footpaths, lack of crossings etc. and inaccessible buildings. Poor access means that it is often difficult or impossible for me to access important services and go to places, functions etc. that sustain and enrich my life. Over time these factors will become even more important as the population ages change meaning that we all have to change our way of living.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

To strengthen our recommendations equity and accessibility by developing high level policy to commit to this and developing a framework to include equity and accessibility in all policies and establish baselines and methods of measuring improvement. This could include strengthening measurement of community participation e.g. pedestrian counts do not count disabled people – this means that there are no metrics regarding who is nor participating in the community, including equity and accessibility in all aspects of projects from planning to implementation to completion. Examples include access audits of infrastructure plans and regular audits during construction and signoff at completion. In order to measure the effectiveness of the strategy it is necessary to develop set of indicators that demonstrate increased equity and wellbeing

Q15. Do you think the District Picture includes all the No

important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Q16. Please explain.

Picture not clear

Q17. Does the Township Network reflect your views No

on how our places could change in the future?

Q18. Please explain.

Picture not clear

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

Thank you for the opportunity to make this submission

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes

**Respondent No:** 49**Login:** Anonymous**Email:** n/a**Responded At:** Aug 01, 2024 17:44:40 pm**Last Seen:** Aug 01, 2024 17:44:40 pm**IP Address:** n/a

Q1. Please enter your full name: Mary O'Brien

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Disabled people reside across the Selwyn District

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

Overall, we support the vision and spirit of the consultation document and consider that it will make a strong contribution to Future Selwyn. However, there is a risk that disadvantaged people who are not currently participating in the community will continue to be isolated and that these disadvantages will be exacerbated as the population ages and the consequences of climate change intensifies. Disabled people experience greater social exclusion and have lower levels of community participation than their non-disabled peers. This can be due to barriers such as inaccessible community facilities and transport systems. When compared with non-disabled people disabled people fare worse across a range of outcomes relating to their homes and neighbourhoods, as well as their economic and social lives, they have lower income and are less likely to be employed. Disadvantaged people also include younger and older people, disabled people and people on low incomes, LGBTIQ+ people, and people from ethnic minorities who experience similar disadvantages. Including equity in the vision and spirit and some other tweaks will contribute to addressing this. We recommend; -that the word equitable is added to the vision and that it reads as follows- - Our places are distinct equitable liveable, vibrant, resilient and connected, enriching our lives now and into the future.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

Yes

Q9. Please explain.

Overall, we support the framework and outcomes and consider that these will contribute to adaption and mitigation of climate change and improved community wellbeing. However disabled people are more likely to live in rented accommodation, damp mouldy unaffordable homes and experience more difficulty accessing public services than non-disabled people. This could be addressed by strengthening the A Sustainable and Connected Urban Form – and we recommend the word accessible be added to Quality Infrastructure so that it reads Accessible Quality Infrastructure. We strongly support the Sustainable and accessible transport section. Inaccessible transport is a barrier to disabled people accessing opportunities for wellbeing and productivity. Transport systems that are available, accessible, and affordable enable citizens to engage in work, education, community, and leisure activities that are essential for a healthy and meaningful life. A good public transport network is a major contributor to economic, social, and environmental goals. Public transport contributes to reducing vehicle kilometres travelled and vehicle emissions, it reduces congestion on roads. Inaccessible transport has long been a barrier to disabled people accessing the community and in 2023 the Human Rights Commission conducted an enquiry into accessible public transport in New Zealand. The Accessible Journey reported: - Barriers in one form or another unfairly prevent many disabled people from using public land transport to go to work, to go to school, to enjoy community activities and to fully participate in society. At the same time, there is growing public acceptance that improving the accessibility of public land transport will benefit both disabled people and all New Zealanders. These are two of the key messages of this report. However, in 2022 a further investigation The Transport experiences of disabled people in Aotearoa New Zealand concluded that: - o The persistent challenges faced by disabled people using transport in Aotearoa New Zealand have not changed in any measurable way since the Accessible Journey Inquiry almost two decades ago. o Disabled people are more likely to report a trip not made than other people because the time, distance, and effort required make their threshold for staying home lower than that for other people.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there. Yes

Q11. Please explain.

We support the directions and in particular number four Advocate for greater provision and accessibility of services and facilities that improve quality of life but recommend that this be strengthened read Greater housing choice with more accessible affordable housing options. Q4. Which Directions do you think are most important for our district to focus on? Please list them. All of these interrelated factors are essential to achieve a sustainable and equitable future for Selwyn. However, inaccessible transport and poor-quality expensive housing are strong contributors to the current inequities experienced by disabled people and in view of this we place a high priority on: • Equitable accessible affordable housing • Equitable, accessible and sustainable transport • All directions related to adaption and mitigation of climate change and should be retained. We recommend that Prosperous People also include Support disadvantaged and disabled people to access the community/services.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities. Yes

Q13. Please explain.

Overall, we support the urban form direction, all the features of a thriving neighbourhood are essential. We recommend that this section be strengthened by: - • Ensuring that intensification includes accessible housing, by ensuring some of the walk-up housing includes lifts and accessibility standards are developed and enforced. • That the principles of the twenty-minute city are applied to all towns/townships in the area to enable all people to access essential services and older people to age in place. • Strengthening the movement section to ensure that all people can access public transport. o Accessible transport contributes mode shift and the reduction of transport emissions.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

The following are necessary to achieve the vision: • High level equity and inclusion policies. • Commitment to adopting best practice accessibility standards. Relevant current New Zealand Standards and guides are inadequate and outdated – this means that compliance with current guides does not create equitable and accessible communities. • Measuring community participation of disabled people e.g. disabled pedestrians. • Engaging with disabled people and other disadvantaged communities to gain insight into access barriers. • Cross sector collaboration e.g. Government departments such as Public Health, Te Whatu Ora developers and housing providers, social and community services etc. In addition to this, it is essential.

Q15. Do you think the District Picture includes all the **No**
important information needed to guide our
district's growth and change in the future? In
your answer, think about what you do and do
not support, and what you think might be
missing that should be included.

Q16. Please explain.

not answered

Q17. Does the Township Network reflect your views **Yes**
on how our places could change in the future?

Q18. Please explain.

Thank you for the opportunity to make this submission we believe that this framework will contribute to improved community wellbeing and adaption and mitigation of climate change. We would like to work with the Council regarding the equity and accessibility recommendations that we have made.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

Thank you for the opportunity to make this submission we believe that this framework will contribute to improved community wellbeing and adaption and mitigation of climate change. We would like to work with the Council regarding the equity and accessibility recommendations that we have made. NB References available on request. It is not possible to save them in this document.

Q20. If you have any supporting documents you
would like to include with your submission,
please add them here.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/aeb65281b899f48357f924033f0670eccc451964/original/1722489495/f1aebb0f0366296342770452d6efdf10_Appendix_One_the-disability-gap-2018-infographic.pdf?1722489495

Q21. Do you wish to attend a hearing to present your **Yes**
submission in person?

The disability gap 2018

A snapshot of life for disabled New Zealanders

How we work, live, and connect with people affects everyone's wellbeing but the experiences we have are not equal for all New Zealanders.

Disability data shows that disabled people are more likely to have worse outcomes than non-disabled people across many aspects of life. This is often more pronounced for those aged under 65 years.

**Almost 1 in 4
New Zealanders
are disabled.**

– 2013 NZ disability survey *



Work life

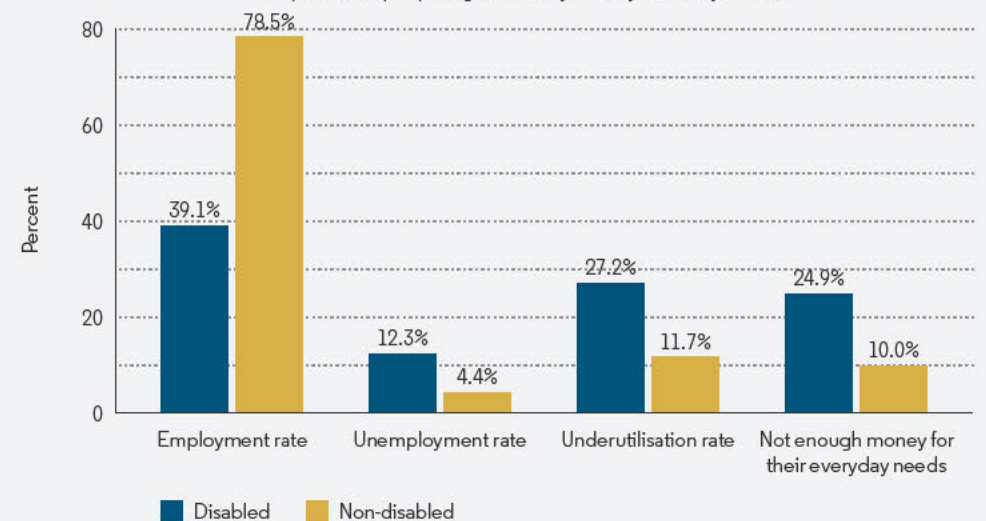
Disabled people are under-represented in higher-income occupations, tend to work fewer hours, and are less likely to have qualifications than non-disabled people.

In 2018, working disabled people aged 15–64 years:

- Earned a median **\$901** a week from wages or salaries, **\$98** less than non-disabled workers.
- Worked an average **35.2** hours a week, **3** hours less than non-disabled workers.
- Stayed in a job for an average **8.9** years, **2.5** years longer than non-disabled workers.
- 60%** of working disabled people were satisfied with their job compared with **77%** of non-disabled people.

Selected economic measures

Proportion of people aged 15–64 years, by disability status, 2018



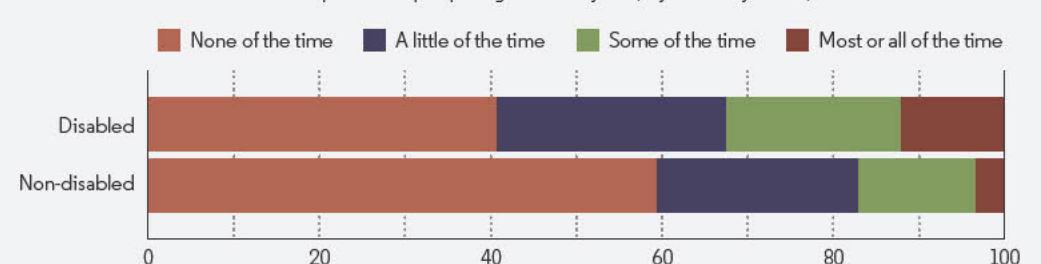
Social life

Of disabled New Zealanders aged 15–64 years in 2018:

- 9.7%** found it hard to be themselves, compared with **1.6%** of non-disabled people.
- 37%** experienced discrimination in the past 12 months, compared with **19%** of non-disabled people.
- 46%** had high levels of trust in our education system, compared with **67%** of non-disabled people.

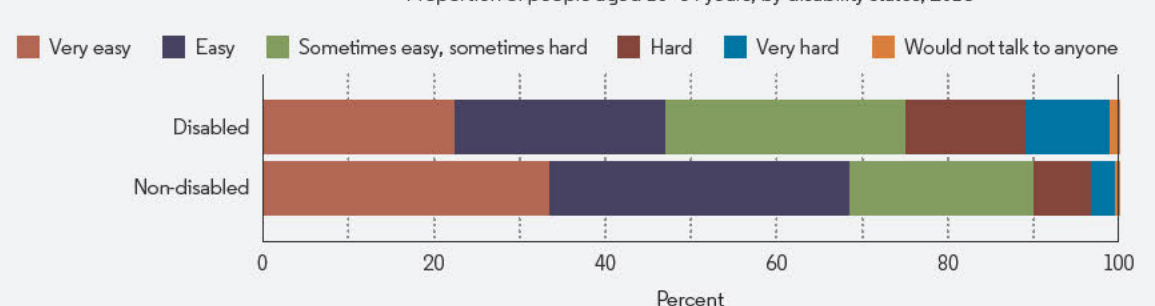
Amount of time people felt lonely in past 4 weeks

Proportion of people aged 15–64 years, by disability status, 2018



Ease of asking to talk to someone if needed

Proportion of people aged 15–64 years, by disability status, 2018



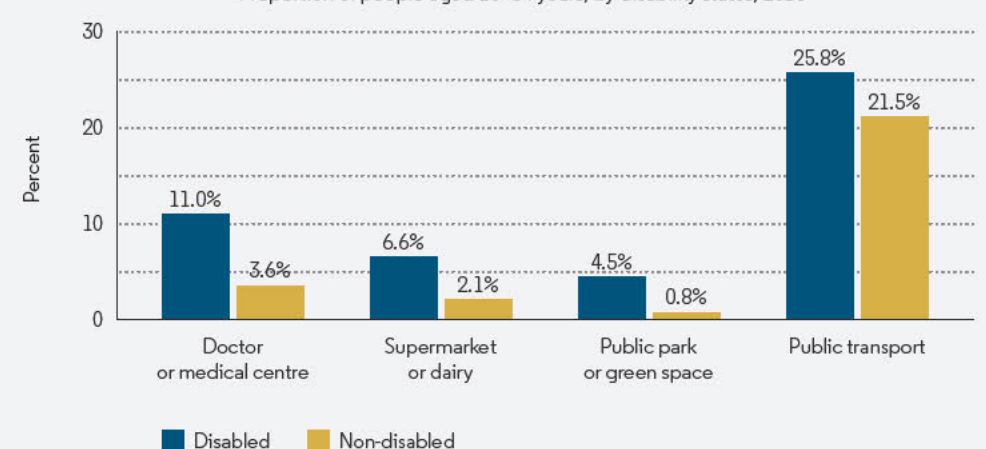
Home life

Of disabled New Zealanders aged 15–64 years in 2018:

- 47%** lived in a rented home, compared with **35%** of non-disabled people.
- 31%** lived in a mouldy home, compared with **20%** of non-disabled people.
- 40%** rated their housing affordable, compared with **50%** of non-disabled people.
- 1 in 10** rated their housing as unsuitable for their needs, compared with **1 in 25** non-disabled people.

Find it difficult to access key public facilities

Proportion of people aged 15–64 years, by disability status, 2018





Respondent No: 92

Login: Anonymous

Email: n/a

Responded At: Aug 04, 2024 16:15:26 pm

Last Seen: Aug 04, 2024 16:15:26 pm

IP Address: n/a

Q1. Please enter your full name: Ellesmere Sustainable Agriculture Incorporated

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Ellesmere

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

No

Q7. Please explain.

7.1 The vision and strategy lacks recognition of issues and matters which directly affect rural areas within the district. Much of the focus of the document is on urban areas with minimal recognition of what major residential growth will have on the environment and those having to pay for servicing and the clean-up associated with such growth. The question needs to be asked firmly "Can Selwyn's environmental capacity cope with the projected population rise to 153,000 by 2054?" This is particularly when the district council is already grappling to adequately address issues associated with rapid population growth i.e. sewage, traffic and transport servicing issues, water quality and quantity issues, lack of connection with those areas outside of Rolleston, further watering down of rural representation, down gradient stormwater management, major rates increases. 7.2 The 'Setting the Scene' statement congratulates the district on responding well to pressures and opportunities. This statement is not shared by rural landholders in the Ellesmere area now facing further increases in rates payments while receiving little in return. With the expected population growth, and without a considerable change in focus from this Council, rural communities can expect more of the same; further environmental degradation, higher rates and lack of support. 7.3 The overall 'Vision' offers a positive general outlook - 'A liveable, innovative and connected Waikirikiriri Selwyn, filled with opportunity and prosperity' and generates a theme for all inhabitants regardless of their identity and culture, economic dependability and physical characteristics. 7.4 The 'Spirit of Selwyn' though, while general in nature, tends to focus on urban development and makes only cursory reference in general to the very important rural heartland component of the district. 7.5 While ESAI appreciates that the ambit of territorial authorities in New Zealand has taken on more contemporary roles; it also recognises that these functions come at a major cost to ratepayers, many of whom can now only fund the very core functions of Council operations. The 'Spirit of Selwyn' does not conjure feelings of 'togetherness' - the focus of the district council should squarely be on providing adequate services for which the landholders are rated rather than becoming consumed by meeting and fostering spiritual connectedness. ESAI questions the need at all for a 'Spirit of Selwyn' in a local government context when the focus should be on a clear 'Purpose' addressing the many infrastructure servicing and environmental pressures currently faced by the district. 7.6 Selwyn's economy, while assisted by innovation and creativity, more importantly needs to be driven by local, regional, national and international support and security. While innovation and creativity are an essential 'cog in the wheel', they are not the main driver for much of the economy. The main drivers of the Selwyn economy are the district's productive rural based businesses, which depend on the continued access to land and water, production of quality of products and access to trading markets. 7.7 Selwyn should centre around a purpose for 'Prosperous people and Productive economy'. There is very little reference to maintaining family farming land use in these sections. It's not only about protecting the land but enabling the land to continue to be used for food and fibre production, without unnecessary restrictions and unintended reverse sensitivities. 7.8 General comment: The document style prioritises Maori aspirations which could potentially cause a divide between cultures in Selwyn. ESAI respectfully requests that the format of the document reflect all cultures on an even playing field i.e. Te Reo and English headings should be of the same size and font emphasis, and in the absence of a glossary of terms, meanings to Maori words should be inserted so all those wishing to be consulted can suitably participate. Selwyn should be focussing on a district that respects all communities with the aim of allowing all cultures, communities and people groups to feel as though their 'voice', heritage, aspirations and journey is important and included.

Q8. Do the Strategic Framework and Outcomes **No**
represent your values for the district's future? In
your answer, think about what parts of the
Framework and Outcomes are important to you,
and if there is anything you think should not be
there or that is missing.

Q9. Please explain.

9.1 The general nature of the 'Vision' is acceptable, however, ESAI questions the need for a 'spirit' but rather a 'purpose' which is more aligned to building a strategic framework. Outcomes should be described as 'Desired Outcomes' so that there is not an awkward dichotomy (Outcomes and Directions being located side by side), with 'Directions' being located after 'Outcomes'. Having a 'Purpose' instead of a 'Spirit' would help connect the strategy better and allow for the 'Desired Outcomes' to then precede the 'Directions'. Consequently, creating a more logical strategic path to priorities.

9.2 Within the desired outcomes, ESAI feels there is a genuine lack of recognition of rural activities. For example, there is an entire grouped outcome for Urban Form which has referenced liveability, low emissions, transport and infrastructure while there is no mention at all of quality infrastructure, sustainable and accessible transport and liveability for rural areas. The Council has significant responsibilities to fulfill with respect to rural roads, drainage networks and rural community services.

9.3 ESAI would also like to see the word 'Regenerative' removed from 'A Regenerative Economy'. The Oxford dictionary signals that the meaning of 'regenerate' is 'reborn or regrow' which conjures ideas that the economy is currently stagnate and pessimistic. This is contrary to the statement made in 'Setting the Scene' which recognises an expanding economy, low unemployment with new business and growing faster than the national average. In ESAI's view this is more aligned to prosperous, positive and flourishing. Consequently, ESAI suggests replacing 'Regenerative' with prosperous or flourishing. ESAI would also support the removal of Low-Carbon from the text as there are more complexities to greenhouse gas (GHG) emissions than just low carbon. Perhaps this terminology could be replaced with 'responsive GHG', given the changing 'climate' in GHG response based on new technology and the assessment of international and New Zealand's contributions to emissions e.g. MethaneSAT results and analysis. Current science and the Intergovernmental Panel on Climate Change (IPCC) reports also indicate that the contribution of methane is significantly less of an issue than was previously thought.

9.4 ESAI supports 'living within environmental capacity' when addressing further growth of urban areas. Significant adverse cumulative effects of increased urbanisation are 'in the pipeline' as more stormwater runoff and contaminants along with wastewater are putting significant pressure on the downgradient environs - an area of significant concern that the district and regional councils do not jointly and efficiently address at the outset of major re-zonings of land nor subdivision phases of development. The 'Waikirikiri Ki Tua Future Selwyn' consultation document appears to applaud the district's urban population growth but appears naive to the massive challenges that lie ahead with the forecast population projection. With the major impact that rapid urban expansion has had on the district already, careful thought needs to be given to further expansion and how that can realistically be accommodated with a rapidly shrinking environmental capacity. To date Selwyn residents have experienced an attitude of 'allow development and deal with the issues later'. The district can ill-afford that attitude going forward. Thus the 'Desired Outcomes' should clearly illustrate a well-planned, responsive and prudent Council.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

11.1 The Directions are vast and, in many cases, highly repetitive. For example, the directions for 'A Rich and Diverse Land' are exactly the same as for 'Living within Environmental Limits'. There are also five groups of directions for communities and people which ESAI believes over emphasise the Council's future community focus and a far-removed concentration on the absolute core functions of what should be an extremely budget conscious organisation in the face of significant rates increases. What our community desires is a succinct suite of directions that facilitate democratic, holistic and sensible approaches to Selwyn's challenges. There appears to be a major over focus on the social and cultural aspects.

11.2 ESAI shares the Vision of the Council but stresses that the directions proposed are highly costly and potentially unaffordable for those living within it, unless the Council takes check and sets some absolute core and mainstay responsibilities that it must deliver to a high and enduring quality, and then address social matters when it can afford it. That is our expectation and that the Council will equip itself with knowledge to deliver appropriately - not potentially spending rates funding wastefully on peripheral matters.

11.3 SDC should be aligning its ideology with the delivery of core functions that are of suitable quality being affordable for ratepayers and minimising wasteful spending beyond this core function. To this accord ESAI suggests a streamlined set of directions as follows and ordered to reflect what should be the Council's priorities to deliver:

Quality Infrastructure

1. Prioritise investments in existing and future needs infrastructure for water, stormwater, wastewater and transport for further generations;
2. Investing in and upgrading natural hazard protection and capabilities to minimise impacts from hazards;
3. Support safe and efficient transport and infrastructure systems;
4. Support and develop connected public transport and active transport networks between townships, towns and Christchurch City;
5. Encourage sustainable and GHG emissions reducing construction and operation of infrastructure;
6. Support and encourage green and blue networks for minimising adverse environmental impacts.

Healthy Water

1. Prioritise potable drinking water quality;
2. Support restoration of waterbodies both surface and groundwater for drinking, recreation, food gathering and ecological purposes;
3. Protect sources of water for human consumption.

Production and Economy

1. Protect highly productive land for land-based primary production;
2. Enable sufficient land development capacity for business and productive industries;
3. Support activities and environs that bring visitors to the district;
4. Support improvement that assists the efficient movement of freight and goods;
5. Attraction of spending and inward investment;
6. Support a high performing and sustainable rural economy;
7. Enable low GHG emitting or generating activities including energy generation;
8. Protect existing businesses from reverse sensitivity effects and conflicting residential activity.

Natural Environment

1. Protect, maintain and enhance indigenous biodiversity including health and abundance of taonga species and mahinga kai;
2. Support restoration of habitats and ecosystems;
3. Protect natural areas, feature and landscapes;
4. Integrate nature-based solutions where practicable;
5. Protection and planning for natural hazards.

Built Environment

1. Manage growth to minimise adverse impact on environment;
2. Promote and encourage intensification in appropriate locations free from significant natural hazard risks;
3. Enable sufficient development capacity for housing where environmental effects are minimised;
4. Strengthen resilience of towns and rural areas to natural hazards and changing climatic/weather conditions.

Communities

1. Support communities to enjoy and fully participate equitably in community and civic life;
2. Support communities to lead healthy and active lives;
3. Support opportunities for social connection and building relationships;
4. Respect all cultural values and relationships and foster democratic participation;
5. Focus on place-based solutions and the needs of local communities;
6. Support collective action, responsibility and community-led initiatives;
7. Increase our ability to effectively be ready, respond to and recover from emergencies and disasters;
8. Protect culturally and historically significant sites including heritage and notable trees;
9. Promote the unique identities of our towns, rural area and places;
10. Celebrate and support community events and programmes, arts and traditions and culture;
11. Respect statutory and community-based partnerships and relationships by fostering connections, collaboration and sharing of knowledge;
12. Design welcoming and safe places for all;
13. Invest in and shape public spaces and facilities that are responsive to present and future generational needs.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

13.1 The Council needs to consider how rural and production activities can move around the townships. With increased residential development there is increasing roading design e.g. roundabouts or traffic slowing mechanisms, that are difficult for rural, production and freight industry vehicles to manoeuvre over and around when they have to access highly necessary support businesses, thus slowing traffic movement and reducing safety. 13.2 As mentioned previously, the Council needs to consider carefully the environmental capacity of Selwyn in meeting demands for further residential development - perhaps it has already reached its threshold?

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

1. More focus on core Council activities such as quality infrastructure and other core services while ensuring a rating reduction; 2. Minimising growth that negatively impacts surrounding land uses e.g. increased flooding, roading network not designed for rural servicing; 3. Funding community initiatives that solve environmental issues without spending vastly more on unnecessary regulation; 4. How to minimise coastal inundation; 5. Focus on honouring all people groups.

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Q16. Please explain.

Found this map to be very basic and not of significant assistance compared with what is contained in more substantial documents the Council has already published e.g. District Planning Maps combined with Canterbury Maps system.

Q17. Does the Township Network reflect your views on how our places could change in the future?

Q18. Please explain.

Township network needs to carefully provide for rural business and land uses that also need rational, practical and efficient connections, servicing and traffic efficiency.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

4. Which Directions do you think are most important for our district to focus on? 1. Quality Infrastructure 2. Production and Economy 3. Natural Environment 4. Built Environment 5. Communities ESAI notes that there should be a relatively equal focus on the first four priorities which should then give rise to a catered for community.

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes



Respondent No: 70

Login: Anonymous

Email: n/a

Responded At: Aug 02, 2024 17:44:17 pm

Last Seen: Aug 02, 2024 17:44:17 pm

IP Address: n/a

Q1. Please enter your full name: Suzanne O'Rourke

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Hamilton

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

See attached document

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

Yes

Q9. Please explain.

See attached document

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn?In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

See attached document

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

No

Q13. Please explain.

See attached document

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

See attached document

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

No

Q16. Please explain.

See attached document

Q17. Does the Township Network reflect your views on how our places could change in the future?

No

Q18. Please explain.

See attached document

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

See attached document

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/b84a4551f7b1fe4e8d9d609060a0c69eb1f27a6c/original/1722577450/4a3b79551b68ade100976760100e174f_Fonterra_Darfield_Submissions_on_Waikirikiriki_ki_tua_Future_Selwyn_FINAL_.pdf?1722577450

Q21. Do you wish to attend a hearing to present your submission in person?

Yes

Fonterra Limited

Submission on Waikirikiri Ki Tua – Future Selwyn

To: Selwyn District Council
By Email: submissions@selwyn.govt.nz

Submitter: Fonterra Limited

Contact: Suzanne O'Rourke
National Environmental Policy Manager

Address for Service: 80 London Street
PO Box 1307
Hamilton 3214
Attention: Suzanne O'Rourke

Telephone: 027 288 0489
Email: suzanne.orourke@fonterra.com

Fonterra wishes to be heard in support of the submission.

1. FONTERRA'S OPERATIONS IN THE SELWYN DISTRICT

- 1.1 Fonterra is a global leader in dairy nutrition and is the preferred supplier of dairy ingredients to many of the world's leading food companies. Fonterra is New Zealand's largest company, and a significant employer, with more than 12,000 New Zealand-based staff and more than 5,800 employees based overseas.
- 1.2 Fonterra is a farmer-owned co-operative, and in 2023 was one of the top ten dairy companies in the world with a turnover of more than \$24 billion annually.¹ It is one of the world's largest investors in dairy research and innovation drawing on generations of dairy expertise to produce more than two and a half million tonnes annually of dairy ingredients, value added dairy ingredients, specialty ingredients and consumer products. These products are exported to over 130 markets worldwide. Annually, Fonterra collects more than 16 billion litres of milk from its 9,000 shareholders, who are a mix of family-owned farms and corporate entities. Fonterra owns 28 milk manufacturing sites in New Zealand, five brand sites and three logistic/distribution sites in New Zealand. The operation of Fonterra's existing facilities is an integral part of the Fonterra business and essential to maintain the success of the company internationally.
- 1.3 Fonterra owns and operates its Darfield Manufacturing Site ("Darfield Site") which is located on State Highway 73, just north of the township of Darfield. The Darfield site is the company's key asset in the Selwyn District. Fonterra also own land around their manufacturing site which is used for irrigation activities (see Figure 1 below). More than 330 people are employed at the Darfield site.
- 1.4 The Darfield Site was established in 2012 with the construction of a large milk powder dryer. It was the first new Fonterra manufacturing site built within 14 years. Following this a second dryer was built in 2013. A new cream cheese plant was constructed in 2018 to meet demand for this product in China. The site also contains a 51,000m² distribution centre with on-site storage for 75,000 metric tonnes of packed product.
- 1.5 Today, the Darfield site has the capacity to process 7.2 million litres of milk per day and produces whole milk powder, instant whole milk powder and cream cheese. The site has a tanker fleet of 42 which generally collects milk from the Canterbury region. The finished product is railed off-site for export through a direct rail link to Lyttleton Port to over 40 international markets.
- 1.6 Fonterra's interests in Selwyn also include a FarmSource stored located at the corner of Feredays Road and Market Street.

¹ [787790_Rabobank_Global-Dairy-Top-20-2023_Ledman_Aug2023.pdf \(interest.co.nz\)](#)



Figure 1: Fonterra's landholdings in the Selwyn District

Site selection and development

- 1.7 The location of the Darfield Site was carefully considered by Fonterra in terms of its overall design and operation when selecting the site. Considerations included its proximity to a skilled labour force, its contribution to improving the efficiency of milk collection and processing across the company's wider manufacturing network, and sustainability outcomes that would be achieved. For example, the site's location reduces the distance travelled by Fonterra's milk tankers by 30,000 kilometres therefore saving 30,000 kilograms of carbon dioxide entering the atmosphere. Further, some 12,000 trees have been planted at the site.
- 1.8 Locating Fonterra's newest milk processing plant in the rural environment was deliberate for two key reasons:
 - a. Firstly, there were very few sensitive activities (houses, schools, community facilities and marae) within its proximity. This meant that the potential for reverse sensitivity impacts (being actual,

potential or perceived adverse effects rather than non-compliance with resource consents or planning rules) was low; and

- b. Secondly, Fonterra was able to acquire 650 hectares of farmland that immediately surrounded its manufacturing site to irrigate its process wastewater. This farmland has also served as a buffer for its operations from neighbouring activities.

- 1.9 After initially securing resource consents for the Darfield site, Fonterra prepared a plan change (Plan Change 50 ("PC50")) seeking a "Dairy Processing Management Area" overlay, which recognised the existing dairy plant and provided for its efficient use and future expansion. Additionally, PC50 reduced reliance on resource consent processes, particularly for minor developments, by providing for a maximum envisaged and optimal scale of development that was likely to occur in the foreseeable future. PC50 was made operative on 16 August 2017.
- 1.10 Fonterra is involved in the Partially Operative Selwyn District Plan (POSDP) Review process, which has largely rolled over PC50. This has included lodging submissions and further submissions along with attending various hearings in 2021. Following release of the hearing decisions Fonterra filed an appeal, and continues to be involved in the process, on the POSDP. Fonterra's appeal relates to various issues however, the key concern is a proposed urban use of land adjoining its wastewater irrigation farms. If approved, the increase of sensitive users in close proximity to an established wastewater activity has the potential to create reverse sensitivity effects for Fonterra.
- 1.11 For the reasons outlined Fonterra proactively engages in strategic processes like this one to ensure that the framework guiding the future use of its land and associated assets is recognised and provided for, subject to ensuring that significant adverse effects are avoided or can otherwise be appropriately managed. These processes are important to continue to protect the ongoing operation and future expansion of the Fonterra dairy manufacturing sites such as Darfield.

2. COMMENTS ON WAIKIRIKIRI KI TUA – FUTURE SELWYN

- 2.1. Fonterra's comments are as follows:

Provision	Comment	Amendment sought
Entire document	The Future Selwyn document is high-level and aspirational. However, in turn there is insufficient detail to justify key urban growth and form outcomes.	Further detail is needed in the document to determine how urban growth will be managed such as in the vision, outcomes and directions. See further comments below.
Entire document	It is not clear how Future Selwyn interacts with the Greater Christchurch Spatial Plan ('GCSP'), which includes Selwyn District Council. While Greater Christchurch is the focus for the	Amend Future Selwyn to identify how it interacts with the GCSP.

	GCSP the level of growth outside of Greater Christchurch needs to be carefully managed to ensure that the urban form and growth objectives for Greater Christchurch are not undermined. Future Selwyn does not clearly interact with the GCSP, but rather appears as an independent document.	
Ō Mātou Wawata Pae Tawhiti (Our Long-Term Aspirations), Kā putaka (Outcomes) and Kā ahuka (Directions)	<p>Fonterra consider that Ō Mātou Wawata Pae Tawhiti (Our Long-Term Aspirations) and Kā putaka (Outcomes) are appropriately aspirational, providing high level principles that backdrop future urban growth and form decisions.</p> <p>Fonterra consider that Kā ahuka (Directions) have value as they provide greater clarity to how success may be measured against the Kā putaka (Outcomes).</p>	<p>Fonterra consider that Ō Mātou Wawata Pae Tawhiti (Our Long-Term Aspirations), Kā putaka (Outcomes) and Kā ahuka (Directions) should be largely retained.</p> <p>See comment below for an additional direction.</p>
Kā ahuka (Directions): A Productive, Low-Carbon and Diverse Economy	Fonterra consider that managing incompatible activities should be included as a direction under 'A Productive, Low-Carbon and Diverse Economy'. For significant industrial activities to remain productive, incompatible activities must be avoided.	<p>Insert a new direction under 'A Productive, Low-Carbon and Diverse Economy' stating:</p> <p><i>9. Ensure spatial separation of incompatible activities to protect the productivity of business.</i></p>
Kā Whakaarotau ā-Rautaki (Strategic Priorities)	Fonterra considers that 'Our Economy' should both acknowledge the importance of regionally significant industry and refer to protecting businesses from incompatible activities.	<p>Amend the 'Our Economy' as follows:</p> <p><i>...It needs to be inclusive, productive, sustainable, and resilient <u>and protect regionally significant established industry from incompatible activities</u> to provide better job opportunities, higher wages, and a higher living standard for our people and communities.</i></p>
Te Ahuka ā-Āhua Tāone Urban Form Direction	Fonterra consider that Te Ahuka ā-Āhua Tāone Our Urban Form Direction is lacking in data to support the level of growth and investment foreshadowed by this section. Fonterra considers that Te Ahuka ā-Āhua Tāone Our Urban Form Direction should focus on high level principles of good urban outcomes such as consolidation, efficient use of land and infrastructure and sustainable and co-ordinated development.	Delete Te Ahuka ā-Āhua Tāone Our Urban Form Direction as proposed and include a small list of good urban growth / form principles to guide the directions of subsequent future documents.

Te Ahuka ā-Āhua Tāone Our Urban Form Direction	Fonterra consider that an additional principle should be added to the 'Movement' section acknowledging the importance of road and rail to key businesses and business areas in the district.	Amend the 'Movement' section as follows: <i>5. Ensure good road and rail connections that support key businesses and key business areas.</i>
District Picture	The Urban Form Direction appears to elevate the role of Darfield. Fonterra agrees that Darfield will have a strategic role in servicing the rural community but consider that the 'Strategic Town' title is misleading (particularly in the context of Greater Christchurch).	Delete the District Picture and rely on future planning processes to better inform urban growth and form outcomes. If the District Picture is to be retained, retitle Darfield to 'Strategic rural service town' and reduce the size of the dot on the District Picture (and the Town Network) to avoid uncertainty as to the level of growth anticipated.

3. CONCLUSION

- 3.1. Fonterra supports the Future Selwyn document and its inclusion of Ō Mātou Wawata Pae Tawhiti (Our Long-Term Aspirations), Kā putaka (Outcomes) and Kā ahuka (Directions). In this form, Future Selwyn will provide overarching direction for further growth in Selwyn, while remaining consistent with the direction of the GCSP. However, Fonterra seeks amendments to the document as set out to ensure the ongoing protection and operation of the Darfield site.

Dated: 3 August 2024



Suzanne O'Rourke on behalf of Fonterra Limited

**Respondent No:** 81**Login:** Anonymous**Email:** n/a**Responded At:** Aug 03, 2024 20:06:36 pm**Last Seen:** Aug 03, 2024 20:06:36 pm**IP Address:** n/a

Q1. Please enter your full name: Jade Arnold on behalf of Ellesmere bus users and supporters

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Southbridge

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

We agree but dont believe it is achievable the way it is presented. the smaller rural towns are being left out due to lack of transport and connectivity to the rest of the area (Selwyn) and Christchurch and Ashburton. We feel that the vision fails to consider our distinct rural and township culture (lifestyle, choices, people, reasons and practicalities). Residents are discouraged by the lack of leadership and understanding of our ways and rhythms.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

The lack of public transport options (choice) in rural and township Sewlyn does not contribute to a positive climatic change. Forcing us to drive between areas (we have no other options) forces us to have a negative impact on the environment and each other.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn?In your answer, think about whether there are any Directions missing or that you think should not be there.

Yes

Q11. Please explain.

In theory these are good however our local area's sustainable transport options are not being prioritized. they are not even existent! There is no public transport connectivity between local towns from Leeston. There are no safe alternative transport options. Roads are narrow and not always maintained. Cycleways are virtually non-existent . Public transport would help increase the longevity of the roads as well as bring welcom choices for those who don't drive, can't drive, want to choose better options or need an alternative option (eg. parents of many children travelling in different directions).

Q12. Have we captured what is most important to you No

about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction?In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

We need to do everything we can now to pave the way toward providing environmentally responsible options for people to opt into. Sustainable and accessible PUBLIC transport options will benefit many aspects of the future direction of Sewlyn such as: a rich and diverse land (exactly the same as Living within Environmental Limits), thriving, recognized, resilient and inclusive communities, a productive low-carbon and diverse economy, and prosperous people.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Show consideration of local towns, and rural communities and invest in providing improved means of connection with the rest of the district. Public transport options to help with environmental, economic and logistic decisions made in each of these homes. Respect and appreciate the distinct choices and ways that make rural and township residents the perfect candidates for public transport options. We have waaaaay more to gain from opting into a bus than Rolleston residents. We cannot just "pop to the shop" we have to plan a trip. And if that trip can be made in such a way that is also helping the environment, reduce stress, reduce expenditure, reducing congestion, improve our social connection, risk of accident and roading costs in our rates - then fantastic! Sign us up we are ready to jump on that bus!! Traditional thinking that 'more population is equivalent to more desire to take a bus' is outdated, incorrect and hindering progress. If you provide a rural bus, those riders also will use the city buses as well (since they are connected). The way to get a sudden marked improvement in the number of 'people on buses' is to extend frequent bus connections out to the catchment areas. Just ask someone who lives rurally, "would you rather spend an hour stressing in traffic and struggling to find a park, or would you like a nice long bus ride where you can do something on your phone?"

Q15. Do you think the District Picture includes all the No

important information needed to guide our district's growth and change in the future?In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Q16. Please explain.

Connections are missing, locally and to the larger centres. A network would have a lot more connectivity (like a spider web). More public transport options need to be available between all the blue and green dots (townships and rural centres). e.g. Leeston- dunsandel-rakaia-darfield. this map is very lacking! It does not register many locations of cultural or historical or interest significance leeston historical society, Rolleston pool, Fishermans point, Ellesmere lake camp grounds. How are you going to promote the places to visitors if you don't even recognise them? Don't fail to realise the importance of these towns and communities to the underlying culture of Selwyn. Many of these areas are inhabited by long standing family lines with strong familial ties to the community and measures of service that go above and beyond.

Q17. Does the Township Network reflect your views No
on how our places could change in the future?

Q18. Please explain.

out of date, incorrect and un-inspired. it needs a lot more connection and improvement.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

Yes - I have a document that is being prepared on behalf of our group which contains more feedback that is relevant. I will endeavor to submit it tomorrow but failing that - please contact me so i can submit it (also in person)

Q20. If you have any supporting documents you not answered
would like to include with your submission,
please add them here.

Q21. Do you wish to attend a hearing to present your Yes
submission in person?

**Respondent No:** 48**Login:** Anonymous**Email:** n/a**Responded At:** Aug 01, 2024 13:50:09 pm**Last Seen:** Aug 01, 2024 13:50:09 pm**IP Address:** n/a

Q1. Please enter your full name: Jade Arnold

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Southbridge

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

the vision is good but steps need to be in place to make sure we head in that direction and do not prevent ourselves from getting there by, for example, running out of money to fund future thinking initiatives by spending on things now that may not be needed in the future e.g. large costly roading overpasses when more public transport would help relieve the congestion that is underpinning the need for expensive roading changes.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

More rural and township transport options need to be in place. Regular, reliable frequent and readily available and accessible for people to begin to opt into. (our mindsets and habits will take a while to adapt!!) These need guidance from the council but could be an area where a non-traditional approach such as community owned and operated or run by joint not for profit and council venture.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn?In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

Selwyn has a lot of rural land use and population /residents. The connections rhythms and ways of these residents are different to the residents of the larger townships. However, many towns are growing because the lifestyle is attractive. (things like, safety, sense of neighborhood, air quality, quiet ...) The needs and wants of our diverse residents should be carefully considered and not be assumed to be the same. For example, we have all contributed to the Selwyn aquatic centre however the access to rural and township people is limited to driving. Public transport connections should be available for all residents - particularly as older, or folk living with disabilities or injuries may want to use these facilities but have trouble getting there. Our Young people need better access to training, social and sporting facilities that involve safe alternative transportation to parents driving. Ellesmere college has strong agricultural links by its location and intake from rural families. This college (and homestay families) relies on funding from overseas students. Without public transport connection to nearby airport and services (e.g. hospital, shopping) the health and safety requirements for international students might not be met. This might prevent overseas students and their investment in our local economy. It takes away from the attractiveness to visitors that there is no practical accessibility considered for visitors.

Q12. Have we captured what is most important to you No
about the way we get around (movement), and
where we live and spend time (place) in our
Urban Form Direction?In your answer, think
about what you do and do not agree with,
whether you think we have accurately captured
how our movement and place might change
over time, and what you may want to change to
shape our neighbourhoods, towns and
communities.

Q13. Please explain.

Selwyn has a lot of rural land use and population /residents. The connections rhythms and ways of these residents are different to the residents of the larger townships. However, many towns are growing because the lifestyle is attractive. (things like, safety, sense of neighborhood, air quality, quiet ...) The needs and wants of our diverse residents should be carefully considered and not be assumed to be the same. For example, we have all contributed to the Selwyn aquatic centre however the access to rural and township people is limited to driving. Public transport connections should be available for all residents - particularly as older, or folk living with disabilities or injuries may want to use these facilities but have trouble getting there. Our Young people need better access to training, social and sporting facilities that involve safe alternative transportation to parents driving. Ellesmere college has strong agricultural links by its location and intake from rural families. This college (and homestay families) relies on funding from overseas students. Without public transport connection to nearby airport and services (e.g. hospital, shopping) the health and safety requirements for international students might not be met. This might prevent overseas students and their investment in our local economy. It takes away from the attractiveness to visitors that there is no practical accessibility considered for visitors.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

1. Facilitation of public transport - reliable, regular, readily available buses that service the smaller townships and connect with the larger centres in concentric loops interspaced with direct (fast) transport to the major hubs at times. We need a mixture of services that will help remove the barriers to using public transport. For example bussing from southbridge to Riccarton Christchurch on 87-80 via Lincoln took approx two hours. For workers this needs to be faster if it is to appeal to that user group. Some people use park and ride, but that is not focusing on solving the "why" of the different user groups e.g. environmentalists want a bus the whole way, disabled/elderly can not drive to the park and ride. More community engagement is needed to design a superior (and potentially staged) system. 2. It is very difficult for people to feel like they can have a meaningful say. I suggest the council work on providing more outreach and engagement platforms, mechanisms and opportunities. Councilors are great vocal advocates, but I dream of a time when there is more flexibility, independence, interconnectedness and inclusion in the process. For example, currently there is no funding to help set up community lead engagement groups (e.g. bus supporters). I would like to see a fund (e.g. like community arts grants), facilitators with loanable equipment (VC gear, meetings) [at the moment the library staff fill this role but are probably under-recognized for it and not supported with all the technology/connections needed]. Consider the benefits of having independant engagement facilitators gathering data using surveys. This is useful information that the population want to provide, but individually feel unable/unwilling/overwhelmed to do so. Many feel uncomfortable approaching through meetings, or that their views will not be adequately captured/counted by councillors (with their own agendas). the questions need asking, the information is useful and people want a say, but there is just not much available to link it together. Without community based funds and a process it fails and opportunity is lost, or worse occluded by skewed representation of existing channels or power or politics.

Q15. Do you think the District Picture includes all the ☐ No
important information needed to guide our
district's growth and change in the future?In
your answer, think about what you do and do
not support, and what you think might be
missing that should be included.

Q16. Please explain.

not enough connections. between towns, centres and neighbouring centres. some of these public transport routes (the two longest) are now extinct, or only run once per day. i do not see any measures of traffic on this graph and that is something that is missing. data and information on the types, reasons frequency and timings of transport around the region. For example how many workers travel from Leeston southbridge to Ashburton, or Christchurch what is the traffic like between Southbridge Leeston Dunsandel Rakaia and further afield to Darfield, Kirwee etc? Improving the use and availability of public transport needs to focus on the rural and township areas because Lincoln and Rolleston are already well covered by Metro bus. Improving the connections with towns might help reduce the congestion coming from wider "catchment" areas. Some lateral thinking may be needed. Or better yet, some engagement with residents to understand why people are traveling, when and for what reasons. Surveying, focus groups, and discussion/engagement would serve two purposes, 1. to get information needed to design effective solutions (for right now and for stepping forward) and 2. to give information (the public receive valuable messages about commitment to practical community services, health, wellbeing and environment - TOGETHER we CAN make effective difference).

Q17. Does the Township Network reflect your views ☐ Yes
on how our places could change in the future?

Q18. Please explain.

attractiveness, access and affordability will continue to underpin people's choices about where to live. Enabling the residents of Selwyn to save money on transport will make things economically better for residents and possibly some business owners. We will have more to spend locally, and be facilitated to spend locally because access will be improved. Rural residents currently make shopping trips, or social trips to Christchurch or Ashburton. Because of the limited access option, we drive and take their money out of the local economy. These longer trips are often planned with several goals, groceries, hair cut, anniversary dinner. Thinking and understanding is required to pick out (and encourage) possible trips that could be made using public transport. e.g. local hair cut on a short loop bus. vs picking up the renovation timber needing own transport.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

This is my personal feedback. I would also like to submit feedback as part of the Enviro Ellesmere group Ellesmere bus users and supporters.

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes



Respondent No: 18

Login: Anonymous

Email: n/a

Responded At: Jul 19, 2024 08:04:47 am

Last Seen: Jul 19, 2024 08:04:47 am

IP Address: n/a

Q1. Please enter your full name: robert j barker

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

lincoln

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

No

Q7. Please explain.

Adding more people to Lincoln and not planning for better roading connections is showing a real lack of vision. The drive from Lincoln in Christchurch going through Prembeleton is a disaster

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

The council is to Rolleston focused leaving the other areas with the scraps

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn?In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

I feel that the council has already decided what direction they wish to go in and this process seeks to rubber stamp it. Producing a document asking for yes and no answers does not encourage true debate. This yes-or-no system leads people down a pre-determined path and is a well-used sales technique when trying to close a sale.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

Roading into Christchurch with the new Carter block in Lincoln will clog the roads and is poorly planned. We need either a one-way into CHCH bypassing Prembelton or a double lane.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Sports facilities, Roothing, and STOP putting up rates. I am now paying 88 dollars a week on Rates soon to be 100 dollars a week. Am I Renting off the Council?

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Q16. Please explain.

Roothing and Transport from Lincoln is going to be a disaster

Q17. Does the Township Network reflect your views on how our places could change in the future?

Q18. Please explain.

not answered

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

not answered

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes

**Respondent No:** 98**Login:** Anonymous**Email:** n/a**Responded At:** Aug 04, 2024 22:22:22 pm**Last Seen:** Aug 04, 2024 22:22:22 pm**IP Address:** n/a**Q1. Please enter your full name:**

[REDACTED]

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Rolleston

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

Yes

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

No

Q7. Please explain.

It is very difficult to find the specific details. What are you intending to do? My family and friends who live in Rolleston spend more time getting to the centre of Rolleston and then the motorway than it takes to get from Rolleston to Christchurch: in short the exponential growth of Rolleston seems 'unplanned', uncoordinated, even haphazard. The connecting routes cannot cope with the traffic. The construction of separate hubs, provided that businesses offer to service them, makes no sense and has never been explained coherently. The new schools being established seems by 'post-mortem' rather than planned in advance. The new supermarkets - why and how? What will be the effect of passing motorists? How much extra traffic will now come to Rolleston? Then the sporting facilities - don we seriously think that we can cope with the traffic? How many children will be injured before we accept that ad lib, generalised planning (that takes no account of fixtures, parking, match times, costs etc) is destined to fail? Then there is the employment reliance on Christchurch - has the council monitored and advised bus companies about the need for more services, varied services, direct services? The rail option? The essential services personnel's challenges of accessible transport between Chch and Rolleston seems wholly inadequate. If things are chaotic in Rolleston (installing traffic lights, scrapping them...making light use roads main arteries...sealing exits then diverting them only to make reopen them...having road works with diversions but not adjusting traffic lights...building school roads at 50km/30km then changing with unclear signage...allowing 5 competing ways to access the motorway without a thought about the impact on each at certain times...temporary-bollarding access points that are abused by drivers for a reason, rather than considering the problem...having traffic dense roads next to exit points for emergency vehicle centres...) how on earth are we meant to believe, accept and have faith in plans in other parts of Selwyn? Apparently, rates will double for more of the same? No. State the plans directly and clearly. Justify them simply. Then ask for feedback. Three pages of A4 please.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

As above.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

As above.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

No

Q13. Please explain.

As above.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Transport.

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Yes

Q16. Please explain.

See above.

Q17. Does the Township Network reflect your views on how our places could change in the future?

No

Q18. Please explain.

See above.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

not answered

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes



Respondent No: 41

Login: Anonymous

Email: n/a

Responded At: Jul 29, 2024 14:42:13 pm

Last Seen: Jul 29, 2024 14:42:13 pm

IP Address: n/a

Q1. Please enter your full name: Robbie McIlraith

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Prebbleton

Q5. Do you want your name to be kept private? If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

No

Q7. Please explain.

Not sure - not considered.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future? In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

Change below by adding words 'at least' to be consistent with the National Policy Statement - Urban Development 2020. 1) Livable Low Carbon Towns Enable at least sufficient development capacity

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

See Q 12.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

See Attachment 1 'Robbie McIlraith Future Selwyn Submission - Answers to Questions'

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

see Attachment 1 'Robbie McIlraith Future Selwyn Submission - Answers to Questions'

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Q16. Please explain.

Not sure - not considered

Q17. Does the Township Network reflect your views on how our places could change in the future?

Q18. Please explain.

Note sure. West Melton and Prebbleton are identified as large local towns where there will be significant further housing growth and supporting business development. Consistent with Prebbleton status in Greater Christchurch Spatial Plan as locally important urban centre/town.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

See Attachment 1 Robbie McIlraith Future Selwyn Submission - Answer to Questions

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/6eb48d02abc3f7e52e4ae427439971174081c3e7/original/1722220929/09223d1738611afbfb3f07ac318cfc20_2018.final_Future_Selwyn_Submission_Robbie_McIlraith.pdf?1722220929

Q21. Do you wish to attend a hearing to present your submission in person?

Yes

Future Selwyn Submission Form

1. Please enter your full name: Robbie McIlraith

2. Please enter your email address

C/- Aston Consultants Ltd E fiona@astonconsultants.co.nz

Ph 027 5332213

3. Do you want your name to be kept private? NO

4. Your local area/town Prebbleton

5&6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? Please explain.

No comment.

8&9 Do the Strategic Framework and Outcomes represent your values for the district's future? Please explain.

Amend as below:

A Sustainable and Connected Urban Form

1) Liveable Low Carbon Towns

Enable **at least** sufficient development capacity for housing

Amendment required to be consistent with the National Policy Statement – Urban Development 2020

10&11 Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? Please explain

See Q 12&13

12&13 Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? Please Explain.

Movement

The public transport proposals to support greater connectivity between townships includes enhanced road-based public transport (PT) and mass rapid transit route between Rolleston and Prebbleton. This indicates that Prebbleton will become very well connected by PT, both within the District and to the City (it is already very well connected to the City by active and PT). Significant growth in this well connected location will be consistent with the NPS-UD direction for more people to live in areas *near an area with many employment opportunities, that are well-serviced by existing or planned public transport, and where there is high demand for housing relative to other areas* (Objective 3). Growth west of Shands Road at Prebbleton is a logical future growth area to support Prebbleton's key role in the Township Network as a well connected large local town.

As noted below, provision needs to be made for low density/large lot residential development to provide housing choice. This is generally considered to be a less efficient form of urban development,

and less supportive of reductions in greenhouse gas emissions as it is generally not efficient to service such areas with public transport. However this is more applicable to ‘stand alone’ rural residential areas not attached to existing settlements. In the case of West Shands Road discussed below – there is excellent existing connectivity by multiple transport modes. Furthermore, as the take up of electric cars increases over time, PT will be less important as a means of reducing emissions. That said, PT provision will be enhanced and, in combination with other means and modes, will contribute to a well-connected urban form.

Balanced growth

I agree with the urban form direction being “*balanced growth where we grow both up and out in a way that promotes the connectivity and sustainability of Waikirikiri Selwyn*”. Intensification and further greenfield development will both contribute to a sustainable Selwyn. They are not ‘interchangeable’ as they respond to different housing markets and circumstances. Intensification will occur gradually over time as it becomes more commercially feasible – but in Selwyn with a generally ‘younger’ housing stock, it will be of more limited application than say Christchurch City. Christchurch City’s recent experience is that housing intensification has occurred irrespective of provision for greenfield growth in Greater Christchurch. Limiting greenfield growth to ‘force’ intensification is not a sensible or viable approach to urban growth management. It perpetuates land supply shortages and house price escalation and fails to deliver on the NPS-UD directive to meet the needs of different households (in terms of type, price and location).

Adequate provision for greenfield development is important, noting the Government’s ‘Housing for Growth’ policy which will require Councils to zone for at least 30 years of housing demand.

Greater housing choice with more affordable housing and some provision for low density and large lot residential housing

Ensuring greater housing choice, including affordable housing is important. However, all sectors of the housing market must be provided for, not just intensification and higher density living – as would appear to be the case for all but the recreation towns and settlements based on the Future Selwyn graphic below:



There needs to be some provision for lower density/large lot living which can support intergenerational living, work from home and hybrid work options, home businesses, larger family homes with space for children and pets (e.g. trampoline, tennis court, pool, room to kick a football

etc), and ample garaging for hobbies, storage etc. The District needs to continue to attract all sectors of the community, including higher wealth individuals who can make a significant economic contribution and serve leadership roles but may not want their primary home to be a small apartment!

Land west of Shands Road at Prebbleton is ideal for low density or large lot residential living – it is extremely well connected to Prebbleton and the City by multiple transport nodes and comprises a 'left over' triangle of rural lifestyle lots (mostly 4 ha or smaller) which have very limited productive value. There is no remaining provision for large lot residential living in the Greater Christchurch portion of the District – all preferred areas shown in the District Rural Residential Strategy 2014 been fully developed or rezoned for full urban development (see Figure 1 below).

Figure 25: Rural residential locations

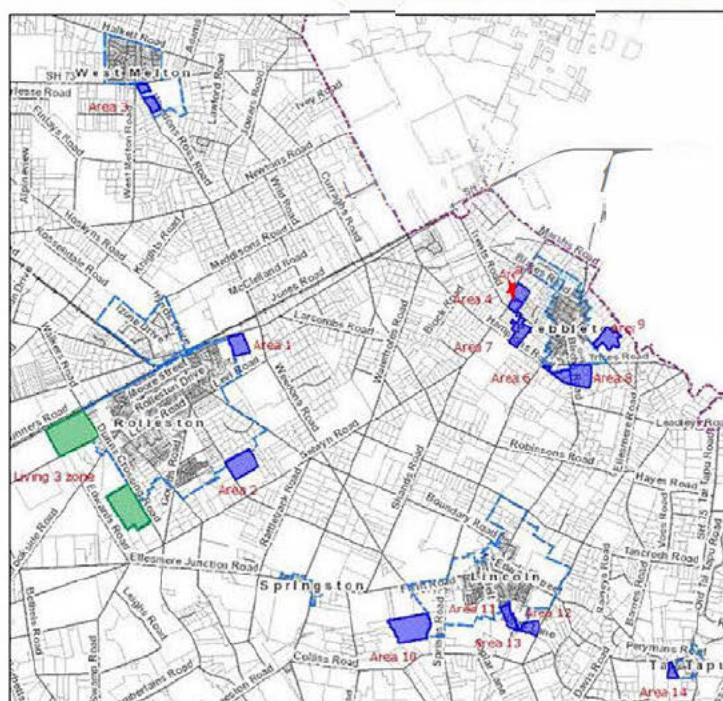


Figure 1: Selwyn Rural Residential Strategy 2014 – preferred locations for rural residential locations identified in blue. West Shands Road proposed low density/large lot residential zone identified by red star.

Urban design advice I commissioned as part of my District Plan submission seeking Large Lot Residential Zoning for the Site identified below proposed a longer term urban growth strategy for Prebbleton, whereby lower density living around the township provided a green buffer and helped retain the 'village' character of the township.

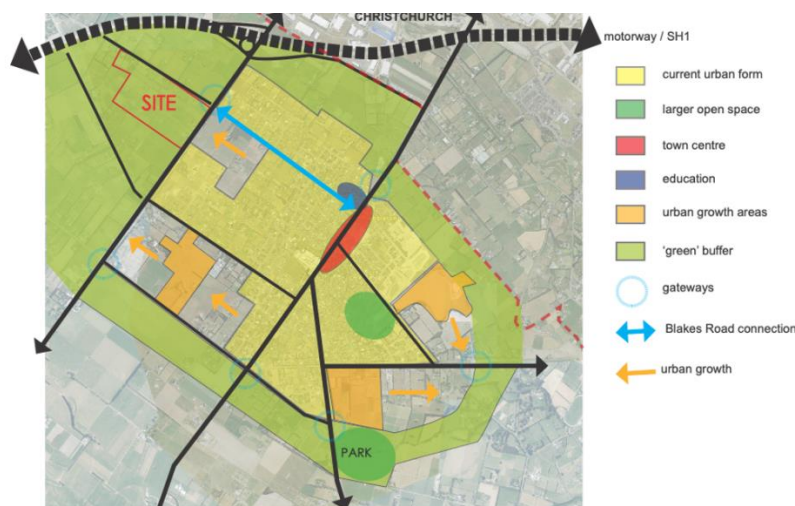


Figure 2: Prebbleton urban growth and form



Figure 3: Proposed development pattern for north-west 'gap' between town and motorway – clusters of low density/large lot residential development which maintains a green buffer around Prebbleton and retains a semi village character to the township (Source: Urban design advice obtained by Nicole Lauenstein a+Urban for District Plan submission).

The relief sought by the submission was not accepted as the Panel did not separate out housing demand into different categories – it treated the proposal as another standard residential development, noting that there was sufficient supply already at Prebbleton, taking into account areas zoned through the District Plan Review. I don't consider this approach meets the NPS-UD requirement to *"have or enable a variety of homes that meet the needs, in terms of type, price, and location, of different households"* (Policy 1), and that the Council, *"at all times, provide at least sufficient development capacity to meet expect demand for housing over the...long term [between 10 and 30 years]"* (Policy 2). There is no remaining provision for LLR in inner Selwyn, with some existing LLR areas now 'upzoned' to enable intensification (at West Melton and Prebbleton).

14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities? Please explain.

Housing choice and compatible development is important. Higher density in concentrated areas may be appropriate around town centres and along major transport routes, but in suburban and greenfield areas it is best when 'pepperpotted' and/or in locations where it can 'borrow' open space e.g. adjoining reserves, rather than in large concentrations. Too much concentration creates problems with substantial on street parking to address the lack of space for on site parking.

There needs to be diversity of neighbourhood types to reflect market needs, including some limited provision for appropriately located and well-connected large lot and low density residential development. Large Lot/low density residential development can suit township edge areas where the existing pattern of adjoining rural subdivision to be rezoned is relatively high density, with established gardens and large homes which are too valuable to demolish to make way for medium/high density residential development.

15&16. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future?

In your answer, think about what you do and do not support, and what you think might be missing that should be included. Please explain

17&18. Does the Township Network reflect your views on how our places could change in the future?

West Melton and Prebbleton are identified as large local towns where there will be significant further housing growth and supporting business development. Consistent with status of Prebbleton as a locally important urban centre/town in the Greater Christchurch Spatial Plan.

19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

Many Futures – Many Futures considers possible responses to alternative climate change scenarios over time. These include scenarios such as Going Green and Return to Nature which involve adoption of new digital technologies with a focus on living locally, remote work and self sufficiency. Growth will be dispersed across both larger towns and smaller centres. There needs to be sufficient space and options for residents to become more self sufficient including regarding food supply. Lower density and large lot residential living options will support these futures.

20. If you have any supporting documents you would like to include with your submission add them here – Attachment 1 – Robbie McIlraith Future Selwyn Submission – Answers to Questions

21. Do you wish to attend a hearing to present your submission in person? Yes



Respondent No: 74

Login: Anonymous

Email: n/a

Responded At: Aug 02, 2024 21:08:23 pm

Last Seen: Aug 02, 2024 21:08:23 pm

IP Address: n/a

Q1. Please enter your full name: Grant Duncan

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Prebbleton

Q5. Do you want your name to be kept private? If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

No

Q7. Please explain.

Not considered

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future? In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

Amend as below: A Sustainable and Connected Urban Form 1) Liveable Low Carbon Towns Enable at least sufficient development capacity for housing Amendment required to be consistent with the National Policy Statement – Urban Development 2020

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

Not considered

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

Movement The public transport proposals to support greater connectivity between townships includes enhanced road-based public transport (PT) and mass rapid transit route between Rolleston and Prebbleton. This indicates that Prebbleton will become very well connected by PT, both within the District and to the City (it is already very well connected to the City by active and PT). Significant growth in this well connected location will be consistent with the NPS-UD direction for more people to live in areas near an area with many employment opportunities, that are well-served by existing or planned public transport, and where there is high demand for housing relative to other areas (Objective 3). That growth should include opportunity for further residential development including some intensification and potentially mixed density development at west Prebbleton.

Where we Live The zoning of land at west Prebbleton between the current urban boundary and Shands Road needs rationalising. Currently it includes substantial areas of Medium Residential zoned land between Trents Road and Hamptons Road, the Pemberton and Aberdeen Drive Large Lot Residential areas, the Kingcraft Drive Existing Development Area (SCA-RD14) and small pockets of remaining General Rural Zone (Inner Plains) land (SCA-RD1) along Trents, Blakes Road, Shands Road and Marshs Road. Kingcraft Drive comprises appx 33 existing developed rural residential (appx 1 ha) lots and includes my property at 383 Trents Road. It is 'sandwiched' between existing Prebbleton urban development to the east, and existing Large Lot residential zoning to the west. It is a logical location for residential intensification, with many of the existing dwellings on lots sited in positions which facilitates further residential subdivision. This could be large lot development, (average lot size 5000m²) or a mixed density approach, for example with higher density development enabled along Trents Road. Balanced growth I agree with the urban form direction being "balanced growth where we grow both up and out in a way that promotes the connectivity and sustainability of Waikirikir Selwyn". Intensification and further greenfield development will both contribute to a sustainable Selwyn. They are not 'interchangeable' as they respond to different housing markets and circumstances. Residential intensification to medium/high densities (20 households / ha +) will occur gradually over time as it becomes more commercially feasible – but in Selwyn with a generally 'younger' housing stock, it will be of more limited application than say Christchurch City. Christchurch City's recent experience is that housing intensification has occurred irrespective of provision for greenfield growth in Greater Christchurch. Limiting greenfield growth to 'force' intensification is not a sensible or viable approach to urban growth management. It perpetuates land supply shortages and house price escalation and fails to deliver on the NPS-UD directive to meet the needs of different households (in terms of type, price and location). Adequate provision for greenfield development is important, noting the Government's 'Housing for Growth' policy which will require Councils to zone for at least 30 years of housing demand. Greater housing choice with more affordable housing and some provision for low density and large lot residential housing Ensuring greater housing choice, including affordable housing is important. However, all sectors of the housing market must be provided for, not just intensification and higher density living – as would appear to be the case for all but the recreation towns and settlements based on the Future Selwyn graphic showing different housing typologies and their expected location. There needs to be some provision for lower density/large lot living which can support intergenerational living, work from home and hybrid work options, home businesses, larger family homes with space for children and pets (e.g. trampoline, tennis court, pool, room to kick a football etc), and ample garaging for hobbies, storage etc. The District needs to continue to attract all sectors of the community, including higher wealth individuals who can make a significant economic contribution and serve leadership roles but may not want their primary home to be a small apartment! West Prebbleton between the current urban boundary and Shands Road (and potentially west of Shands Road) is an ideal for low density or large lot residential living or mixed density living, reflecting the existing mixed density character and zoning it is extremely well connected to Prebbleton and the City by multiple transport nodes and is close to the town centre. There is no remaining provision for large lot residential living in the Greater Christchurch portion of the District – all preferred areas shown in the District Rural Residential Strategy 2014 been fully developed or rezoned for full urban development. Provision of a range of residential density opportunities is necessary to meet the NPS-UD requirement to "have or enable a variety of homes that meet the needs, in terms of type, price, and location, of different households" (Policy 1), and that the Council, "at all times, provide at least sufficient development capacity to meet expect demand for housing over the...long term [between 10 and 30 years]" (Policy 2).

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Housing choice and compatible development is important. Higher density in concentrated areas may be appropriate around town centres and along major transport routes, but in suburban and greenfield areas it is best when 'pepperpotted' and/or in locations where it can 'borrow' open space e.g. adjoining reserves, rather than in large concentrations. Too much concentration creates problems with substantial on street parking to address the lack of space for on site parking. There needs to be diversity of neighbourhood types to reflect market needs, including some limited provision for appropriately located and well-connected large lot and low density residential development. Large Lot/low density/mixed density residential development can suit township edge areas, such as Kingcraft Drive where there is an existing pattern of rural residential subdivision, with established gardens and large homes which are too valuable to demolish to make way for medium/ high density residential development.

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

No

Q16. Please explain.

No comment

Q17. Does the Township Network reflect your views on how our places could change in the future?

Yes

Q18. Please explain.

Yes - largely. West Melton and Prebbleton are identified as large local towns where there will be significant further housing growth and supporting business development. Consistent with status of Prebbleton as a locally important urban centre/town in the Greater Christchurch Spatial Plan.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

No

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

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Q21. Do you wish to attend a hearing to present your submission in person?

Yes

Attachment 1: Future Selwyn Submission Form Grant Duncan

1. Please enter your full name: Grant Duncan

2. Please enter your email address

[REDACTED]

[REDACTED]

3. Do you want your name to be kept private? NO

4. Your local area/town Prebbleton

5&6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? Please explain.

No comment.

8&9 Do the Strategic Framework and Outcomes represent your values for the district's future? Please explain.

Amend as below:

A Sustainable and Connected Urban Form

1) Liveable Low Carbon Towns

Enable **at least** sufficient development capacity for housing

Amendment required to be consistent with the National Policy Statement – Urban Development 2020

10&11 Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? Please explain

See Q 12&13

12&13 Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? Please Explain.

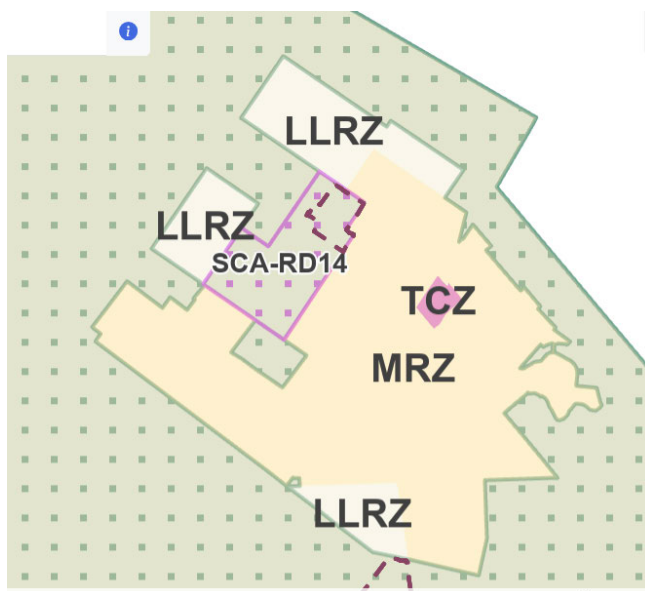
Movement

The public transport proposals to support greater connectivity between townships includes enhanced road-based public transport (PT) and mass rapid transit route between Rolleston and Prebbleton. This indicates that Prebbleton will become very well connected by PT, both within the District and to the City (it is already very well connected to the City by active and PT). Significant growth in this well connected location will be consistent with the NPS-UD direction for more people to live in areas *near an area with many employment opportunities, that are well-serviced by existing or planned public transport, and where there is high demand for housing relative to other areas* (Objective 3). That growth should include opportunity for further residential development including some intensification and potentially mixed density development at west Prebbleton.

The zoning of land at west Prebbleton between the current urban boundary and Shands Road needs rationalising. Currently it includes substantial areas of Medium Residential zoned land between

Trents Road and Hamptons Road, the Pemberton and Aberdeen Drive Large Lot Residential areas , the Kingcraft Drive Existing Development Area (SCA-RD14) and small pockets of remaining General Rural Zone (Inner Plains) land (SCA-RD1) along Trents, Blakes Road, Shands Road and Marshs Road.

Kingcraft Drive comprises appx 33 existing developed rural residential (appx 1 ha) lots and includes my property at 383 Trents Road. It is 'sandwiched' between existing Prebbleton urban development to the east, and existing Large Lot residential zoning to the west. It is a logical location for residential intensification, with many of the existing dwellings on lots sited in positions which facilitates further residential subdivision. This could be large lot development, (average lot size 5000m²) or a mixed density approach, for example with higher density development enabled along Trents Road.



Figures 1 & 2: Zoning West Prebbleton, LLRZ – Large Lot Residential, SCA-RD14 Kingcraft Drive – pink dots, Medium Residential – buff, Rural General SCA-RD1 (Inner Plains) – grey/green with green dots.

Balanced growth

I agree with the urban form direction being “*balanced growth where we grow both up and out in a way that promotes the connectivity and sustainability of Waikirikiri Selwyn*”. Intensification and further greenfield development will both contribute to a sustainable Selwyn. They are not ‘interchangeable’ as they respond to different housing markets and circumstances. Residential intensification to medium/high densities (20 households / ha +) will occur gradually over time as it becomes more commercially feasible – but in Selwyn with a generally ‘younger’ housing stock, it will be of more limited application than say Christchurch City. Christchurch City’s recent experience is that housing intensification has occurred irrespective of provision for greenfield growth in Greater Christchurch. Limiting greenfield growth to ‘force’ intensification is not a sensible or viable approach to urban growth management. It perpetuates land supply shortages and house price escalation and fails to deliver on the NPS-UD directive to meet the needs of different households (in terms of type, price and location).

Adequate provision for greenfield development is important, noting the Government’s ‘Housing for Growth’ policy which will require Councils to zone for at least 30 years of housing demand.

Greater housing choice with more affordable housing and some provision for low density and large lot residential housing

Ensuring greater housing choice, including affordable housing is important. However, all sectors of the housing market must be provided for, not just intensification and higher density living – as would appear to be the case for all but the recreation towns and settlements based on the Future Selwyn graphic below:



There needs to be some provision for lower density/large lot living which can support intergenerational living, work from home and hybrid work options, home businesses, larger family homes with space for children and pets (e.g. trampoline, tennis court, pool, room to kick a football etc), and ample garaging for hobbies, storage etc. The District needs to continue to attract all sectors of the community, including higher wealth individuals who can make a significant economic contribution and serve leadership roles but may not want their primary home to be a small apartment!

West Prebbleton between the current urban boundary and Shands Road (and potentially west of Shands Road) is an ideal for low density or large lot residential living or mixed density living,

reflecting the existing mixed density character and zoning – it is extremely well connected to Prebbleton and the City by multiple transport nodes and is close to the town centre. There is no remaining provision for large lot residential living in the Greater Christchurch portion of the District – all preferred areas shown in the District Rural Residential Strategy 2014 been fully developed or rezoned for full urban development (see Figure 1 below).

Figure 25: Rural residential locations

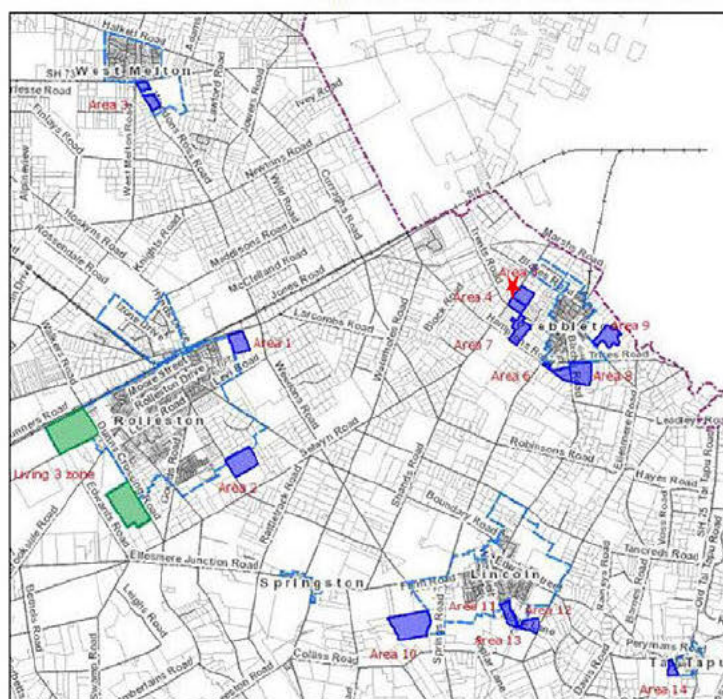


Figure 1: Selwyn Rural Residential Strategy 2014 – preferred locations for rural residential locations identified in blue. West Shands Road proposed low density/large lot residential zone identified by red star.

Provision of a range of residential density opportunities is necessary to meet the NPS-UD requirement to *"have or enable a variety of homes that meet the needs, in terms of type, price, and location, of different households"* (Policy 1), and that the Council, *"at all times, provide at least sufficient development capacity to meet expect demand for housing over the...long term [between 10 and 30 years]"* (Policy 2).

14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities? Please explain.

Housing choice and compatible development is important. Higher density in concentrated areas may be appropriate around town centres and along major transport routes, but in suburban and greenfield areas it is best when 'pepperpotted' and/or in locations where it can 'borrow' open space e.g. adjoining reserves, rather than in large concentrations. Too much concentration creates problems with substantial on street parking to address the lack of space for on site parking.

There needs to be diversity of neighbourhood types to reflect market needs, including some limited provision for appropriately located and well-connected large lot and low density residential development. Large Lot/low density/mixed density residential development can suit township edge areas, such as Kingcraft Drive where there is an existing pattern of rural residential subdivision, with

established gardens and large homes which are too valuable to demolish to make way for medium/high density residential development.

15&16. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future?

In your answer, think about what you do and do not support, and what you think might be missing that should be included. Please explain

17&18. Does the Township Network reflect your views on how our places could change in the future?

West Melton and Prebbleton are identified as large local towns where there will be significant further housing growth and supporting business development. Consistent with status of Prebbleton as a locally important urban centre/town in the Greater Christchurch Spatial Plan.

19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

Many Futures – Many Futures considers possible responses to alternative climate change scenarios over time. These include scenarios such as Going Green and Return to Nature which involve adoption of new digital technologies with a focus on living locally, remote work and self sufficiency. Growth will be dispersed across both larger towns and smaller centres. There needs to be sufficient space and options for residents to become more self sufficient including regarding food supply. Mixed density residential development, including lower density and large lot residential living options will support these futures.

20. If you have any supporting documents you would like to include with your submission add them here – Attachment 1 – Grant Duncan Future Selwyn Submission – Answers to Questions

21. Do you wish to attend a hearing to present your submission in person? Yes



Respondent No: 69

Login: Anonymous

Email: n/a

Responded At: Aug 02, 2024 17:30:45 pm

Last Seen: Aug 02, 2024 17:30:45 pm

IP Address: n/a

- Q1. Please enter your full name: Lynn Townsend
- Q2. Please enter your email address: [REDACTED]
- Q3. Telephone number: [REDACTED]
- Q4. Your local town/area Lincoln
- Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available. No
- Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn. No
- Q7. Please explain.
not considered
- Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing. No
- Q9. Please explain.
Amend as below to be consistent with the National Policy Statement - Urban Development 1. Liveable low carbon towns
Enable at least sufficient development capacity for housing.
- Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn?In your answer, think about whether there are any Directions missing or that you think should not be there. No
- Q11. Please explain.
Not considered

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

Not considered

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Not considered

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Q16. Please explain.

Not considered

Q17. Does the Township Network reflect your views on how our places could change in the future?

Q18. Please explain.

Lincoln is identified as 'Education / Net Zero Town', centred around Lincoln University and the surrounding Crown Research Institutes. It is stated as being the second largest town in Waikirikir Selwyn and projected to experience significant growth. Yet there is no business zoning at Lincoln other than the town centre and university/research institute zones. Some industrial/further research type zoning in different ownership to the Crown Institutes and University is essential to support this sustainable and carbon friendly growth. The Operative District Plan industrial zone at south west Lincoln has been rezoned Medium Residential and is now being developed as an Arvida retirement village. It has not been replaced. Land at north west Lincoln (Tancred's/Springs Road) is an ideal location for required essential business rezoning. This is consistent with the statement that Lincoln has the opportunity to support a broader range of commercial activity to support population growth and achieve a net zero ambition ahead of other towns in Waikirikir Selwyn, but reworded to business activity to encompass both retail, services and industry, which services the local area and avoids the need to travel to other centres for these activities, adding to greenhouse gas emissions. Lincoln is described as a net zero town but no further explanation of what this means in practice is given other than that there is an opportunity to achieve as net zero (presumably carbon) ambition ahead of other Selwyn towns. Before committing to this status, more explanation and consideration needs to be given to what this will mean 'in practice' and potential implications for both business and residents.

Q19. Is there anything else you want to say about Waikirikir Ki Tua Future Selwyn?

NO

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/df6b805dbc287b7f437409541a1bec125748ae13/original/1722576640/5c6ef5f9340e8376dca024d5a5fd2400_2106.final_Future_Selwyn_Submission_Lynn_Townsend.pdf?1722576640

Q21. Do you wish to attend a hearing to present your submission in person?

Yes

Future Selwyn Submission Form

1. Please enter your full name: Lynn Townsend

2. Please enter your email address

[REDACTED]

[REDACTED]

3. Do you want your name to be kept private? NO

4. Your local area/town Prebbleton

5&6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? Please explain.

No comment.

8&9 Do the Strategic Framework and Outcomes represent your values for the district's future? Please explain.

Amend as below:

A Sustainable and Connected Urban Form

1) Liveable Low Carbon Towns

Enable at least sufficient development capacity for housing

Amendment required to be consistent with the National Policy Statement – Urban Development 2020

10&11 Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? Please explain

12&13 Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? Please Explain.

14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities? Please explain.

15&16. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future?

In your answer, think about what you do and do not support, and what you think might be missing that should be included. Please explain

17&18. Does the Township Network reflect your views on how our places could change in the future?

Amend sentence as below

*the opportunity to support a broader range of ~~commercial~~ **business** activity to support population growth and achieve a net-zero ambition ahead of other towns in Waikirikiri Selwyn*

Lincoln is identified as 'Education / Net Zero Town', centred around Lincoln University and the surrounding Crown Research Institutes. It is stated being the second largest town in Waikirikir Selwyn and projected to experience significant growth. Yet there is no business zoning at Lincoln other than the town centre and university/research institute zones. Some industrial/further research type zoning in different ownership to the Crown Institutes and University is essential to support this sustainable and carbon friendly growth. The Operative District Plan industrial zone at south west Lincoln has been rezoned Medium Residential and is now being developed as an Arvida retirement village. It has not been replaced. Land at north west Lincoln (Tancreds/Springs Road) is an ideal location for required essential business rezoning. This is consistent with the statement that Lincoln has *the opportunity to support a broader range of commercial activity to support population growth and achieve a net-zero ambition ahead of other towns in Waikirikir Selwyn*, but reworded to *business activity* to encompass both retail, services and industry, which services the local area and avoids the need to travel to other centres for these activities, adding to greenhouse gas emissions.

Lincoln is described as a net zero town but no further explanation of what this means in practice is given other than that there is an opportunity to achieve as net zero (presumably carbon) ambition ahead of other Selwyn towns. Before committing to this status, more explanation and consideration needs to be given to what this will mean 'in practice' and potential implications for both business and residents.

19. **Is there anything else you want to say about Waikirikir Ki Tua Future Selwyn?**
20. **If you have any supporting documents you would like to include with your submission add them here –**
21. **Do you wish to attend a hearing to present your submission in person? Yes**

**Respondent No:** 94**Login:** Anonymous**Email:** n/a**Responded At:** Aug 04, 2024 19:07:59 pm**Last Seen:** Aug 04, 2024 19:07:59 pm**IP Address:** n/a

Q1. Please enter your full name: Nathan John Boshier

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Weedons, Rolleston

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

No

Q7. Please explain.

Given that the "Vision and Spirit" appears to be heavily race-based, and pandering to the corrupted version of the Treaty of Waitangi, I see no future for anyone other than a small minority of the corrupt. Furthermore, the corrupt 'climate alarmist' regime driving unaffordable, anti-farming, 15-minute policies, are based on lies. I want a future where my daughter is not despised for her heritage, and seen as getting the lions share because she's a little bit brown. The stated "opportunities for all" should not be based on how much Maori you may have behind you. I don't want her to live in an apartheid society. Yet this seems to be the goal of this council

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

Yes

Q9. Please explain.

Drop the Climate Change lies from the plan. They are NOT sustainable and represent a massive waste of our, the ratepayer's money. I'm all for a clean environment, swimmable lakes and rivers and diverse, thriving ecosystems, but it all falls down when you destroy the district economy through anti-farming policies. It appears that the council is hell bent on spending billions of dollars that they don't have on vanity projects and 'nice to have' luxuries, whilst plunging district into massive debt. It reeks of financial irresponsibility and corruption.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there. No

Q11. Please explain.

Once again, the council looks to be driving us towards debt entrapment in order to make themselves look good. All the while sucking up to a corrupted Treaty apartheid system, and climate alarmist lies. Cut the crap, and simply do what you are supposed to do, provide services. Leave the social engineering to the woke cretins in parliament.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities. No

Q13. Please explain.

You can't even manage to fix potholes yet seem to want ratepayers to fund a hideously expensive transport system. You can't even provide the infrastructure for 'park and ride' busses. Once again, your entire focus is on Rolleston and a couple of other small towns, whilst the rest of the district pays for it.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Provide the basic services. Stop wasting money/increasing debt to buy/build luxuries. Fix the potholes, collect the rubbish, sweep the footpaths and do the simple stuff well. Council vanity projects amid communities who cannot afford their mortgages due to rates increases. are an insult to intelligent residents.

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included. No

Q16. Please explain.

It's a pipedream of crap. A pretty amalgam of buzzwords, woke wishful thinking and race based bollocks, completely devoid of actual information or solutions. It avoids/ignores the core industry of the district i.e. agriculture and simply paints a pretty picture of towns, and townies.

Q17. Does the Township Network reflect your views on how our places could change in the future? No

Q18. Please explain.

What network? A network would require decent roads.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

Under the current plans Selwyn is doomed to a financial hole, where residents will be trapped into crippling debt by a morally corrupt, lying, woke council who steadfastly refuse to listen to the very people who pay their unjustified, bloated salaries. The SDC needs to wake up to the fact that the people will no longer be ignored.

Q20. If you have any supporting documents you would like to include with your submission, please add them here. not answered

Q21. Do you wish to attend a hearing to present your submission in person? Yes



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Jul 17, 2024 08:20:58 am

Last Seen: Jul 17, 2024 08:20:58 am

IP Address: n/a

Q1. Please enter your full name: Pauls Davis

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Rolleston

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

A balanced view of nature, community and economy is there and it fits well with the Sustainable development goals.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

Yes

Q9. Please explain.

Inclusive and thriving community in a healthy environment with regenerative economy sounds good.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn?In your answer, think about whether there are any Directions missing or that you think should not be there.

Yes

Q11. Please explain.

I think it touches all the major points.

Q12. Have we captured what is most important to you Yes
about the way we get around (movement), and
where we live and spend time (place) in our
Urban Form Direction? In your answer, think
about what you do and do not agree with,
whether you think we have accurately captured
how our movement and place might change
over time, and what you may want to change to
shape our neighbourhoods, towns and
communities.

Q13. Please explain.

Improve connectivity and public transport could be stressed more.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Living within environmental limits and a thriving community

Q15. Do you think the District Picture includes all the Yes
important information needed to guide our
district's growth and change in the future? In
your answer, think about what you do and do
not support, and what you think might be
missing that should be included.

Q16. Please explain.

Looks good to me

Q17. Does the Township Network reflect your views Yes
on how our places could change in the future?

Q18. Please explain.

not answered

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

Would like to see the approach in the short term, the next 10 years for example.

Q20. If you have any supporting documents you not answered
would like to include with your submission,
please add them here.

Q21. Do you wish to attend a hearing to present your Yes
submission in person?



Respondent No: 52

Login: Anonymous

Email: n/a

Responded At: Aug 02, 2024 11:29:24 am

Last Seen: Aug 02, 2024 11:29:24 am

IP Address: n/a

- Q1. Please enter your full name: Nicholas Allan Kirk
-
- Q2. Please enter your email address: [REDACTED]
- Q3. Telephone number: [REDACTED]
- Q4. Your local town/area Rolleston
- Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available. No
- Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn. Yes
- Q7. Please explain.
Yes, the vision is broad but achievable, and I strongly support a vision that seeks balance between environmental sustainability and economic development.
- Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing. Yes
- Q9. Please explain.
I support the vision of a healthy and restored environment alongside a regenerative economy. I also support the outcomes related to improving interconnections within Selwyn, and any connections towards Christchurch and other Districts.
- Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn?In your answer, think about whether there are any Directions missing or that you think should not be there. Yes
- Q11. Please explain.
There is a lot here, but I agree with the directions proposed. The difficult task will be figuring out how to put these into action, and how any inconsistencies between different directions are handled, and what directions end up being prioritised. I strongly suggest prioritising directions which seek to maintain and restore the environment, and those regarding the wellbeing of Selwyn citizens.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Yes

Q13. Please explain.

One element of this I strongly support is the establishment of community gardens as a way to connect our urban communities. I suggest long-term planning for the new park in Rolleston provides a space for community gardens as well as community composting schemes. These will help connect the community while providing for greater food resilience when possible events, like future natural hazards, occur.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Ensuring employment and living opportunities are closeby, meaning people do not have to commute large distances to work. This combined with a focus on green infrastructure and community gardens to build connections between citizens and between citizens and their local environment.

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

No

Q16. Please explain.

I found this picture and the layers hard to understand. I wouldn't suggest this encapsulates all the information needed to guide future growth and change in the district.

Q17. Does the Township Network reflect your views on how our places could change in the future?

Yes

Q18. Please explain.

not answered

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

I strongly support the document as it centres regenerative economies and environmental sustainability as a strategy for the Selwyn District. I also strongly support the goal of restoring the mauri and health of Te Waihora / Lake Ellesmere.

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes



Respondent No: 86

Login: Anonymous

Email: n/a

Responded At: Aug 04, 2024 11:17:51 am

Last Seen: Aug 04, 2024 11:17:51 am

IP Address: n/a

Q1. Please enter your full name: Nicholas Allan Kirk

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Rolleston

Q5. Do you want your name to be kept private? If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

Yes. Please see attached statement for further explanation.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future? In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

I am making a submission on behalf of the Waihora Ellesmere Trust, and the Trust have not taken a specific position on all elements of the Strategic Framework and Outcomes. Please see attachment for further explanation.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

I am making a submission on behalf of the Waihora Ellesmere Trust, and the Trust have not taken a specific position on all elements of the directions. Please see attachment for further explanation.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

No

Q13. Please explain.

I am making a submission on behalf of the Waihora Ellesmere Trust, and the Trust have not taken a specific position on urban form.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

not answered

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

No

Q16. Please explain.

I am making a submission on behalf of the Waihora Ellesmere Trust, and the Trust have not all seen this District Picture, so we do not currently have a position on whether elements are missing.

Q17. Does the Township Network reflect your views on how our places could change in the future?

No

Q18. Please explain.

I am making a submission on behalf of the Waihora Ellesmere Trust, and the Trust have not taken a specific position on the Township Network.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

not answered

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/7d233c4ac63b945bb31ec85ae94f481de4d4ca0e/original/1722727062/949453da812dc37481088602009c7c84_Waihora_Ellesmere_Trust_-_Submission_to_Waikirikiriki_Ki_Tua_Future_Selwyn.docx?1722727062

Q21. Do you wish to attend a hearing to present your submission in person?

Yes

This submission is being made on behalf of the Waihora Ellesmere Trust.

The Waihora Ellesmere Trust is a strategic partner of the Selwyn District Council, and as a community-led environmental trust, we hold an important role in maintaining and restoring the Selwyn environment. The Trust supports the proposed outcomes listed in Waikiriki Ki Uta – Future Selwyn Consultation Document, regarding a ‘healthy and restored environment’.

In the spirit of Selwyn section, it is stated that the mountains, lakes, forests, wetlands, rivers, estuaries, coast, and clear sky are treasures we all collectively care for. The Waihora Ellesmere Trust sees itself, and other community-led environmental trusts in the District, as organisations that can help citizens contribute and build this ethic of care. Given this, we think it is of strategic importance that the Council continues to support ourselves and other environmental trusts in order to achieve the Council’s vision.

Dr. Nicholas Kirk (Chairperson, Waihora Ellesmere Trust).

I am making a submission on behalf of the Waihora Ellesmere Trust, and the Trust have not taken a specific position on this question.



Respondent No: 90

Login: Anonymous

Email: n/a

Responded At: Aug 04, 2024 15:47:37 pm

Last Seen: Aug 04, 2024 15:47:37 pm

IP Address: n/a

Q1. Please enter your full name:

[REDACTED]

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Rolleston

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

Yes

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

The direction is aspirational and seeks to maintain the qualities that are inherent to Selwyn.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

Yes

Q9. Please explain.

What is important is that outcomes and directions identified within the framework are are not mutually exclusive. Because of the interrelationships of outcomes and strategic directions delivery on several fronts will be necessary to affect real change.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn?In your answer, think about whether there are any Directions missing or that you think should not be there.

Yes

Q11. Please explain.

What is missing is the identification of implementation within the strategy as a significant component to Future Selwyn. It might be too early to think about actual tools and mechanisms, but without identifying the importance of implementation and the intent to affect change, Future Selwyn is just another strategic document that delivers very little

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Yes

Q13. Please explain.

Where we live, spend time and how we move around are all inter-related components that as a collective dictate our lifestyle and quality of life. Accordingly, individual components cannot be looked at in a vacuum.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Quality living environments

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

No

Q16. Please explain.

As per previous - how the Council organisation intends to embrace Future Selwyn and the visions, directions and outcomes is a noticeable omission.

Q17. Does the Township Network reflect your views on how our places could change in the future?

Yes

Q18. Please explain.

Logical expansion of the network. It will be important to retain the character and identity of townships into the future and to ensure proactive measures are in place to support growth

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

No

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes

**Respondent No:** 47**Login:** Anonymous**Email:** n/a**Responded At:** Aug 01, 2024 08:59:43 am**Last Seen:** Aug 01, 2024 08:59:43 am**IP Address:** n/a

Q1. Please enter your full name: Hannah Ritchie

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number: not answered

Q4. Your local town/area Selwyn District

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available. No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn. No

Q7. Please explain.

The Spirit of Selwyn aims to describe how the district will look, feel and grow in the future. However, this statement, and the wider document in general, is heavily urban-focused and lacks attention to rural areas of the district. While most people in the district may live in urban areas, the majority of the district is rural land and the dominant land use in the district is farming. Managing the urban/rural interface and protecting rural land for food production are critical issues that both the agricultural sector and district council must grapple with as the district's population grows. Selwyn is home to the highest concentration of pig farms in the country. Our farmers and industry are deeply invested in how the district grows and develops over time, and how the pressures of urban expansion and food production are managed in the future. The Spirit of Selwyn statement should acknowledge the importance of rural land in the district for its important contribution to food production, economic prosperity and social wellbeing. We recommend the following addition: Our sustainable and connected urban form sees improved connections between towns, new opportunities and choices for how we live, work and get around. Our rural land is valued and protected for its important contribution to food production, economic prosperity and social wellbeing. Our growth is in harmony

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing. No

Q9. Please explain.

As above, the outcomes lack recognition of the importance of the food production values of the district's rural land. We recommend an additional outcome under either subheading of A Healthy and Restored Environment or A Regenerative Economy: Innovative and Sustainable Food and Fibre Production. Directions that sit under this outcome are suggested below.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there. No

Q11. Please explain.

The directions under "A Rich and Diverse Land" and "Living within Environmental Limits" emphasise protecting highly productive land for land-based primary production. While we appreciate that this aligns with the objective of the National Policy Statement for Highly Productive Land (NPS-HPL), protecting rural land should extend beyond just highly productive land or land-based production activities. Pig farming is not classified as a land-based primary production activity under the NPS-HPL. However, it remains a crucial food-producing activity in the district that requires a rural setting to operate. Selwyn contains extensive rural areas that are not classified as Land Use Capability 1-3 but still support primary production activities. This should be acknowledged in the direction. We recommend that the direction be changed to the following: Protect rural land for primary production. We propose a new outcome should be included in the Strategic Framework, with directions sitting under this outcome, as follows: Innovative and Sustainable Food and Fibre Production - Protect rural land for primary production - Support a high-performance and sustainable rural economy - Support innovation and diversification in primary production - Enable resilience and adaptation to natural hazards and climate change in rural areas - Foster the well-being and cohesion of rural communities. - Celebrate our rural identity

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities. Yes

Q13. Please explain.

No comment.

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Protecting rural land for food and fibre production, which is crucial ensuring food security, economic stability, and social well-being. Prioritising the balance between urban growth, the preservation of food production values, and resilience to climate change effects should be paramount.

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included. No

Q16. Please explain.

As per our previous comments, the District Picture lacks information or focus on the rural areas of the district.

Q17. Does the Township Network reflect your views on how our places could change in the future? Yes

Q18. Please explain.

No specific comments.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

NZ Pork would welcome the opportunity to further discuss with SDC how rural areas and activities could be represented in the document.

Q20. If you have any supporting documents you would like to include with your submission, please add them here. not answered

Q21. Do you wish to attend a hearing to present your submission in person? Yes



Respondent No: 99

Login: Anonymous

Email: n/a

Responded At: Aug 04, 2024 23:57:17 pm

Last Seen: Aug 04, 2024 23:57:17 pm

IP Address: n/a

Q1. Please enter your full name: Anne Scott

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

not answered

Q4. Your local town/area

Canterbury

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

Spokes Canterbury supports the Waikirikiri Selwyn vision of "A liveable, innovative and connected Waikirikiri Selwyn, filled with opportunity and prosperity." This is a very good vision and strategy that will serve Waikirikiri Selwyn well. Climate change is the biggest challenge for Selwyn over the next 50 to 100 years. We need to move to a fully sustainable way of living that is carbon neutral and protects our biodiversity, health and resilience. Active transport, including walking and cycling is part of the solution.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

Yes

Q9. Please explain.

Spokes agrees with the framework

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn?In your answer, think about whether there are any Directions missing or that you think should not be there.

Yes

Q11. Please explain.

Spokes supports the directions for transport but would like to see some changes to strengthen active transport options, including walking and cycling. Waikirikiri Selwyn will become more urban, more intensified and with an older age profile. Some of the directions are quite inward looking. Selwyn is part of a wider Canterbury and South Island transport network which needs to be efficiently and effectively integrated. The solutions required for public transport and active transport are different in scale and scope. They are better separated into different outcomes. Spokes recommends the following changes.

1. Prioritise sustainable transport options and encourage mode shift
2. Enhance accessibility
3. Improve connectivity within and between towns in Selwyn and Canterbury
4. Support a safe and efficient transport system
5. Support and develop connected public transport networks
6. Support and develop active transport networks

Q12. Have we captured what is most important to you Yes

about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities.

Q13. Please explain.

Spokes supports: "Integrating public transport and mass rapid transit with enhanced active transport networks (such as walking and cycling) in our towns to support accessibility" While public transport is very important, active transport stands on its own merits as a transport mode locally in neighbourhoods, for commuting longer distances and for active recreation. Ōtātou Waka | Our Transport Spokes recommends the following changes. "Transport includes all the networks and systems that allow us to get where we need to go. Without it we couldn't get to work or school, connect with people, spend time in our communities, or access businesses and markets. Our transport system includes the vehicles we use, the physical network, digital technologies, public and active transport. Our transport lifts productivity and supports our wellbeing."

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

People living in liveable, connected and inclusive neighbourhoods, supported by real choices that take all views into account. Good walking, cycling and other active and public transport alternatives that are safe and encourage mode shift.

Q15. Do you think the District Picture includes all the Yes

important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included.

Q16. Please explain.

not answered

Q17. Does the Township Network reflect your views Yes

on how our places could change in the future?

Q18. Please explain.

not answered

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

not answered

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/3691134571218bcfa3b9ba59c27e38c0dd189c6b/original/1722772569/57631ec5faa741845809c21adf38d9cb_Spokes-Waikirikiri-Ki-Tua-Future-Selwyn-2024-08.pdf?1722772569

Q21. Do you wish to attend a hearing to present your submission in person?

Yes



Waikirikiri Ki Tua Future Selwyn

Submission from Spokes Canterbury

Reference: <https://yoursay.selwyn.govt.nz/waikirikiri-ki-tua-future-selwyn>

Tēnā koutou katoa

Thank you for the opportunity to comment on the Waikirikiri Ki Tua Future Selwyn consultation.

Introduction

Spokes Canterbury (<http://www.spokes.org.nz/>) is a local cycling advocacy group with approximately 1,200 followers. Spokes is affiliated with the national Cycling Action Network (CAN – <https://can.org.nz/>). Spokes is dedicated to including cycling as an everyday form of transport in the greater Christchurch and Canterbury areas. Spokes has a long history of advocacy in this space including writing submissions, presenting to councils, and working collaboratively with others in the active transport space. We focus on the need for safe cycling for those aged 8 to 80. Spokes also supports all forms of active transport, public transport, and has an interest in environmental matters.

Waikirikiri Ki Tua Future Selwyn

Spokes Canterbury supports the Waikirikiri Selwyn vision of “A liveable, innovative and connected Waikirikiri Selwyn, filled with opportunity and prosperity.”

This is a very good vision and strategy that will serve Waikirikiri Selwyn well.

Climate change is the biggest challenge for Selwyn over the next 50 to 100 years. We need to move to a fully sustainable way of living that is carbon neutral and protects our biodiversity, health and resilience. Active transport, including walking and cycling is part of the solution.

Sustainable and Accessible Transport

Spokes supports the directions for transport but would like to see some changes to strengthen active transport options, including walking and cycling.

Waikirikiri Selwyn will become more urban, more intensified and with an older age profile.

Some of the directions are quite inward looking. Selwyn is part of a wider Canterbury and South Island transport network which needs to be efficiently and effectively integrated.

The solutions required for public transport and active transport are different in scale and scope. They are better separated into different outcomes.

Spokes recommends the following changes.

1. Prioritise sustainable transport options and encourage mode shift
2. Enhance accessibility
3. Improve connectivity within and between towns in Selwyn and Canterbury
4. Support a safe and efficient transport system
5. Support and develop connected public transport networks
6. Support and develop active transport networks

Ō tatou Waka | Our Transport

Spokes recommends the following changes.

“Transport includes all the networks and systems that allow us to get where we need to go. Without it we couldn’t get to work or school, connect with people, spend time in our communities, or access businesses and markets. Our transport system includes the vehicles we use, the physical network, digital technologies, public and active transport. Our transport lifts productivity and supports our wellbeing.”

Movement

Spokes supports:

“Integrating public transport and mass rapid transit with enhanced active transport networks (such as walking and cycling) in our towns to support accessibility”

While public transport is very important, active transport stands on its own merits as a transport mode locally in neighbourhoods, for commuting longer distances and for active recreation.

Thank you for the opportunity to comment.

Anne Scott
 Submissions Co-ordinator
 Spokes Canterbury
submissions@spokes.org.nz

Details of Submitter No: 105
Submitter: Carter Group

SUBMISSION OF CARTER GROUP LIMITED ON WAIKIRIKIRI KI TUA FUTURE SELWYN CONSULTATION

Dated: 2 August 2024

Submitter: Carter Group Limited

Address for service: Tim Carter

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

INTRODUCTION

- 1 Carter Group Limited (*Carter Group*) welcomes the opportunity to submit on the Waikirikiri Ki Tua Future Selwyn consultation (*Future Selwyn*).
- 2 Carter Group wishes to be heard in support of its submission at a hearing.
- 3 Carter Group is happy to provide any additional information to the Selwyn District Council (*SDC*) and would be open to discussions with SDC regarding the matters raised in its submission.

ABOUT CARTER GROUP

- 4 Carter Group is a privately owned property investment company based in Christchurch. It is a third-generation company, originally founded by my grandfather Maurice Carter in 1946, and run by Philip Carter since the 1980s. Carter Group is a significant investor and developer of property in the South Island.
- 5 Carter Group has a strong affiliation with Christchurch's central city and has contributed to, and continues to contribute to, the regeneration of the central city following the Canterbury earthquakes of 2011.
- 6 Carter Group's investments include hotels, residential property, commercial property, industrial property and central city property, such as:
 - 6.1 The Crossing, a retail centre in the heart Christchurch Central City;
 - 6.2 The Kathmandu flagship retail store;
 - 6.3 IPort, a large scale industrial subdivision in Rolleston, adjacent to Midland Port;
 - 6.4 The Station, a substantial large format retail centre alongside IPort, that has obtained all relevant consents and is in the early stages of development; and
 - 6.5 Other hotel investments in both Queenstown and Melbourne.
- 7 Increasingly Carter Group has been investing in developments, largely industrial and residential, in the Selwyn and Waimakariri District. These include:
 - 7.1 Private Plan Change 66 (industrial, Rolleston, Selwyn) (*PC66*);

- 7.2 Private Plan Change 69 (residential, Lincoln, Selwyn) (*PC69*);
 - 7.3 Private Plan Change 73 (residential, Rolleston, Selwyn) (*PC73*);
 - 7.4 Private Plan Change 80 (industrial, Rolleston, Selwyn) (*PC80*);
 - 7.5 Private Plan Change 81 (residential, Rolleston, Selwyn) (*PC81*);
 - 7.6 Private Plan Change 82 (residential, Rolleston, Selwyn) (*PC82*); and
 - 7.7 Private Plan Change 31 (residential, Ōhoka, Waimakariri) (*PC31*).
- 8 Carter Group is greatly invested in decisions that impact the Selwyn District, having significant investments throughout the District.

SUBMISSION

- 9 Carter Group generally supports the direction of Future Selwyn, in particular:
- 9.1 The proposed outcome of 'Liveable Low Carbon Towns' and the directions to:
 - (a) Enable sufficient development capacity for housing;
 - (b) Promote quality housing; and
 - (c) Enable housing choice and affordability.
 - 9.2 The proposed outcomes of 'A Productive, Low-Carbon and Diverse Economy' and 'Quality Infrastructure' and the directions to:
 - (a) Support growth in industries with high innovation potential;
 - (b) Enable sufficient development capacity for business land;
 - (c) Improve the efficient movement of freight and goods;
 - (d) Strategically plan and coordinate infrastructure;
 - (e) Deliver timely and intergenerational infrastructure; and
 - (f) Encourage the reduction of emissions from the construction and operation of infrastructure.
 - 9.3 The 'Our Housing' strategic priority which requires housing to provide for greater choice in the places people want to live. It must be accessible, diverse, sustainable and affordable.
 - 9.4 The urban form direction of growing both up and out.

Accounting for signalled Government changes

- 10 Carter Group consider that Future Selwyn should be cognisant of, and anticipate, the changes which have been announced under the Government's "Going for Housing Growth"¹ policy which are expected to occur in 2025.
- 11 The Government has indicated that this policy will, among other things:
- 11.1 Require councils to zone at least 30 years of housing demand; and
- 11.2 Require councils to plan for 50 years of growth.
- 12 We understand Future Selwyn is proposed to be adopted on 23 October 2024 which is well before the Government's expected policy changes will occur. However, ensuring consistency with the changes as signalled by the Government will ensure that SDC do not have to review their Future Selwyn strategy within less than a year of its adoption.

Housing densities and typologies

- 13 Carter Group generally support the intention in Future Selwyn of 'doing density well'.
- 14 Future Selwyn assigns certain housing densities and typologies to the different areas in the township network depending on whether these are considered an emerging city, strategic town, local town, settlement, or recreation town/settlement as follows:



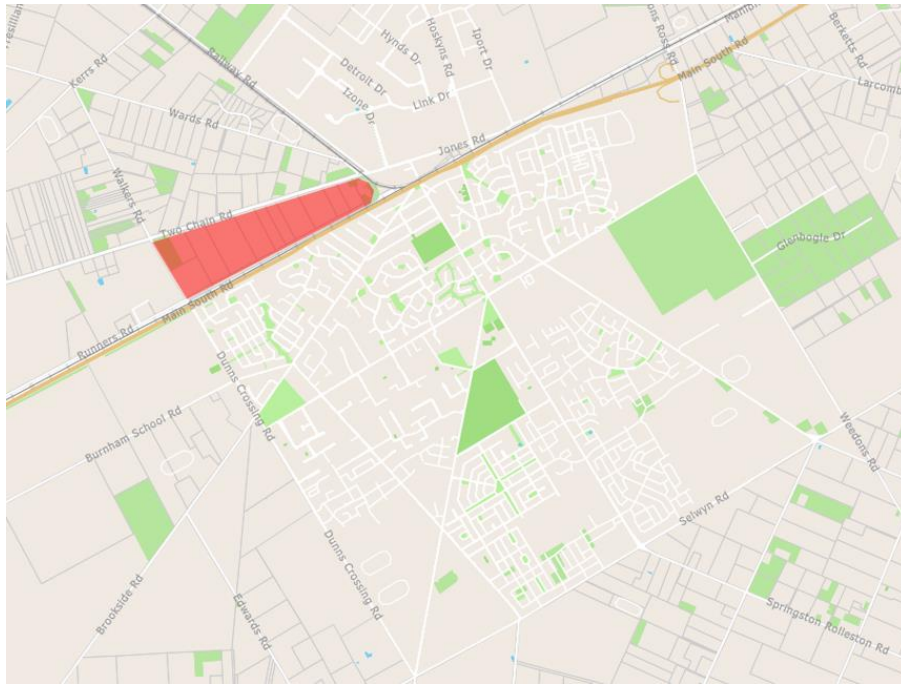
- 15 While Carter Group do not oppose the above direction, it considers that SDC should be cognisant that this should be a guide rather than a rule. In order to meet the District's housing needs, there may need to be more variety of densities and typologies in each location. For example, there may be a high demand (i.e. need) for terrace housing and/or semi-detached housing in Rolleston. Not providing for this need would likely push residents out to other locations that are not as

¹ <https://www.beehive.govt.nz/release/going-housing-growth-stage-one-unveiled>

strategically placed on the transport network (such as Darfield and Leeston). This could have unintended outcomes.

District Picture – recognition of the future South Island Rail Freight Hub

- 16 Carter Group generally supports the District Picture which provides an interactive map of the Town Network and the District's long-term strategic direction.
- 17 However, Carter Group consider that the land zoned General Industrial Zone in Rolleston (authorised through private plan change 80) should be identified in the District Picture Map as 'Key Infrastructure', being the location of the future "South Island Rail Freight Hub". The land is shown in red below:



- 18 This industrial land is strategically located in close proximity to the two inland ports in Rolleston (Midland Port and Metro Port). It is also immediately adjacent the Main South Line with approximately two kilometres of rail frontage along its southern edge. The intent is to construct a rail siding (which would be the longest rail siding in Greater Christchurch) for use by future occupiers of the land to have direct access to the rail freight network, creating efficiencies and economic benefits for the whole South Island.
- 19 Carter Group consider recognition of this land as the "South Island Rail Freight Hub" is entirely consistent with the directions, outcomes, and priorities of Future Selwyn and will ensure that this future infrastructure is appropriately accounted for and integrated into future planning decisions for Rolleston.

Details of Submitter No: 108
Submitter: Environment Canterbury



31 July 2024

Future Selwyn
PO Box 90
Rolleston 7643

By email: communications@selwyn.govt.nz

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200 Tuam Street
PO Box 345
Christchurch 8140
E. ecinfo@ecan.govt.nz
www.ecan.govt.nz

Tēnā koutou,

Canterbury Regional Council welcomes the opportunity to make a submission on *Waikirikiri Ki Tua Future Selwyn*.

We would firstly like to acknowledge the considerable work undertaken by your Council and staff to develop the draft *Waikirikiri Ki Tua Future Selwyn* strategy. We recognise the importance of this document, which will serve as a foundation for council decision-making, planning and investment in Waikirikiri Selwyn.

We strongly support a long-term strategic approach to planning for growth, change, and development across the region, in a manner that considers and provides for both environmental and community wellbeing. We note the significant population growth in Waikirikiri Selwyn, particularly over the past decade, and acknowledge the challenges and opportunities this presents for the district.

We value the collaborative relationship with you as part of the Mayoral Forum and Regional Transport Committee, and the Greater Christchurch Partnership. In relation to the latter, we note the significant opportunity to align with, and begin to deliver on, the Greater Christchurch Spatial Plan through *Waikirikiri Ki Tua Future Selwyn*, including the overarching directions to focus growth through targeted intensification and enable the prosperous development of kāinga nohoanga.

We also acknowledge our shared involvement in co-governance arrangements for Te Waihora. Through the Whakaora Te Waihora work programme, we are delivering on our shared objectives, and we look forward to continuing to work collaboratively on these and other work programmes that will protect and enhance biodiversity and cultural values.

Feedback on *Waikirikiri Ki Tua Future Selwyn*

Waikirikiri Ki Tua Future Selwyn draft strategic framework

We support the draft strategic framework, noting that a number of the strategic outcomes and directions align with our Council's own strategic direction, including our long-term aspirations related to accelerating regeneration of the natural environment,

enabling improved water and land use outcomes, championing safe, reliable, multi-modal transport choices, and ensuring our communities are prepared and resilient.

Waikirikiri Ki Tua Future Selwyn draft urban form direction

Movement

We support the strategic directions related to Sustainable and Accessible Transport and agree that a sustainable and connected urban form needs a transport system that supports transport choice and enhanced connectivity.

We note the proposals relating to future public transport set out in the draft strategy, including several potential new cross-district services. We understand that more and frequent public transport services are important to your community. However, any new cross-district public transport service in Waikirikiri Selwyn would need to be supported by a business case which demonstrates its financial sustainability. For example, we note that the draft strategy shows a potential route connecting Southbridge and Leeston. You will be aware that the Route 87 Southbridge to Lincoln trial service was discontinued in June 2024, due to continued low patronage. If the proposed new public transport connections remain in the strategy, we would suggest qualifying this to ensure your communities understand the process for establishing new services.

Similarly, the draft strategy refers to mass rapid transit connections from Rolleston and Prebbleton to Christchurch City, and passenger rail through Rolleston north to Dunsandel and Darfield. We acknowledge that *Waikirikiri Ki Tua Future Selwyn* is a 50 to 100 year strategy and is, necessarily, aspirational, but suggest there is a risk this may raise community expectations. The work undertaken by the Greater Christchurch Partnership to investigate mass rapid transit to date identifies a preferred route from Hornby to Belfast, with direct bus services providing connections out to the districts. The scaling up of bus services on key routes in Greater Christchurch is foundational to further improvements in the region.

We look forward to working together to deliver the outcomes of the Public Transport Futures programme and to explore future network improvements.

Place

We agree that growing 'upwards' (i.e. intensification) is necessary for Waikirikiri Selwyn, and that any future 'outwards' growth (i.e. greenfield development) must represent an efficient use of land and be at the right scale, mix and density.

We support the following aspects of the draft urban form direction, which we consider align with the Greater Christchurch Spatial Plan and emerging draft Canterbury Regional Policy Statement:

- Greater intensification around centres, public transport stops and along public transport corridors.
- Greater housing choice with more affordable housing options.
- Thriving neighbourhoods that are well-designed, inclusive, and connected.

Strong action is needed to address climate change for the benefit of current and future generations, and to support initiatives that mean communities are more prepared and resilient. In this regard, we note that there are few specific references to climate change and community resilience within the draft urban form direction and suggest this aspect could be strengthened.

Town network / district picture

We note and support the strategic directions related to Quality Infrastructure. We support your continued investment in reticulated wastewater treatment and disposal systems and stormwater drainage systems across the district. We commend your investment in reticulated wastewater infrastructure for the townships of Darfield and Kirwee and reiterate the request in our submission on your 2024-34 long term plan, to urgently consider extending wastewater reticulation in Kirwee to cover Ascot Park.

We encourage you to continue to work on new infrastructure and the maintenance and upgrading of existing drinking water, wastewater, and stormwater infrastructure to ensure compliance with national standards and resource consents, reduce environmental impacts and respond to the impacts of climate events.

Closing comments

We reiterate our support for your approach to strategic planning for development and population growth across the district and note the importance of a coordinated and integrated approach to planning for the district's growth requirements alongside infrastructure provision. Strategic planning for urban growth and development is a core principle reflected in the emerging draft Canterbury Regional Policy Statement (CRPS). As you will know, our review of the CRPS 2013 is now well underway – we undertook targeted stakeholder consultation in June/July 2024, in accordance with Schedule 1 of the RMA, and expect to notify in December 2024.

We note that the desired future state as expressed in the draft *Waikirikiri Ki Tua Future Selwyn* strategy will require regional collaboration, and we look forward to continuing to work together to advance shared aspirations for our communities.

We hope this feedback is useful to you in finalising *Waikirikiri Ki Tua Future Selwyn* and look forward to seeing the way in which the strategy has informed the Area Plans for Eastern Selwyn, Malvern, and Ellesmere in due course.

We do wish to attend a hearing to present our submission in person. To arrange a time, or if you have any queries in relation to our submission, please contact governance@ecan.govt.nz.

Ngā mihi



Peter Scott
Chair

Details of Submitter No: 110
Submitter: Agresearch Limited



PO Box 97431, Manukau, Auckland 2241
+64 27 220 2640

Reference: MDL002723

4 August 2024

Future Selwyn
PO Box 90
ROLLESTON 7643

Email: communications@selwyn.govt.nz

Dear Sir/Madam

RE: AGRESEARCH SUBMISSION ON FUTURE SELWYN

1 INTRODUCTION

- 1.1 On behalf of my client AgResearch Limited, I provide the following submission on Future Selwyn.

2 ABOUT AGRESEARCH

- 2.1 AgResearch is New Zealand's largest Crown Research Institute ("CRI") with four Research Campuses and 9 Research Farms, employing approximately 750 staff nationwide. Formerly known as the New Zealand Pastoral Agriculture Research Institute Limited, it was created as a CRI in 1992 out of the research arm of the Ministry of Agriculture and Fisheries (MAF) and the agriculture section of the Department of Scientific and Industrial Research (DSIR).
- 2.2 AgResearch's purpose is to enhance the value, productivity and profitability of New Zealand's pastoral, agri-food and agri-technology sector value chains to contribute to economic growth and beneficial environmental and social outcomes for New Zealand. This sector is the backbone of New Zealand's economy and its continued success is essential to this country's living standards. AgResearch's research facilities are a significant contributor to this purpose, providing multi-decade information on long term impacts of farming practices, environmental changes and resulting farm system responses.
- 2.3 AgResearch has significant assets and operational interests with respect to land within the Selwyn District in particular within and near Lincoln township. AgResearch's Headquarters/Lincoln Research Campus is located on Springs Road in Lincoln (near Lincoln University), and the Company also owns and operates two nearby Research Farms (refer **Appendix A** for Location Map of AgResearch Headquarters/Research Campus and two Research Farms).

- 2.4 In addition to AgResearch's research facilities, there are a number of other key education and research providers in and around Lincoln such as Lincoln University, Plant and Food, HortResearch Landcare, Foundation for Arable Research, Kerablast, Plantwise and MAF. There is a relatively strong inter-relationship between the different organisations in terms of knowledge sharing and joint ventures. The organisations are also significant employers for Lincoln, Christchurch and other nearby towns and areas.
- 2.5 AgResearch's purpose is to enhance the value, productivity and profitability of New Zealand's pastoral, agri-food and agri-technology sector value chains to contribute to economic growth and beneficial environmental and social outcomes for New Zealand. This sector is the backbone of New Zealand's economy and its continued success is essential to this country's living standards. AgResearch's research facilities are a significant contributor to this purpose, providing multi-decade information on long term impacts of farming practices, environmental changes and resulting farm system responses.
- 2.6 The Company works with stakeholders to develop leading-edge scientific solutions for a range of national and international customers, including government agencies, industry bodies and private companies. AgResearch is the lead CRI in the areas of pasture based animal production systems, new pasture plant varieties, agricultural-derived greenhouse gas mitigation and pastoral climate change adaption, agri-food and bio-based products and agri-technologies and integrated social and biophysical research to support pastoral sector development. The research undertaken by AgResearch (including the research undertaken at Lincoln) is of national significance to the agricultural sector.
- 2.7 AgResearch's facilities within the Selwyn District represent a significant capital investment in research infrastructure and the research undertaken is of regional and national significance. As a result, AgResearch's facilities and research activities are a significant physical resource that should be appropriately recognised, provided for and protected within Future Selwyn.

3 REVERSE SENSITIVITY CONCERNS

- 3.1 A key resource management issue of concern for AgResearch within Selwyn District is the potential for reverse sensitivity effects occurring as a result of future residential or rural residential growth occurring near the Lincoln Research Farms. AgResearch is concerned that resultant "reverse sensitivity" effects on existing and future research activities would compromise the efficient use of AgResearch's core science capability, assets, operations and resources. For example, if a new residential (or rural residential) area was developed near either of the Lincoln Research Farms, the resultant influx of new residents could result in increased complaints or concerns about cross-boundary effects (e.g. noise, dust, odour) from AgResearch's existing and future activities such as:
- (a) buildings housing research animals;
 - (b) commercial or industrial research activities;
 - (c) harvesting and cultivation of crops or forestry;
 - (d) application of fertilisers and agrichemicals;
 - (e) heavy farm machinery; and
 - (f) a change of land use (e.g. spray irrigation of water or effluent).

- 3.2 Various decisions of the Environment Court have identified the following 'planning principles' with respect to reverse sensitivity:
- (a) The concept of reverse sensitivity is a valid effect under the Resource Management Act 1991 ("RMA") and may arise when 'sensitive uses' (usually residential or accommodation activities) locate in close proximity to existing uses forming part of the 'existing environment' which have actual or potential offsite effects. The owners and occupiers of these more recent sensitive land uses then seek to constrain the existing use or, just as importantly, will oppose any attempt to further develop or expand the existing activity. Reverse sensitivity effects also arise when particular land uses compromise the use and development of a natural resource (e.g. quarries or geothermal resources).
 - (b) District Councils are responsible for managing these reverse sensitivity effects (e.g. by making appropriate provisions in their District Plans and in the determination of resource consent applications).
 - (c) Generally, buffer zones or setbacks are appropriate around existing uses where those uses have taken reasonable steps to avoid, remedy or mitigate their offsite effects. Sensitive uses wanting to establish within those zones or setbacks are required to be assessed against various criteria to determine the potential level of reverse sensitivity effects and may be subject to conditions (e.g. acoustic insulation) reducing those potential effects.
- 3.3 There are numerous examples of residential encroachment throughout New Zealand which have given rise to reverse sensitivity effects, often resulting in the demise of the pre-existing activity. Examples include Bay Park Raceway at Mt Maunganui (which had to relocate) and Western Springs in Auckland. The RNZAF Base at Whenuapai is a relatively recent example of a neighbouring landowner seeking a rezoning of land adjacent to the air force base for residential purposes and then seeking to constrain activities at the base due to concerns about noise (a classic example of reverse sensitivity in action).
- 3.4 AgResearch has experienced first-hand the negative implications of urban encroachment in relation to the Ruakura Research Centre in Hamilton. The facility was originally established in 1888 as the Waikato Agricultural College and Model Farm and was located within a rural area at the time. However, over time Hamilton City expanded residential areas towards and around the Ruakura Campus and two supporting farms. In 2008, AgResearch made the decision to relocate the Ruakura Dairy Research Farm operations to its Tokanui Research Farm (and is in the process of downsizing the other Research Farm). While these changes were partly due to the development aspirations of Tainui (after the land was returned by the Crown as part of Tainui's 1995 Raupatu Land Settlement), AgResearch's decision was also influenced by the close proximity of residential areas to their farming operations and the resultant reverse sensitivity constraints on research farming activities (e.g. spray irrigation of dairy effluent onto farmland).
- 3.5 The issue of reverse sensitivity was a key concern of AgResearch during the development of the Proposed Selwyn District Plan. AgResearch lodged a further submission opposing a primary submitter seeking to rezone a 37ha block of General Rural zoned land to Residential and/or Industrial. The closest part of the proposed Residential Zone was located approximately 158m from AgResearch's Lincoln Research Farm. During the Council Hearing, AgResearch demonstrated that if the proposed Residential was approved, then

AgResearch would effectively “lose” approximately 26.5ha of land within the Research Farm where research facilities housing livestock could be established as permitted activities, due to:

- (a) A 1,000m permitted setback requirement for “intensive primary production” activities in relation to any Residential Zone in the Proposed Selwyn District Plan; and
- (b) A 1,000m permitted setback requirement for buildings or structures accommodating more than 30 cattle in relation to any Residential Zone in the Canterbury Air Regional Plan (“CARP”).

- 3.6 AgResearch was concerned that approving the rezoning request would result in substantial tangible reverse sensitivity effects in the form of severely restricting where future indoor livestock research activities could be established as permitted activities within the Lincoln Research Farm. Establishing such facilities within this 26.5ha area would require resource consent under the Proposed Selwyn District Plan (and the CARP if housing more than 30 cattle) where any new residential zoned residents located within 1,000m would logically be considered potentially affected parties, individually notified of the consent application by the relevant Council and have an opportunity to lodge a submission in opposition. The Council Decisions declined the submitters rezoning request. As a result, the submitter lodged an Environment Court appeal seeking that a reduced area of the subject land be zoned General Industrial (with no Residential zoning proposed)¹.

4 GREATER CHRISTCHURCH SPATIAL PLAN AND GREATER CHRISTCHURCH URBAN DEVELOPMENT STRATEGY

4.1 Greater Christchurch Spatial Plan

- 4.1.1 The Future Selwyn Consultation Document states that Council has developed “*the Waikirikiri Ki Tua Future Selwyn strategy based on community input on the Greater Christchurch Partnership Spatial Plan and engagement on our two previous Long-Term Plans*”. However, AgResearch considers Future Selwyn does not sufficiently reflect the provisions of the Greater Christchurch Spatial Plan (“GCSP”) that are relevant to research facilities.
- 4.1.2 AgResearch lodged a submission on the GCSP resulting in the introduction of a number of new provisions providing direction that research facilities within the Greater Christchurch area should be appropriately recognised, provided for and protected (given their regional and national significance). The following sections specify the GCSP provisions that are particularly relevant to AgResearch’s interests within Selwyn District.
- 4.1.3 Under Opportunity 5 (Provide space for businesses and the economy to proposer in a low carbon future), the “Context” section (page 69 of the GCSP) includes the following relevant bullet points:
- *Hubs of tertiary and research institutions are found in Christchurch’s Central City, including the Ara Institute of Canterbury, the tertiary teaching hospital and the health precinct; and at the University of Canterbury campus in Riccarton,*

¹ AgResearch has joined Environment Court proceedings as a Section 274 interested party.

and the Lincoln University and various research campuses and farms in and near Lincoln.

- *Six of the seven Crown Research Institutes in Aotearoa New Zealand are in Greater Christchurch.*
- *Greater Christchurch contains a number and range of tertiary and research institutions of strategic importance from a local and national perspective. Their retention, protection and continued operation is of regional and national economic importance.*

4.1.4 Under Opportunity 5, the “Direction” section (page 69 of the GCSP) includes the following relevant directions:

5.4 *Urban growth occurs in locations that do not compromise the ability of primary production activities to expand or change, including adapting to a lower emissions economy.*

5.5 *Urban Growth occurs in locations and patterns that protects strategic regionally and nationally important tertiary institutes.*

4.1.5 Map 13 (Key employment areas and economic assets) on page 70 of the GCSP notes that the “key employment areas and economic asset” for Lincoln township is “Tertiary Education” and includes the following note:

LINCOLN

Research and education – agribusiness

Lincoln University (3000 students)

Crown Research Institutes

4.1.6 Direction 5.4 (Urban growth occurs in locations that do not compromise the ability of primary production activities to expand or change, including adapting to a lower emissions economy) on page 76 of the GCSP states the following:

Greater Christchurch is a business and research hub for primary production across Canterbury and the South Island. Primary production is one of the key drivers of our economy and employment. A strong agricultural economy supports growth and development in the rest of the economy due to its linkages with research, manufacturing, and transport. Quarries also play an important role in urban growth and development. Consideration needs to be given to their location, operation, and function, to ensure a reliable and affordable future supply of aggregates and that adverse impacts on communities and the environment, including potential effects on groundwater and drinking water sources, can be appropriately managed. This includes the rehabilitation of quarry sites once extraction ceases.

Primary production activities are located within Greater Christchurch, and urban growth can impact these land uses and rural communities. Some of these effects can be positive, bringing new people and amenities to rural areas. However, there are also adverse effects of urban growth which need to be managed.

It is recognised that primary production activities can have adverse effects on existing urban areas. This is commonly addressed through Regional and District Plans through provisions like setback, noise controls, odour and dust limits etc.

This should continue in balance with ‘greenfield’ development in locations that ensure primary production activities can continue, while ensuring residential areas remain pleasant places to live.

There is need for primary production activities to be able to expand or change in response to new markets and new issues, including transforming to a lower emissions economy. A growing primary production industry creates opportunities for other industries to prosper.

- 4.1.7 Direction 5.5 (Urban Growth occurs in locations and patterns that protects strategic regionally and nationally important tertiary institutes) on page 76 of the GCSP states the following:

Greater Christchurch has significant tertiary education and research capability. This includes four tertiary institutes and several research institutes, including six of the seven Crown Research Institutes in Aotearoa New Zealand.

There are more than 25,000 tertiary students across the four tertiary campuses in Greater Christchurch. The majority of these institutions are located outside of the significant urban centres of Greater Christchurch, and may be impacted by urban growth. Improved public transport links to campuses will enhance integration with Greater Christchurch.

Tertiary and research institutes need to be provided for and protected as these institutions are providing the skilled workers of the future as well as key drivers creating and adopting innovations, and providing more sustainable ways for our communities and businesses to operate.

- 4.1.8 In the “Context” section near the beginning of the Greater Christchurch Spatial Plan, the “How Greater Christchurch has Grown” sub-section (page 14) includes the following relevant statement:

Greater Christchurch has developed into the primary economic hub and commercial centre for the Waitaha / Canterbury region and Te Waipounamu / South Island, supporting a number of nationally important economic assets. This includes a large business sector, four tertiary institutions, a number of research institutions, an international airport, a sea port and two inland ports.

4.2 Greater Christchurch Urban Development Strategy and Action Plan

- 4.2.1 Similar to the GCSP, the Greater Christchurch Urban Development Strategy and Action Plan 2007 (“Greater Christchurch UDS”) includes a number of provisions relevant to AgResearch’s interests (and Future Selwyn).
- 4.2.2 By way of example, Section 6.17 (Business Land) of the Greater Christchurch UDS states:
- Greater Christchurch also contains a number and range of research centres and agricultural research farms located in close proximity to each other that are of strategic importance from a local and national perspective. Their retention and continued operation is of importance to the regional economy.*
- 4.2.3 In terms of managing the future development of “Business Land”, “Business Infrastructure” and “Rural Residential Land” in the Greater Christchurch UDS, the following relevant “Key

Approach” has been identified for each of the different land uses (in Sections 6.17.3, 6.19.3 and 6.25.3 respectively):

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

5 AGRESEARCH SUBMISSIONS ON FUTURE SELWYN

5.1 O Matou Wawata Pae Tawhiti – Our Long Term Aspirations

- 5.1.1 In terms of the section titled “*O Matou Wawata Pae Tawhiti – Our Long Term Aspirations*”, consistent with the GCSP, AgResearch considers the “*Spirit of Selwyn*” subsection should better recognise the regionally and nationally significant research and education facilities within Selwyn District by amending the third paragraph as follows:

Our Waikirikiri Ki Tua Future Selwyn is a place where people feel they belong, are able to connect with one another, share experiences, celebrate our differences and value our heritage. Like the kahikatea the strength and resilience of communities comes from how we support and connect with one another. Our Waikirikiri Ki Tua Future Selwyn is a place where we ensure that we can all prosper and lead fulfilling lives. Our economy is productive and resilient, driven by research, education, innovation and creativity. We embrace new technologies and get ahead of the curve, with infrastructure and investment unlocking the full potential of Waikirikiri Selwyn.

5.2 Ka ahuka - Directions

- 5.2.1 In terms of the section titled “*Ka ahuka – Directions*”, AgResearch has the following comments.
- 5.2.2 The “*A Rich and Diverse Land*” Outcome includes the following Directions:
1. *Protect highly productive land for land-based primary production*
 2. *Protect important natural areas, features and landscapes*
 3. *Integrate nature-based solutions*
 4. *Increase the extent, connectivity and accessibility of the green network*
 5. *Green our urban environment*
- 5.2.3 AgResearch’s Lincoln Research Farms are located within areas of highly productive land. Accordingly, AgResearch seeks the following amendment to the first Direction to provide greater certainty that agricultural research activities can continue to be an essential use of highly productive land.
1. *Protect highly productive land for land-based primary production and agricultural research activities.*
- 5.2.4 The “*A Productive, Low-Carbon and Diverse Economy*” Outcome includes the following Directions:
1. *Promote economic diversification to build economic resilience*
 2. *Decarbonise the economy*
 3. *Support a high performance and sustainable rural economy*
 4. *Support growth in industries with high innovation potential*
 5. *Enable sufficient development capacity for business land*

6. *Encourage visitors to the district*
7. *Improve the efficient movement of freight and goods*
8. *Attract spending and inward investment*

5.2.5 Consistent with the GCSP, AgResearch seeks the following new Direction that appropriately provides for the regionally and nationally significant research and education facilities within Selwyn District:

9. *Support, enable and protect strategic regionally and nationally important research facilities (including through the avoidance of reverse sensitivity effects on these facilities (e.g. through new residential development)).*

5.2.6 The “Liveable Low Carbon Towns” Outcome includes the following Directions:

1. *Manage growth in accordance with the township network*
2. *Enable Kāika Nohoaka*
3. *Promote and incentivise intensification in appropriate locations*
4. *Enable sufficient development capacity for housing*
5. *Promote quality housing*
6. *Enable housing choice and affordability*
7. *Strengthen the resilience of towns to natural hazards and climate change*
8. *Focus and incentivise growth in areas free from significant risks from natural hazards*

5.2.7 A key resource management issue of concern for AgResearch is the potential for reverse sensitivity effects occurring as a result of residential development near the Lincoln Research Farms. Accordingly, AgResearch seeks the following new Direction within the “Liveable Low Carbon Towns” Outcome:

9. *Direct future residential growth away from Research Farms (to avoid reverse sensitivity effects).*

5.3 Te Ahuaka a-Ahua Taone – Urban Form Direction

5.3.1 The introductory paragraph to the “Te Ahuaka a-Ahua Taone – Urban Form Direction” section states the following:

Urban form is about how communities are designed and structured, the way they connect, and the location of different developments. Our direction for urban form is balanced growth where we grow both up and out in a way that promotes the connectivity and sustainability of Waikirikiri Selwyn. This is done through:

- *Greater intensification around centres, public transport stops and along public transport corridors.*
- *Greater housing choice with more affordable housing options.*
- *Thriving neighbourhoods that are well designed, inclusive and connected which supports the needs of communities now and in the future.*

5.3.2 A key resource management issue of concern for AgResearch is the potential for reverse sensitivity effects occurring as a result of residential development near the Lincoln Research Farms. Accordingly, AgResearch seeks the following new Direction in the above Introductory paragraph:

Urban form is about how communities are designed and structured, the way they connect, and the location of different developments. Our direction for urban form

is balanced growth where we grow both up and out in a way that promotes the connectivity and sustainability of Waikirikiri Selwyn. This is done through:...

- *Avoiding reverse sensitivity effects by ensuring a sufficiently large separation distance between incompatible activities.*

5.4 Te Kiteka Takiwai – District Picture

- 5.4.1 The “Te Kiteka Takiwai - District Picture” interactive online map shows Lincoln township as an “Education / Net Zero Town” and includes the following explanation:

Lincoln - Education / Net Zero Town

This is centred on Te Whare Wānaka o Aoraki | Lincoln University and the surrounding Crown Research Institutes. There a number of centres serving the town and surrounding areas.

Lincoln is the second largest town in Waikirikiri Selwyn. Lincoln is projected to experience significant growth. Lincoln has a town centre as well other smaller centres. Lincoln is anchored by Te Whare Wānaka o Aoraki | Lincoln University and the Crown Research Institutes which are significant employment nodes. Lincoln has the opportunity to support a broader range of commercial activity to support population growth and achieve a net-zero ambition ahead of other towns in Waikirikiri Selwyn.

- 5.4.2 AgResearch supports the importance placed on Lincoln University and the CRI's, but suggests the following amendment to better recognise the local and national significance of these facilities (consistent with the GCSP):

Lincoln - Education / Net Zero Town

This is centred on Te Whare Wānaka o Aoraki | Lincoln University and the surrounding Crown Research Institutes. There a number of centres serving the town and surrounding areas.

Lincoln is the second largest town in Waikirikiri Selwyn. Lincoln is projected to experience significant growth. Lincoln has a town centre as well other smaller centres. Lincoln is anchored by Te Whare Wānaka o Aoraki | Lincoln University and the Crown Research Institutes which are significant employment nodes and the retention, protection and continued operation and expansion of these facilities is strategically important from a local and national perspective. Lincoln has the opportunity to support a broader range of commercial activity to support population growth and achieve a net-zero ambition ahead of other towns in Waikirikiri Selwyn.

- 5.4.3 A key resource management issue of concern for AgResearch is the potential for reverse sensitivity effects occurring as a result of residential development near the Lincoln Research Farms. As a result, AgResearch has sought a number of amendments to Future Selwyn to address this concern. AgResearch considers that Future Selwyn would also benefit by following the recent approach taken in the Palmerston North Future Development Strategy (“Palmerston North FDS”) in response to various submissions raising concerns about reverse sensitivity. Following consideration of submissions, the Palmerston North FDS introduced a new section entitled “Sensitive Industries and Activities” which includes the following opening statement:

There are a variety of industries and activities in the city that could be compromised if housing is established too close to them. Reverse sensitivity risk is the effect of new land-uses (often housing) being established too close to existing industries and activities, creating neighbourhoods where nuisances and complaints may restrict the existing activity.

- 5.4.4 The new section includes a list of various industries and activities “that may create noise, landscape or odour effects” (with AgResearch’s “Grasslands Research Centre” at the top of the list). The section also includes *Map 41 : Sensitive Industries and Activities* which highlights the land holding of the listed sensitive industries/activities (i.e. mapped as “reverse sensitivity locations”). The section includes the following explanatory statement:


Some of these activities are already protected from reverse sensitivity effects in the District Plan. Others create possible limitations to the extent of housing growth in particular parts of the city. These risks can be managed through setbacks, insulation requirements on new homes, or avoiding further development in certain areas.

- 5.4.5 AgResearch considers that Future Selwyn would benefit from highlighting the landholdings of significant activities or facilities that are susceptible to reverse sensitivity effects on the “District Picture” online interactive map. In terms of AgResearch’s interests, this would include the two Research Farms as shown on the map in **Appendix A** of this submission. Mapping activities or facilities that are susceptible to reverse sensitivity effects would assist in informing investigations and engagement in future urban development planning processes.

6 SUMMARY

- 6.1 Thank you for the opportunity to lodge a submission on behalf of AgResearch in relation to Future Selwyn.
- 6.2 Please do not hesitate to contact me if you have any queries, require any further information or wish to discuss any of the submission points.

Yours sincerely



Graeme Mathieson
Mitchell Daysh Ltd

Address: PO Box 97431
Manukau
AUCKLAND 2241

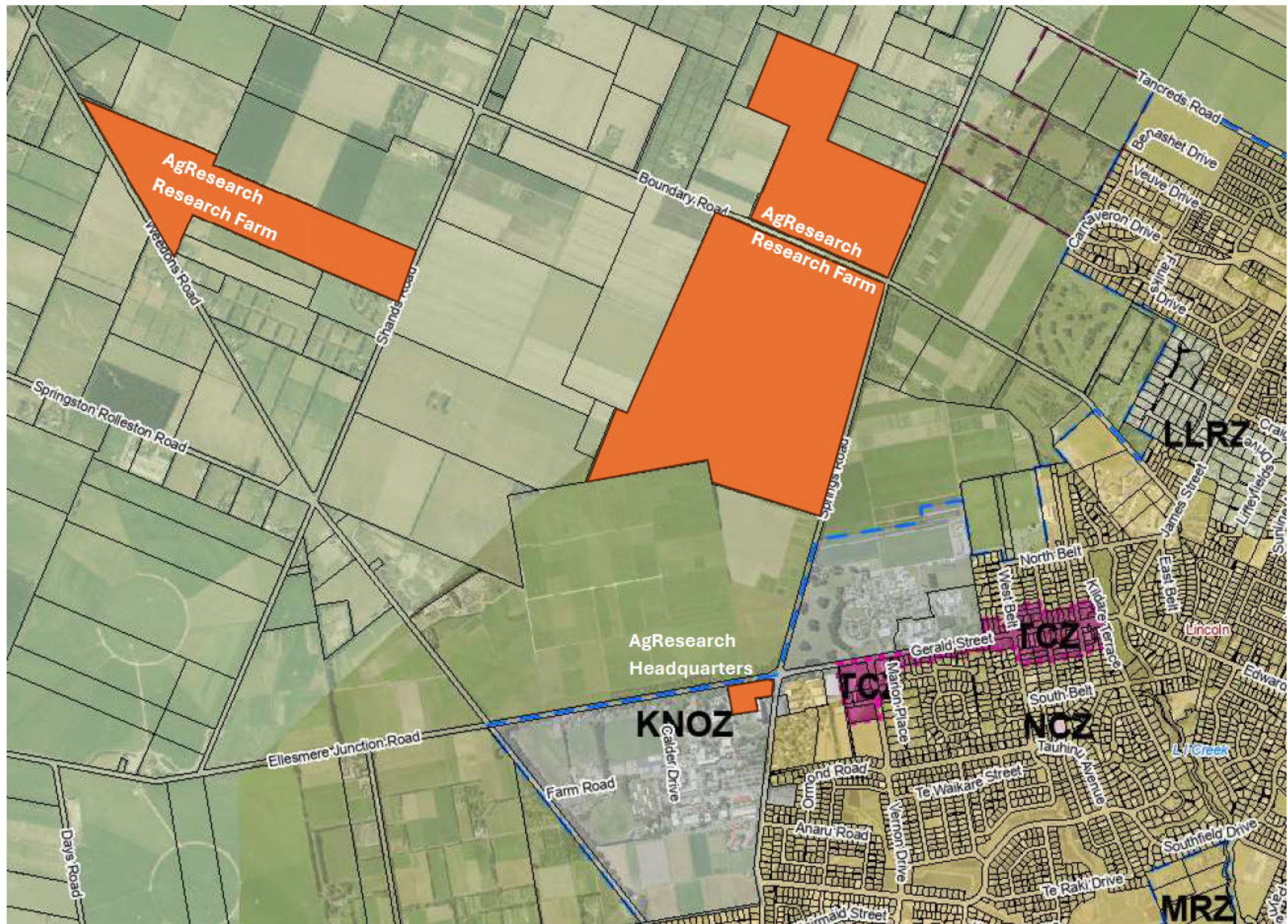
Email: graeme.mathieson@mitchelldaysh.co.nz

Mobile: 027-220-2640

cc: John Coxhead (AgResearch Planning & Strategy Manager Infrastructure)
Email John.Coxhead@agresearch.co.nz

APPENDIX A

AgResearch Lincoln Headquarters/Research Campus and Research Farms



AgResearch Lincoln Headquarters/Research Campus and Research Farms



Respondent No: 67

Login: Anonymous

Email: n/a

Responded At: Aug 02, 2024 16:51:48 pm

Last Seen: Aug 02, 2024 16:51:48 pm

IP Address: n/a

Q1. Please enter your full name: Gary Payne

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

CHRISTCHURCH

Q5. Do you want your name to be kept private?If so, what you write in your submission will still be publicly available.

No

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come?In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

No

Q7. Please explain.

The vision you have put forward is rubbish. Secondly I dont want a vision from my council. I expect my council to ensure the provision of critical infrastructure. This is what your supposed to do....I live on a rural property. You supply with no infrastructure. I supply my own bore water, my own spetic tank and I have no council storm water infrastructure within 500m of my property...what am I paying you over \$2000 a year in rates for?? How much have the Te_Reo subtitle cost in this Framework?? Propserous People - you state; 'Support Iwi Maori economic aspirations'...I am 1/8 Maori...my economic aspirations is to be left alone and not taxed into oblivion by my local council for absolutue BS in return...what you mean to say is dish out ratepayer money for corporate Iwi welfare payments....Ngai Tahu are the richest entity in Canterbury!!!! why are you giving them ratepayer money??? You have massively increased rates for no corresponding increase in services or environmental protection. You are allowing unchecked population growth. You are changing the demographic of the entire District. The rural areas should split of and form their won governing body...not pay for and be dictated to by urbanites.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future?In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

No

Q9. Please explain.

Your "Strategic Framework" is nothing but a load of Corporate drivel and BS. this is not what ratepayers pay you to do.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there. No

Q11. Please explain.

I dont wont direction I want to be left in peace. I want you and your corporate driven BS out of my life.

Q12. Have we captured what is most important to you about the way we get around (movement), and where we live and spend time (place) in our Urban Form Direction? In your answer, think about what you do and do not agree with, whether you think we have accurately captured how our movement and place might change over time, and what you may want to change to shape our neighbourhoods, towns and communities. No

Q13. Please explain.

not answered

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Reducing Rates

Q15. Do you think the District Picture includes all the important information needed to guide our district's growth and change in the future? In your answer, think about what you do and do not support, and what you think might be missing that should be included. No

Q16. Please explain.

You couldnt guide an orgy in a whorehouse....I want nothing to do with this and I want you out of my pocket...

Q17. Does the Township Network reflect your views on how our places could change in the future? No

Q18. Please explain.

I want to see the Malvern Hills Area split of from the wider district which has become to urban in character. I dont live here to have urbanite values and BS force fed down my throat....

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

How much rate money have you wasted on this BS???

Q20. If you have any supporting documents you would like to include with your submission, please add them here.

not answered

Q21. Do you wish to attend a hearing to present your submission in person?

Yes



Respondent No: 68

Login: Anonymous

Email: n/a

Responded At: Aug 02, 2024 17:27:00 pm

Last Seen: Aug 02, 2024 17:27:00 pm

IP Address: n/a

Q1. Please enter your full name:

[REDACTED]

Q2. Please enter your email address:

[REDACTED]

Q3. Telephone number:

[REDACTED]

Q4. Your local town/area

Rolleston

Q5. Do you want your name to be kept private? If so, what you write in your submission will still be publicly available.

Yes

Q6. Does the Vision and Spirit of Selwyn describe a future you want for Selwyn and our generations to come? In your answer, think about what things you agree are important, and if there is anything missing or that does not reflect your aspirations for Selwyn.

Yes

Q7. Please explain.

I am disappointed with the Maorification occurring in Selwyn. Many people complained about the naming of the Rolleston Library - and the S.D.C. did not listen to the ratepayers. there was little or no consultation about the naming rights.

Q8. Do the Strategic Framework and Outcomes represent your values for the district's future? In your answer, think about what parts of the Framework and Outcomes are important to you, and if there is anything you think should not be there or that is missing.

Yes

Q9. Please explain.

Would have liked to see English used as the primary language for headings - based on percentage of ratepayers that use English as their primary language.

Q10. Do you agree with the Directions we all need to take on to achieve the outcomes for Selwyn? In your answer, think about whether there are any Directions missing or that you think should not be there.

No

Q11. Please explain.

Would like to see less of "all things Maori" - we are a multicultural society and there are many other cultures that can be recognized as well. Use of English should be the recognized norm - why does the airline industry use it.

Q12. Have we captured what is most important to you Yes
 about the way we get around (movement), and
 where we live and spend time (place) in our
 Urban Form Direction? In your answer, think
 about what you do and do not agree with,
 whether you think we have accurately captured
 how our movement and place might change
 over time, and what you may want to change to
 shape our neighbourhoods, towns and
 communities.

Q13. Please explain.

not answered

Q14. What do you think are the most important things to focus on in our neighbourhoods, towns and communities?

Listen to the ratepayers - find out what they really want or don't want. Because this submission is not what you want to hear it will likely get binned. I only represent one voice, but I network extensively and the general feeling is that the people are not adequately represented.

Q15. Do you think the District Picture includes all the Yes
 important information needed to guide our
 district's growth and change in the future? In
 your answer, think about what you do and do
 not support, and what you think might be
 missing that should be included.

Q16. Please explain.

Can't comment.

Q17. Does the Township Network reflect your views No
 on how our places could change in the future?

Q18. Please explain.

I would strongly protest if bilingual names for wards were attempted to be introduced - as would quite a few others.

Q19. Is there anything else you want to say about Waikirikiri Ki Tua Future Selwyn?

Please remove the Maori words preceding "Future Selwyn" - how many ratepayers would really know or understand what they actually mean. The S.D.C. is trying to cater to a minority - it is hard to understand why - if there is a why.

Q20. If you have any supporting documents you not answered
 would like to include with your submission,
 please add them here.

Q21. Do you wish to attend a hearing to present your Yes
 submission in person?