

Details of submitter No: 101
Submitter: Cleve Prescott

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.

Submitter details

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

First name* CLIVE

Last name* PRESCOTT

Address* [REDACTED]

Town* Dallington

Postcode* [REDACTED]

Contact number* [REDACTED]

Email address* [REDACTED]

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

Received
Customer Service

To Aka ō-Rautaki | Strategic Framework
(our vision of the future)

02 AUG 2024

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.* Kimberly

☒ Yes ☐ No

Please explain:

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:

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.

Healthy living environment

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:

*we need to consider using
Rail Between - Ashburton
through to Amberly*

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

Please explain:

*Transport - housing
education Health
MTC to include chch to
Amberly or Rangiora*

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

*a four lane road from
chch to Ashburton*

*a centralized
emergency centre to
house Police - Fire and
Ambulance Services with
Room / provision for
expansion*

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

Details of submitter No: 102

Submitter: Aggregate and Quarry Association

Submission from the AQA on Future Selwyn

August 2024

Introduction

1. The Aggregate and Quarry Association (AQA) is the industry body representing quarrying companies which produce 45 million tonnes of aggregate and quarried materials consumed in New Zealand each year.
2. We would like to thank the Selwyn District Council for the opportunity to comment on [Future Selwyn](#), the Future Selwyn Strategy
3. The purpose of Future Selwyn is to provide “a strategic framework that will guide where and how Selwyn District grows into the future”.
4. The Aggregate and Quarry Association is interested in the strategy because of the need to protect aggregate and other quarry materials from competing land use and future development of the district, and to highlight its role in that development.

Key points

5. The Future Selwyn Strategy needs to be clear that continued access to sand and aggregates will be planned for, and access will not be impeded by future development and alternative land uses.
6. Council planning must identify where rock is located and protect those areas from other development and alternative land uses so that access to such resources is not lost.

Aggregate and Selwyn

7. Aggregate (crushed rock, gravel and sand) is an essential resource for the construction of housing, roading projects and other transport infrastructure. It is used for general construction – in concrete, asphalt, mortar and other building products.
8. It is also important for increasing resilience and adapting to extreme weather events and climate change.
9. Due to recent and ongoing levels of construction and infrastructure development activity in the district, there is a growing demand for aggregate.
10. Selwyn District in particular, is a fast-growing district where aggregate is needed to support infrastructure, housing and other construction activity.
11. The population projections on page 7 of the Strategy show that the population is

expected to grow from 86,000 plus in 2024 to 153,000 plus by 2054.

12. This means on average an additional 2,233 houses per year will be needed over the next 30 years. This equates to approximately 625,000 additional tonnes of aggregate and sand per year¹ on top of what is needed for relevant infrastructure to support the increase in housing.
13. We congratulate the Future Selwyn document recognising some of the existing operational quarries. These operational quarries, along with areas where aggregate deposits are known, need to be acknowledged and protected.
14. There are also significant roading developments occurring, which will be a drain on local quarries' aggregate resources, including the Canterbury RONS, not to mention construction throughout other parts of the greater Christchurch area as a result of the post-earthquake rebuild which has already had a significant impact on the region's aggregate resources.

Protect access to potential aggregate resources

15. For these reasons, we consider the lack of any real mention of sand and aggregate in the Future Selwyn Strategy to be a concern.
16. We believe there needs to be an acknowledgement of the role and contribution of aggregate and quarrying in Selwyn's future development and, in particular, Future Selwyn Strategy needs to be clear that continued access to sand and aggregate will be provided for, and access will not be impeded by future development and alternative land uses such as housing.
17. The AQA would be happy to talk to the council about what is known about where potential aggregate resources lie and the work being done at the national level on this.
18. It is also important to be aware that aggregate deposits are 'location specific'. They can only be sourced from where they are physically located and where the industry is able to access them economically.
19. Council planning must identify where the rock is located and protect those areas from new development and alternative land uses so that access to such resources is not lost. Attached, in the appendix, is a map of Selwyn showing known aggregate opportunity.
20. Due to its weight and volume, aggregate is very expensive to transport. An additional 30kms of travel typically doubles the cost of aggregate. This highlights that shifting large volumes from outside the region or far from where it is to be used is very expensive and would increase the cost of many of the proposed projects and residential development.

¹ Based on the rule of thumb of 280 tonnes of sand and aggregate per house.

21. The aforementioned characteristics of aggregate deposits mean that quarries should be close to residential and other areas where the aggregate is likely to be needed, but not too close to cause problems for either the quarry or the residential area and associated activities in terms of reverse sensitivity issues.

Increasing resilience

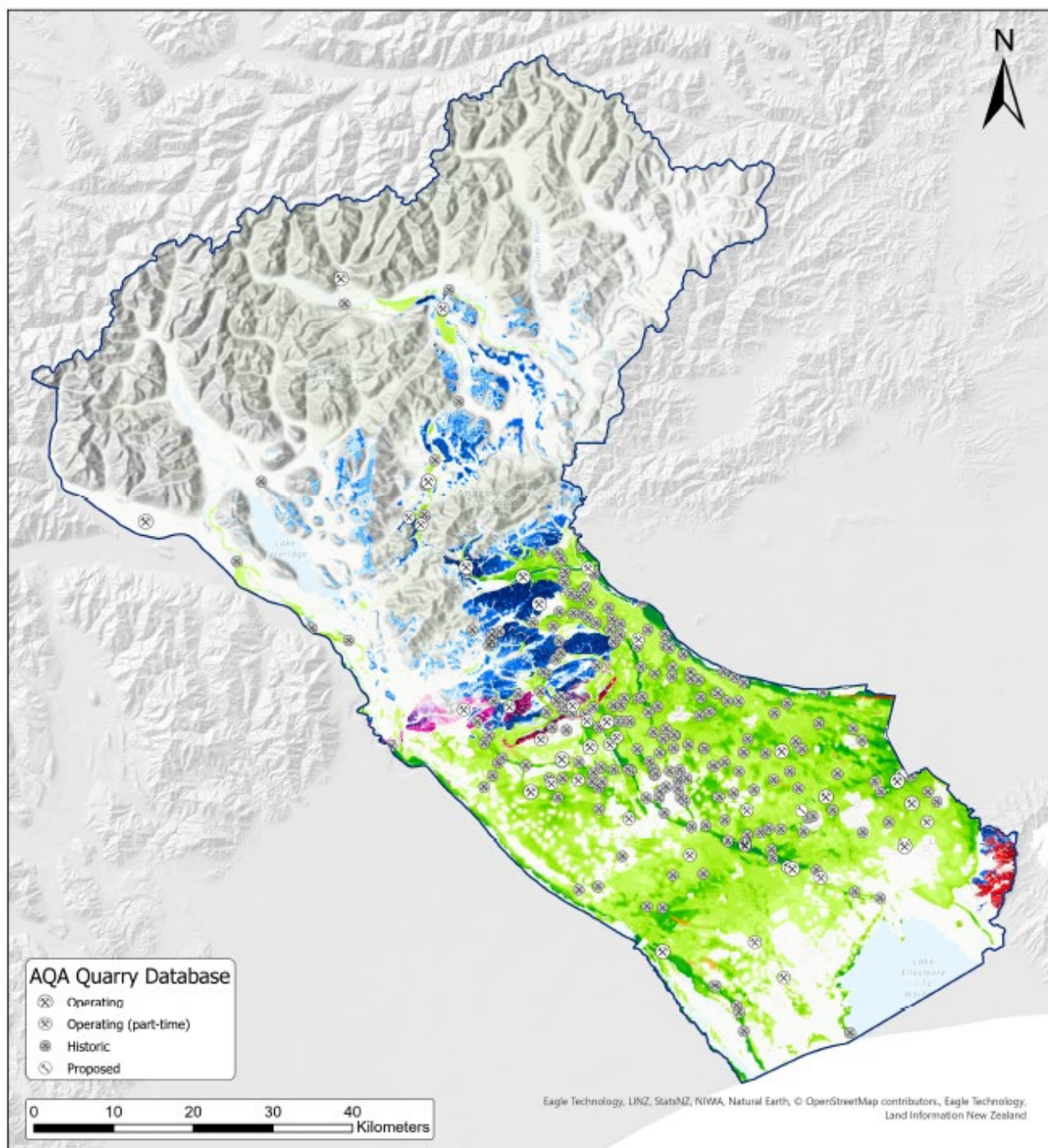
22. Aggregates will play a major role in increasing Selwyn's resilience and adapting to extreme weather events and climate change. Reliable aggregate supply will be a key contributor to Direction number 4 under Resilient Communities: "Reduce risks faced by communities from natural hazards and the impacts of climate change".
23. River flooding is already an issue in the district with the Waimakariri and Rakaia rivers where aggregate will be needed for stop banks and other flood protection structures.

Conclusion

24. To future proof the district and minimise the risk of future shortages of quarry materials, the strategy needs to protect aggregate resources from future development. Failure to do so will mean it will have to be sourced, at some expense, from outside the district.

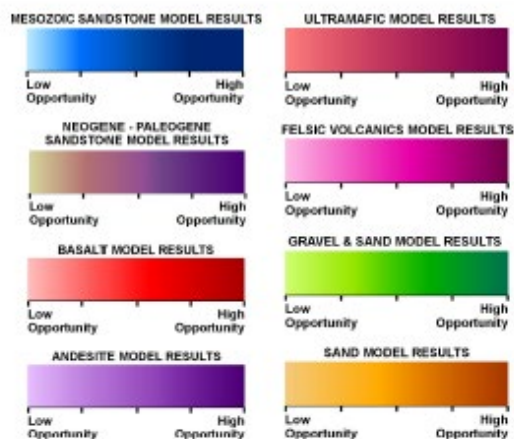
Wayne Scott
Chief Executive Officer
Aggregate and Quarry Association
wayne@aqa.org.nz
 021 944 336

Appendix



Aggregate Opportunity Modelling - Selwyn District -

Unpublished and preliminary aggregate opportunity modelling for the Selwyn District based on process developed by Hill & Chilton (2024). Results should not be used without consultation and review of relevant documentation and source data.



Details of Submitter No: 103

Submitter: Ministry of Education

Feedback to Draft Waikirikiri Ki Tua Future Selwyn for public consultation from Ministry of Education

Organisation: Ministry of Education (Te Tāhuhu o te Māturanga)
Contact: Vanita Ranchhod – Principal Advisor Spatial Planning, Land Investment & Planning
Email: [REDACTED]
Phone: [REDACTED]

Thank you for the opportunity for Ministry of Education (MOE) to provide feedback to the Draft Waikirikiri Ki Tua Future Selwyn (Future Selwyn). We understand this is being developed to replace the previous “District Development Strategy, Selwyn 2031”. This feedback is primarily from the Ministry’s Spatial Planning team.

The Ministry is aware of the growth pressure that Waikirikiri Selwyn has been facing with a 29% increase in residential population between 2018 and 2023. With this growth pressure the Ministry has had to provide and plan for significant investment in school infrastructure, and we welcome this forward planning approach the Council is taking to managing future growth. We also consider Draft Future Selwyn is well aligned to the outcomes sought by the Greater Christchurch Spatial Plan.

We support school infrastructure has been acknowledged as a critical component to support the growth outcomes sought in the key components of the Strategy: Strategic Framework, Strategic Priorities, and Urban Form Direction. We acknowledge the Draft Future Selwyn at this stage of the process, has been developed to provide high-level strategic and spatial direction to guide the development of the Waikirikiri Ki Tua Future Selwyn Area Plans. We understand these Area Plans are to be developed as non-statutory sub-district spatial plans which will provide integrated and place-based strategic direction for the future growth, development, and change envisaged for three spatial planning areas over the long-term with these areas identified as Eastern Selwyn, Malvern, and Ellesmere. It is the development of these Areas Plans that is of interest to the Ministry for our spatial planning and school network planning considerations for supporting future growth.

The Ministry would like to be informed and involved with the development of all three Area Plans. We are particularly interested in the development of the Eastern Selwyn Area Plan for the established centres and communities of Rolleston, Lincoln, Prebbleton and West Melton, however we would also like to be involved in other Area Plans where future urban growth is being directed to.

The Ministry thanks Selwyn District Council for the opportunity to submit on the Draft Waikirikiri Ki Tua Future Selwyn. As mentioned above we would like to be kept informed as the Council progresses into the development of the three Area Plans being proposed and look forward to working with you further on these.

The Ministry does not wish to be heard in support of its submission.

Nāku noa, nā

Vanita Ranchhod

Vanita Ranchhod | Principal Advisor - Spatial Planning
Te Pou Hanganga, Matihiko | Infrastructure & Digital



Auckland Mt Eden Office

[education.govt.nz](https://www.education.govt.nz)

He mea tārai e mātou te mātauranga kia rangatira ai, kia mana taurite ai ōna huanga
We shape an education system that delivers equitable and excellent outcomes



**Te Tāhuhu o
te Mātauranga**
MINISTRY OF EDUCATION

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Details of Submitter No: 104

Submitter: Valerie Saxton

From: Valerie Saxton <[REDACTED]>
Sent: Friday, August 2, 2024 1:02 PM
To: Communications <communications@selwyn.govt.nz>
Subject: Re: Waikirikiri Ki Tua Future Selwyn consultation closing soon

Thank you for inviting me to respond. It is a very complex website and document. I simply could not manage it.

Everything i read seems to be simply guidelines and aspirational goals that may or may not be applied or applicable depending on situations.

I have no argument with the goals, as they are too vague to be sure what they mean.

But this document is at a purely professional level. The expertise required to understand or interpret, let alone to comment constructively in anything but the vaguest of language, is beyond me, and I have a phd and am interested.

Plus i read nothing about what you actually propose to DO rather than 'promote' or 'foster'.

We know a lot these days about aspirational goals and this is just so much more patter.

e.g.

I would like you to say how you are going to develop a transport system. Are you going to rely on regional council? Are you going to centralise rolleston and provide school/recreational/commuter routes and timetables. What sort of vehicles will there be?How will it be funded? That is the sort of detail i am looking to comment on.

I look forward to your summary of what sdc residents reply to this document, as i doubt anything concrete can come out of this.

Sincerely
Valerie Saxton

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:



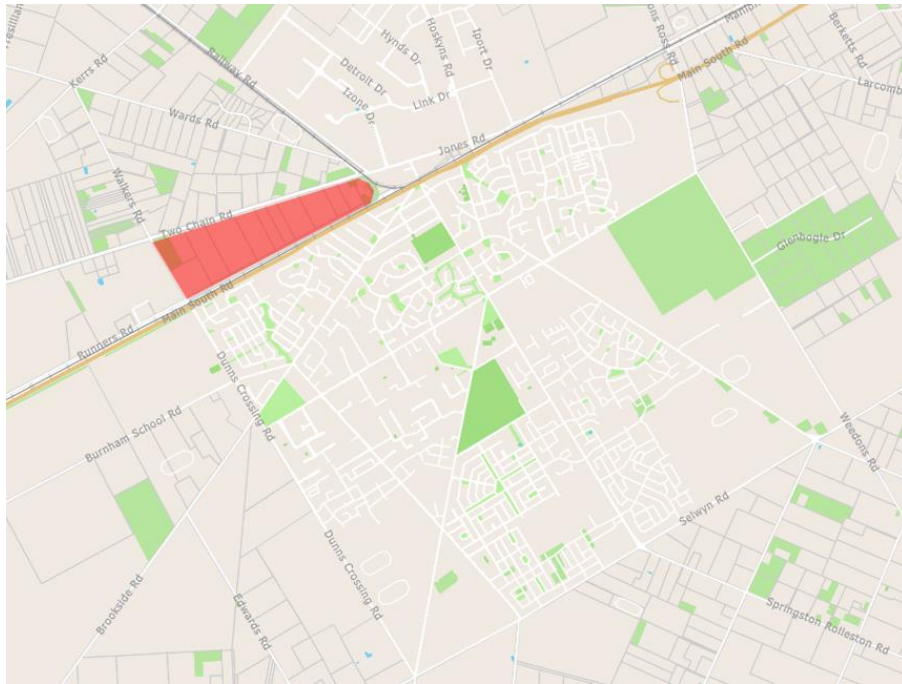
- 15 While Carter Group do not oppose the above direction, it considers that SDC should be cognisant that this should be a guide rather than a rule. In order to meet the District's housing needs, there may need to be more variety of densities and typologies in each location. For example, there may be 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: 106
Submitter: Central Plains Water

**CENTRAL PLAINS WATER LIMITED'S
SUBMISSION ON SELWYN DISTRICT COUNCIL'S
Waikirikiri Ki Tua – Future Selwyn Consultation Document July 2024**

To: Selwyn District Council

From: Central Plains Water Limited

PO Box 9424

Tower Junction

Christchurch 8149

Susan Goodfellow (Chief Executive Officer)

03 928 2973

021 159 6514

sgoodfellow@cpwl.co.nz

Central Plains Water Limited's submission on the Waikirikiri Ki Tua – Future Selwyn Consultation Document July 2024 is set out in the attached document.



Susan Goodfellow

Chief Executive Officer

Central Plains Water Limited

On this 19th day of July 2024

**CENTRAL PLAINS WATER LIMITED'S
SUBMISSION ON SELWYN DISTRICT COUNCIL'S**

Waikirikiri Ki Tua – Future Selwyn Consultation Document July 2024

SDC is a key partner in the Central Plains Water Enhancement Scheme

In May 2000, the Central Plains Water Enhancement Scheme Steering Committee, a joint committee of the Selwyn District Council (**SDC**) and Christchurch City Council (**CCC**), was established and funded to assess the feasibility of water enhancement schemes for the Central Plains area. This feasibility study confirmed the validity of an affordable scheme.

In April 2003 the Central Plains Water Trust (**CPWT** or **the Trust**) was established to replace the Steering Committee and progress the project. The Trust is a public venture, with Trustees appointed by SDC, CCC and Ngāi Tahu. The first role of the Trust, following establishment, was to raise sufficient share capital to fund the process to obtain the resource consents necessary to proceed with the project. The consents were granted and are owned and administered by the CPWT which licences the use of these consents to Central Plains Water Limited (**CPWL**).

CPWL reports to the CPWT quarterly on compliance with resource consents, strategic initiatives and the status of projects receiving CPWL Environmental Management Funding each year (this Fund is further discussed later in this submission). CPWL also prepares an annual report to the Trust detailing the effects of the scheme on water quality and water levels in the Selwyn Waihora Catchment. This report is independently reviewed and forms the basis of the Trust's Annual Sustainability Report. Further, CPWL provides support to the Trust when the Trust is reporting to SDC.

About the Scheme

CPWL was established in September 2003 and is responsible for the implementation and operation of the Scheme.

The Scheme is a large-scale community irrigation scheme that provides reliable and cost-effective water to farmers in the Selwyn District, with the consent to irrigate 63,000 hectares of farmland between the Rakaia and Waimakariri Rivers, from the Malvern foothills to State Highway 1.

The Scheme was constructed in three stages between 2014 and 2018. It is the largest irrigation scheme in the South Island and its establishment cost was in the order of \$474M. The Scheme is currently owned by 397 farmer shareholders and operates on co-operative principles. Shareholders include dairy, cropping and beef and sheep farmers.

The Scheme has been designed to have an 80-year lifespan with an expectation that 100 years of service will be achieved. As such it is a multi-generational investment providing long term community benefits.

The Scheme's business activities, increased food production resulting from reliable water, and environmental outcomes directly benefit the Selwyn District, while also benefiting the Canterbury Region and beyond.

CPWL delivers economic benefits to Selwyn District.

The Scheme contributes significantly to Canterbury's economy. In a 2024 assessment undertaken by BERL the Scheme had a direct expenditure for the year of \$342 million, which generated direct gross domestic product of \$183 million, while contributing a total (direct, indirect, and induced) benefit of \$364 million to Canterbury's gross domestic product. In the same year, the Scheme generated direct employment of 985 full-time equivalents and 2,045 indirect full-time equivalents in the Canterbury region.

Environmental benefits

Key to establishment of the Scheme was SDC's and CCC's desire to protect the quality and quantity of water in the Canterbury Plains, including switching land users from groundwater abstraction to low nutrient alpine sourced water. With this, the Scheme's development was closely aligned with the vision of the Canterbury Water Management Strategy (**CWMS**) and the Scheme is a key contributor to achievement of the CWMS Outcomes.

CPWL's activities contribute to improving and protecting the values associated with Te Waihora/Lake Ellesmere which is the most important wetland habitat of its type in New Zealand.

CPWL strives to be a world leader in environmental and sustainable practice by protecting and enhancing the surrounding waterways. This is principally achieved by:

- (a) Protecting the aquifers - By taking low nutrient alpine water from the Rakaia River in a controlled way, as provided for by the Rakaia River Water Conservation Order (**RWCO**), farmers no longer have to abstract water from groundwater wells and artesian supplies thereby leaving that water in the aquifers; and
- (b) Controlling and reducing loss of nutrients - Nutrient levels on farms in the Scheme are monitored and audited, and reductions in nutrients lost is one of the key environmental pillars on which the Scheme is built.

In 2014/2015 100 million cubic metres (**m³**) of shareholders consented annual groundwater volume (the total consented annual groundwater take is over 200 million m³) was used by CPWL shareholders. This decreased to 32 million m³ in the 2022/2023 irrigation season (i.e., approximately 16% of the consented annual groundwater volume used). Leaving the water in the aquifers improves the flow in streams that are linked to Te Waihora/Lake Ellesmere.

CPWL requires that all Shareholders have Farm Environment Plans (**FEPs**) to ensure that farmers are carrying out good management practices on their farm. The FEPs ensure that nitrogen and phosphorous losses resulting from farming activities are reduced to allow water quality to improve over time. CPWL's resource consents require reductions in nitrogen/nitrate losses. By 2022, dairy farms were required to reduce their losses by 30% (from their annual average loss between 2009-2013) and dairy support by 22%, irrigated sheep and beef farmers by 5% and arable farmers by 7%. Collectively, from 2022, CPWL farmers achieved a reduction of 936 tonnes and are now 29% under the pre-Scheme catchment load.

Directly benefiting Te Waihora/Lake Ellesmere, the Scheme has to date contributed \$350,000 to the Te Waihora Environmental Management Fund that is managed by Te Rūnanga o Ngāi Tahu for the restoration of Te Waihora/Lake Ellesmere. CPWL also contributes 12.5% of the annual costs, approximately \$44,000 per year (on average) to open the Lake to the sea.

Also benefiting Te Waihora/Lake Ellesmere is the CPWL Environmental Management Fund (**EMF**). This fund is administered by a Trust that includes representatives from the community, iwi, environmental and recreational interests, and Trustees that are appointed by SDC and CCC. The Trust makes the decisions on which projects to fund, with projects selected to date addressing wetland enhancement, minimising nutrient losses to lowland streams and riparian planting. To date the EMF has distributed over \$630,000 to environmental-related initiatives including the protection of wetlands and Significant Natural Areas, and planting over 70,000 native trees.

CPWL's pipe network, which includes a 2.4m diameter pipe under the Hororata River, also supports Canterbury Regional Council's three cumec Near River Recharge (**NRR**) project. This project enables the recharge of groundwater with surface water in an area of the south bank of the Hororata River. The recharged groundwater then supplies the Hororata River and other lowland streams downstream from the recharge point in dry years to support flows, fish populations, invertebrates, and additional improvements in the ecology of the rivers and streams. This NRR project is world leading in terms of its scale and environmental focus. The project relies on CPWL's Rakaia River intake, Stage 1 headrace, and Stage 2 pipe network.

Adding to community resilience

At its very core, CPWL's provision of reliable irrigation and stock drinking water bolsters the farming community's resilience to the potential effects of climate change. At the same time, the Scheme's infrastructure has the potential to benefit communities in ways that go well beyond the 'on-farm' benefits. For example, the Scheme currently provides 20 connection points to supply water to Fire and Emergency New Zealand for firefighting purposes, and the pipeline has the potential to supply raw water to drinking water treatment plants should an event adversely impact council infrastructure.

CPWL has a particular interest in maximizing the value gained for communities from the Scheme's infrastructure (within the constraints of the resource consents held for the Scheme) and advancing community resilience to the effects of climate change and natural disasters such as earthquakes and extreme weather events.

CPWL welcomes the comments in SDC's *Waikirikiri Ki Tua Future Selwyn Consultation Document* on the **The strategic framework**, which sets out SDC's aspiration for Waikirikiri Selwyn over the next 50-100 years that has been guided by SDC's vision, spirit, strategic outcomes and directions; and in particular: **Long term aspirations** (Vision, and Spirit of Selwyn). CPWL welcomes an opportunity to discuss SDC's priorities for building community resilience, and to consider how CPWL could assist in achieving the goal of '*a balance from the mountains to the sea and everything in between – Sustainable prosperity; Economy is productive and resilient, driven by innovation and creativity*'.

CPWL welcomes the **Kā ahuka/Directions** that include '*a rich and diverse land that protects highly productive land for land based primary production*', and that this sits alongside the outcome of '*Thriving Ecosystems & Biodiversity*', '*Healthy water*'; and '*Living within Environmental Limits*' which includes '*protect highly productive land for land-based primary production*'.

To achieve the balance of these outcomes, our submission highlights the Hierarchy of Obligations within the National Policy Statement for Freshwater Management 2020 (Te Mana o te Wai), which we expect underpins the **Direction: Healthy Water**.

Objective 1: Prioritise the health and wellbeing of water; and

2. Protect and restore the mana and mauri of water.

3. *Protect and enhance Te Waihora and all tributaries.*

4. *Protect sources of water and human health.*

5. *Recognise the interconnectedness of the blue network.*

CPWL recognises that freshwater is a precious taonga that is essential to all people and the world we live in. Responsible use of water is key to meeting the needs of our people and to respecting the mana and mauri of freshwater and the environment as a whole.

CPWL plays a fundamental role in the sustainable provision of water to produce food and fibre in the Selwyn Waihora district, and in managing the potential environmental effects of the take and use of such water.

The context within which we operate is changing. Current climate change trends show that the Canterbury Region is getting warmer and drier and is more prone to climate extremes such as droughts. This, in combination with a declining natural availability of water, the need to protect waterbodies from degradation, and ever-changing regulation, is leading to an increase in demand for irrigation water while investment decisions are becoming more risk averse.

Given this context there is a clear need to be strategic about ensuring the sustainable availability of water in the long term, for both the needs of the environment and the needs of our people.

Ten years ago, the Selwyn community participated in a series of focus group sessions to assess and confirm acceptable scenarios for the future of Selwyn, the outputs of which informed the Land and Water Regional Plan, Sub-Regional Chapter 15, Policies and Rules relating to water quality, water quantity and land use among other things. CPWL participated in this Environment Canterbury led process.

The Canterbury Land and Water Regional Plan is the instrument that will give effect to the Waikirikiri Ki Tua Future Selwyn Plan. We are now heading into the 10-year review of this plan, with the first step being the review of the Regional Policy Statement, which is commencing soon.

At the time of applying Te Mana o te Wai in 2012, where the health of Te Waihora was prioritised, modelling was undertaken to show a range of scenarios from prioritising the health of the waterway (Lake Ellesmere/Te Waihora), to prioritising the economic prosperity of the district. The modelling for each scenario showed the social and economic effects. For both scenarios, which represented either end of the spectrum of outcomes, neither option was acceptable to the group. For the scenario prioritising the health of the Lake, *'all of the wide range of interests involved in the Focus group process found the land use change required and the consequent social disruption unacceptable'* (Pg 35. Zone Implementation Plan Addendum).

Thus, a balanced and multifaceted approach was identified as acceptable, where a range of factors were required to change to achieve improvements to both water quality and water quantity, which included reducing nitrogen losses from land use, implementing riparian and wetland enhancements, and retiring groundwater to improve flows in tributaries, as well as lake mitigations.

The agreed solutions package was designed to be implemented over a 30-year period and included a range of regulatory and non-regulatory interventions.

CPWL's contribution achieved over 9 years since commencing operations in 2015 include:

- irrigating 45,000ha of farmland using low nutrient alpine river water
- Retiring 50-60Mm3 of groundwater annually (20,000 Olympic swimming pools).

- 100% of shareholder farms having FEP's; covering 71,000ha, 26,000ha more than we irrigate.
- To date we have completed 12 years of monthly year ground and surface water quality and quantity monitoring.
- Achieved a 29% reduction in Nitrogen lost below the root zone compared to pre CPWL (Sept 2015)
- Investing over \$1.6m in catchment enhancements including planting over 70,000 native plants, contributing funds to lake restoration and annual lake openings.

This example illustrates the balanced approach to Te Mana o te Wai that was taken in central Canterbury, and as a result, progress is being made toward achieving improved water health outcomes while at the same time supporting critical human needs such as food production using water and access to safe drinking water.

We submit that the Selwyn District Council ensure that a balanced approach is taken to support the Directions and outcomes set out on page 10 and 11 of the Waikirikiri Ki Tua Future Selwyn Consultation Document, and that Selwyn District Council ensure relevant submissions are made to the Draft Regional Policy Statement when it is open for consultation, to ensure that the requisite policies and rules are included that will enable SDC to give effect to a balanced approach that will ensure SDC's ability to implement Waikirikiri Ki Tua Future Selwyn strategy is not slowed down or stalled.



Susan Goodfellow
Chief Executive Officer
Central Plains Water Limited

On this 19th day of July 2024

Details of Submitter No: 107

Submitter: National Public Health Service

31 July 2024

Selwyn District Council
PO Box 90
Rolleston 7643

Tēnā koutou

Submission on Waikirikiri Ki Tua Future Selwyn

1. Thank you for the opportunity to submit on the Waikirikiri Ki Tua Future Selwyn. This submission has been compiled by the National Public Health Service (NPHS) Te Waipounamu region, Health New Zealand – Te Whatu Ora. NPHS Te Waipounamu services the South Island including Waikirikiri Selwyn.
2. NPHS recognises its responsibilities to improve, promote and protect the health of people and communities of Aotearoa New Zealand under the Pae Ora (Healthy Futures) Act 2022 and the Health Act 1956.
3. Pae Ora requires the health sector to protect and promote healthy communities and health equity across different population groups by working together with multiple sectors to address the determinants of health.
4. NPHS is focused on the achievement of equitable health outcomes. We use the Ministry of Health's definition of equity:

In Aotearoa New Zealand people have differences in health that are not only avoidable, but unfair and unjust. Equity recognises different people with different levels of advantage require different approaches and resources to get equitable health outcomes.¹

5. This submission sets out matters of interest and concern to NPHS Te Waipounamu.

¹ Ministry of Health – Manatū Hauora (2024, July 2). Achieving equity. <https://www.health.govt.nz/about-ministry/what-we-do/achieving-equity>

General Comments

6. We welcome the opportunity to comment on the Waikirikiri Ki Tua Future Selwyn.
7. Health and wellbeing are influenced by a wide range of factors beyond the health sector. These factors are often referred to as the 'social determinants of health', and can be described as the environmental, economic and social conditions in which people are born, grow, live, work and age.²
8. The diagram³ below shows how these determinants of health are complex and interlinked. Initiatives to improve health outcomes and overall quality of life must involve organisations and groups beyond the health sector, such as local government, if they are to have a collective impact.⁴ Local government has an important role to play in supporting the health and wellbeing of communities.

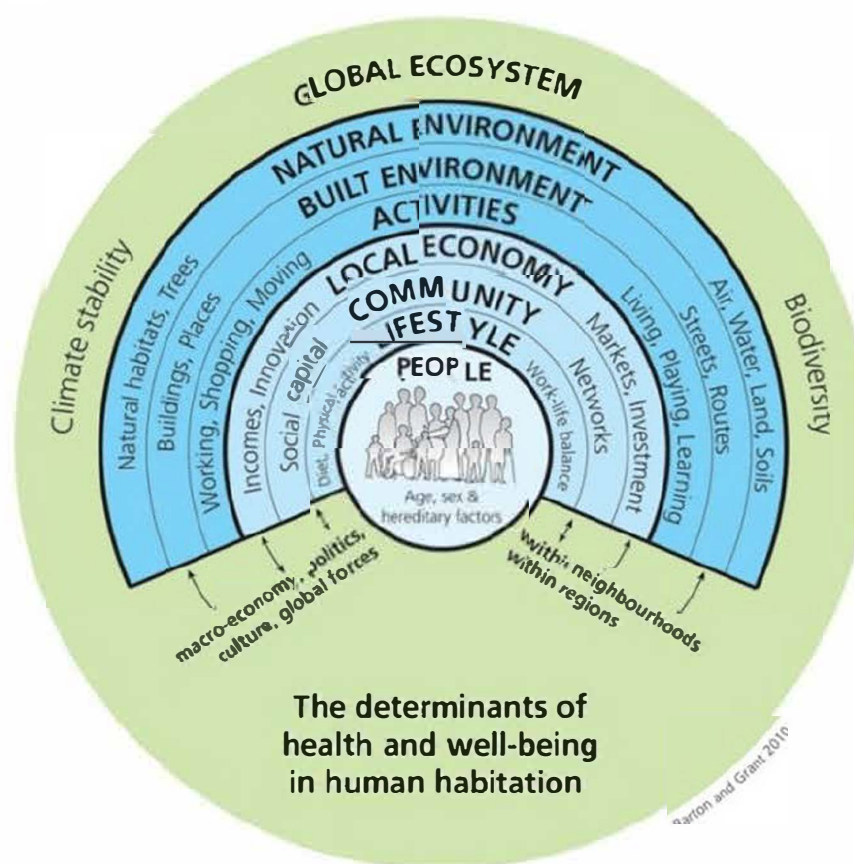


Figure 1: Social determinants of health

² Public Health Advisory Committee. (2004). *The Health of People and Communities. A Way Forward: Public Policy and the Economic Determinants of Health*. Public Health Advisory Committee.

https://mohlibrary.softlinkhosting.co.nz/443/liberty/OpacLopin?mode=BASIC&openDetail=true&corporation=default_comp&action=search&queryTerm=uuid%3D%225e0914be0a5a01e27fdf294000051624%22&editionUuid=5e0914be0a5a01e27fdf294000051624&operator=OR&url=%2Fopac%2Fsearch.do

³ Barton, H. & Grant, M. (2006). A health map for the local human habitat. *The Journal of the Royal Society for the Promotion of Health*, 126(6), 252-253.

<https://journals.sagepub.com/doi/10.1177/1466424006070466>

⁴ McGinnis J.M., Williams-Russo P. & Knickman J.R. (2002). The case for more active policy attention to health promotion. *Health Affairs*, 21(2), 78-93.

<https://www.healthaffairs.org/doi/abs/10.1377/hlthaff.21.2.78>

Specific Comments

9. NPHS Te Waipounamu strongly commends Council for developing Waikirikiri Ki Tua Future Selwyn. This strategy has the potential to enhance health and wellbeing outcomes in the district by addressing many determinants of health including transport, land-use, housing, natural environments, social cohesion, community participation and emergency preparedness.
10. Waikirikiri Ki Tua Future Selwyn takes a long-term and integrated approach to planning Council's work. We support this approach because integrated planning involves taking a holistic view of determinants of health to build stronger and more sustainable social, environmental, and economic outcomes.
11. The goals of Selwyn District Council and NPHS Te Waipounamu are closely connected, aiming to develop resilient, healthy, and thriving communities both now and in the future. NPHS Te Waipounamu is interested in partnering with Selwyn District Council to support Council to achieve the aspirations of Waikirikiri Ki Tua Future Selwyn. We can provide advice to ensure that health, wellbeing, sustainability and equity issues are explicitly addressed in Council's projects, policies and plans.
12. The Integrated Planning Guide (IPG) is one of the tools that we use to consider how determinants of health are impacted by decision making.⁵ NPHS Te Waipounamu recommends that Council uses the IPG when developing projects, policies and plans. We can offer training and assistance to support Selwyn District Council to use this guide. The IPG was co-designed with staff from local councils and is endorsed by the Greater Christchurch Partnership.
13. We generally support the Outcomes and Directions included in the strategy. We have made some comments and recommendations about how to further strengthen Waikirikiri Ki Tua Future Selwyn. Our comments are grouped under headings from the Consultation Document.

⁵ Health in All Policies Team, Te Mana Ora/Community and Public Health. (2022). Integrated Planning Guide for a healthy, sustainable and resilient future - version 3.2. Christchurch. New Zealand: Te Whatu Ora <https://www.cph.co.nz/wp-content/uploads/IntegratedPlanningGuide.pdf>

A great place to call home

14. NPHS Te Waipounamu recommends using design guides to support work to create inclusive and thriving communities. Universal design principles are concerned with designing environments to be used by all people, no matter their age, size, ability or disability. Built environments that are accessible to people at different stages of life and with different abilities is particularly important in an aging population. Crime Prevention Through Environmental Design (CPTED) is another design approach that creates places that are less susceptible to crime and enable people to feel more comfortable outdoors. CPTED approaches include designing buildings that overlook streets and public spaces and ensuring that there are clear sightlines along paths for pedestrians and cyclists.⁶ The Integrated Planning Guide includes a list of design guides that may be useful.⁷

15. NPHS Te Waipounamu strongly supports Council to engage with Māori in shaping the direction of Waikirikiri Selwyn. Partnership with mana whenua and tangata whenua is important to honour the Crown commitments made in Te Tiriti o Waitangi and to foster a sense of belonging and connection for Māori. Integrating te ao Māori and mātauranga Māori into Council's work can also support Council to achieve its aspirations by taking a more holistic view of physical, spiritual, social and cultural dimensions that make up wellbeing.

16. We support the direction to 'reduce risks faced by communities from natural hazards and the impacts of climate change'. We note that some population groups and communities may be inequitably vulnerable to climate change exacerbated hazards, including low-income populations, Māori, Pacific peoples, and people with pre-existing health conditions. Therefore, we recommend that Council tailors approaches to reducing risks from climate change and natural hazards for different communities by integrating population and place-based vulnerabilities into planning. A recent report we produced further outlines the potential health, wellbeing and equity consequences of the predicted climate impacts in Waitaha Canterbury.⁴ We encourage the Council to use an equity lens in its climate change risk mitigation projects.

⁶Safer Canterbury. (2004). *What Is Crime Prevention Through Environmental Design (CPTED)?*. Accessed from: <https://www.healthychristchurch.org.nz/media/22394/cpted-docs.pdf>

⁷ Health in All Policies Team, Te Mana Ora/Community and Public Health (2022). Integrated Planning Guide for a healthy, sustainable and resilient future - version 3.2. Christchurch. New Zealand: Te Whatu Ora. Accessed from: <https://www.cph.co.nz/wp-content/uploads/IntegratedPlanningGuide.pdf>

A Healthy and Restored Environment

17. NPHS Te Waipounamu supports the directions included in this section. The health and wellbeing of people and communities is linked to, and dependent on, the health of the natural environment. Many of the directions have benefits for both climate change mitigation and human health. These include greening urban environments, nature-based solutions and restoring ecosystems. Green spaces can benefit mental and physical health by reducing stress, lowering blood pressure, improving mood, encouraging physical activity and promoting social connection and also protect against climate impacts, such as by limiting flood damage by slowing and storing water and countering the effects of urban heat islands.⁸
18. NPHS Te Waipounamu strongly supports the direction to 'protect highly productive land for land-based primary production'. Protecting productive soil from development is important to support food security, support access to healthy food and employment opportunities in primary production.⁹
19. In addition, we encourage Council to consider enabling land-use to provide public space for the community to grow food/kai. Growing food is one way to support access to food and support community health and wellbeing, as well as support the outcomes of inclusive, thriving and resilient communities.

A Sustainable and Connected Urban Form

20. NPHS Te Waipounamu strongly supports the directions in this section and the Urban Form Direction that promote the development of liveable and well-functioning urban forms that are compact and meet the demands of population growth. Urban environments have typically been designed in ways that can contribute to poor health outcomes, including through greenhouse gas emissions, air pollution, noise, heat islands, and inactive lifestyles. Creating more compact urban environments, increasing the density of housing, and enabling the use of active and public transport options can have a positive influence on population health outcomes.
21. We strongly support the directions to enable housing choice and affordability and promote housing choice. Insecure, unaffordable, overcrowded and inaccessible housing can have detrimental impacts on physical and mental health. Ensuring access to housing options that

⁸ Turner-Skoff, J. B. & Cavender, N. (2019). The benefits of trees for livable and sustainable communities. *Plants, People, Planet*, 1(4), 323-335.

⁹ Ministry for the Environment. (2024). *Our land 2024*. Accessed from: <https://environment.govt.nz/publications/our-land-2024-a-snapshot/>

cater to a range of household sizes and needs will create more opportunities for the population in Waikirikiri Selwyn to live in healthy, suitable and secure housing.

22. NPHS Te Waipounamu also supports the direction to enable Kāika Nohoaka. This direction may support community wellbeing and resilience for mana whenua by supporting whānau to exercise authority over their land, their homes and communities. In addition, enabling Kāika Nohoaka may address inequities faced by Māori in accessing housing. Māori home ownership rates are low and declining, while the proportion of Māori in rental accommodation is much higher than for other ethnicities.¹⁰ Providing for Māori self-determination and addressing inequities are important to honour commitments made in Te Tiriti o Waitangi.
23. We recommend that Council includes a direction that explicitly refers to the need for housing stock to be accessible. As mentioned above, universal design principles can ensure that housing caters to a range of people at any stage of life and with different abilities. These principles are important to consider in an aging population. As outlined in the Consultation Document, the proportion of people aged 65 years and over in the district is estimated to increase from 13.25% in 2024 to 24.21% in 2054. Housing that incorporates universal design features will less likely need to be modified to suit people with different needs, and therefore can be marketed to a wider audience. Lifemark is a service that can provide advice to designers and builders on the principles of Universal Design and is support by CCS Disability Action.¹¹
24. We also recommend that the directions in this section refer to the need for housing to be healthy and climate resilient. Temperatures are predicted to increase as an effect of climate change, however new townhouses in Aotearoa New Zealand have typically not been designed to be kept cool in warmer temperatures.¹² Indoor temperatures that are too high or too low can result in illnesses and deaths, including extreme heat-related deaths and winter deaths.¹³ It is important for housing to be warm, dry, insulated, and well-ventilated, as well as having the ability to be kept cool in warmer temperatures. Temperature regulation and energy efficiency should be considered in the design of housing to save energy used for heating and cooling.

¹⁰ Te Puni Kōkiri. (2009). *The Implications of a Recession for the Māori Economy*. Accessed from: <https://www.tpk.govt.nz/en/o-matou-mohiotanga/maori-enterprise/the-implications-of-a-recession-for-the-maori-econ>

¹¹ <https://www.lifemark.co.nz/>

¹² Gibbens, K. (2024). Overheating a 'big issue' in newbuild townhouses in NZ. March 13. Accessed from: <https://www.1news.co.nz/2024/03/13/overheating-a-big-issue-in-newbuild-townhouses-in-nz/>

¹³ Howden-Chapman, P. Roebbel, N. & Chisholm, E. (2017) Setting housing standards to improve global health. *International journal of environmental research and public health*, 14(12), 1542.

25. NPHS Te Waipounamu strongly supports the sustainable and accessible transport directions and the Urban Form Direction. Shifting away from reliance on motor vehicles towards the use of more sustainable modes of transport has many health and environmental benefits. Increasing the uptake of walking, cycling and other active modes reduces greenhouse gas emissions, air pollution and noise and increases physical activity. We also support efforts to increase the uptake of shared mobility, public transport, Mass Rapid Transport, and the increased utilisation of rail for freight to reduce dependence on fossil fuels for transport and support climate change mitigation. Land transport is a major contributor to greenhouse gas emissions in Canterbury, accounting for 16% of the region's emissions in 2018.
26. NPHS Te Waipounamu recommends that Council consider using the Healthy Streets Indicators framework to enhance active transport networks (Figure 2). The framework includes indicators that inform how to design streets for people instead of cars by improving the human experience of streets.¹⁴ The Healthy Streets Indicators aim to encourage social connection and physical activity, therefore there are many potential benefits for health, social and environmental outcomes.
27. NPHS Te Waipounamu can support Council to use the Healthy Streets framework to inform their work. The New Zealand Healthy Streets Design Check Tool is part of the Aotearoa Urban Street Planning and Design Guide Implementation and aims to help planners and designers think about the human experience of a street.¹⁵

¹⁴ Healthy Streets. (2024). Introduction: What is Healthy Streets? Accessed from: <https://www.healthystreets.co.nz/what-is-healthy-streets>

¹⁵ Waka Kotahi – New Zealand Transport Agency. (2024). Pilot New Zealand Design Check Tool. Accessed from: <https://www.nzta.govt.nz/about-us/about-nz-transport-agency-waka-kotahi/environmental-and-social-responsibility/urban-street-guide/pilot-new-zealand-design-check-tool/>



Figure 2: The Healthy Streets Indicator framework

28. We support the Features of a Thriving Neighbourhood diagram included in Waikirikiri Ki Tua Future Selwyn because the diagram highlights features that support people to meet their everyday needs and are important for health and wellbeing. NPHS Te Waipounamu encourages Council to consider the accessibility of these features for different communities and groups. Some communities may face inequities in accessing these features, including people on low incomes, disabled people and rural communities. For example, rural communities may face barriers to accessing health facilities, sport facilities and public transport. It is important to consider how to enable access, such as through land-use, urban design, and transport options.

Conclusion

29. NPHS Te Waipounamu does not wish to be heard with respect to this submission.

30. Thank you for the opportunity to submit on the Waikirikiri Ki Tua Future Selwyn.

Ngā mihi,



Vince Barry

Regional Director
National Public Health Service
Te Waipounamu Region

Contact details

Hebe Gibson
NPHS Te Waipounamu
03 364 1777
submissions@cdhb.health.nz

Te Kāwanatanga o Aotearoa
New Zealand Government

Details of Submitter No: 108
Submitter: Environment Canterbury



31 July 2024

Future Selwyn
PO Box 90
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By email: communications@selwyn.govt.nz

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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: 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:

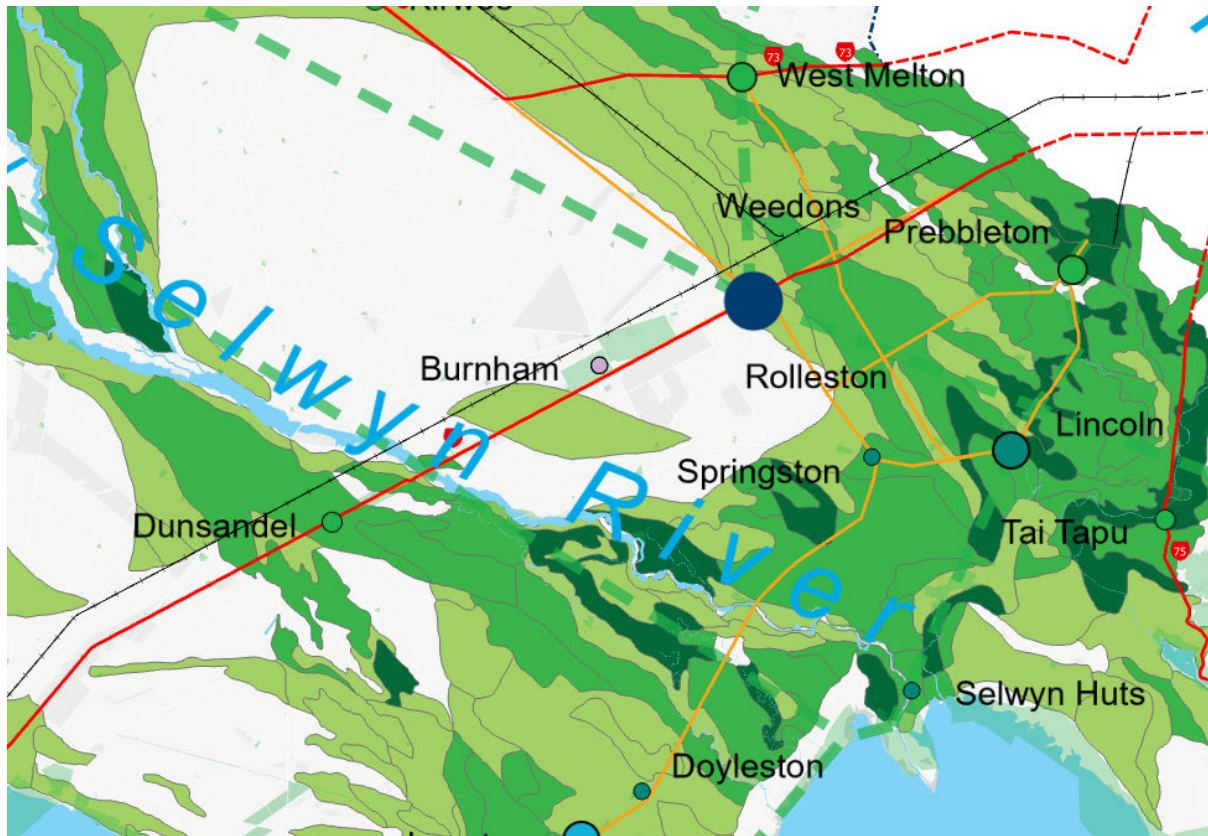
In support of the above, I agree with providing higher density, multi-storey residences in our existing townships to prevent urban sprawl.

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.

Details of Submitter No: 110
Submitter: Agresearch Limited

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

A handwritten signature in black ink, appearing to read 'G. J. Mathieson', with a large, sweeping loop at the end.

Graeme Mathieson
Mitchell Daysh Ltd

Address: PO Box 97431
Manukau
AUCKLAND 2241

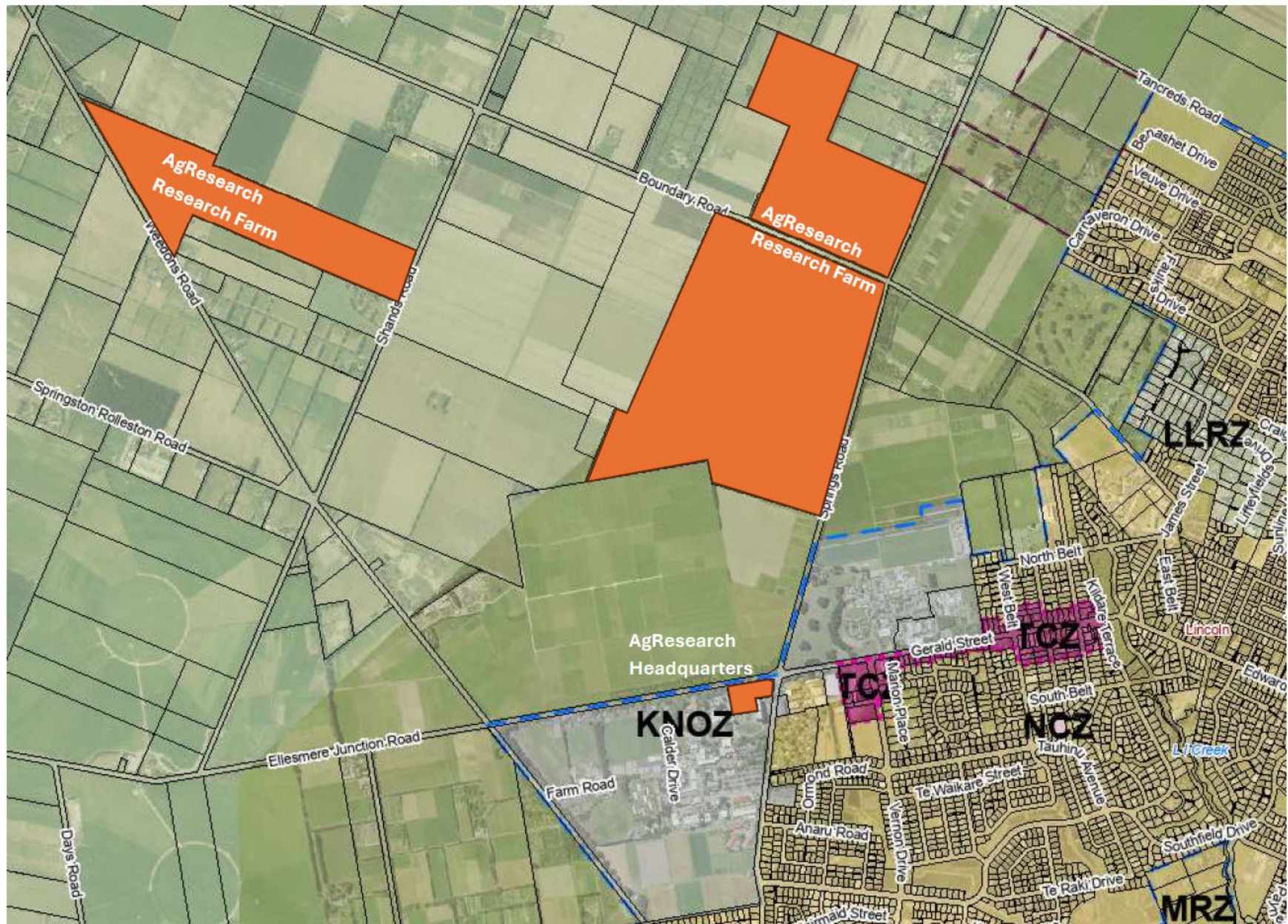
Email: graeme.mathieson@mitchelldaysh.co.nz

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

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*

Last name*

Address*

Town*

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



Details of Submitter No: 112
Submitter: Lynda Growers

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.

Submitter details

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

First name* LYNDIA

Last name* GOWERS

Address* [REDACTED]

Town* LINCOLN

Postcode* [REDACTED]

Contact number* [REDACTED]

Email address* [REDACTED]

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: Too Many houses.
17,000 in South Lincoln - Stupid.
Kept saying "protect productive land..."
& you allow houses all over productive land.

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: Amenities lacking -
banks, Doctors, post boxes.
Too many parks & cycle paths

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: "Protect productive land..."
again you've allowed concrete
all over "productive land"

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

Please list them. Improve public transport.
How can you say "improve connectivity
between towns" when one such bus
route taken away?

**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: Houses being built are

NOT affordable. I think Greenstead was in \$850,000 → 1mll bracket! bus route needs to go via Hornby, Bush Inn etc.

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

Please explain: The council not spending

money or doesn't have. \$27 million for a cycle track! We rate payers do not have bottomless pockets. Stop building white elephant parks.

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: load of waffle.

Pie in Sky ideas. Only do what you can afford. Cycle tracks for tourists? Def not needed.

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

☐ Yes ☒ No

Please explain: Towns not connected.

Too many houses.

General

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

☒ Yes ☐ No

Stop spending my money. If I want something I have to pay for it. Not just keep borrowing or asking Ratepayers for it all. Council needs to stop building/ making something just because someone thinks it would be 'nice' to have. If I can't afford it, I don't get it.

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