

COMMENTS ON LAND USE RECOVERY PLAN REVIEW

To: Land Use Recovery Plan Review
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From: SELWYN DISTRICT COUNCIL

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1. The Selwyn District Council wish to make the following comments on the Land Use Recovery Plan (LURP) Review.
2. These comments relate to Action 27 of the LURP.

Introduction

3. LURP Action 27(iv) directed the Selwyn District Council (SDC) to amend its District Plan to include zoning for Greenfield Priority Areas for Business land located at Lincoln and Rolleston. These areas were identified within Chapter 6 of the Regional Policy Statement.
4. In terms of the land identified in Lincoln, the Minister has confirmed in his letter to the Council (on 12 March 2015) that he is satisfied with the proposed consultation process for the rezoning of Greenfield Priority Areas for Business land that will be used as part of the Lincoln Innovation Hub (the Hub) proposal. However as part of the development of the Master Plan exercise currently being completed by the Hub partners, additional issues regarding the way the proposal aligns with the existing Selwyn District Plan have been identified which will have an impact on the delivery of the Hub in a timely manner for the Hub partners.

Why the Hub still falls under 'Earthquake Recovery'

5. The Hub project still falls under 'earthquake recovery' in the context of the LURP and relevant legislation. It was accepted that the Hub met the definition of recovery under the CER Act which defines recovery as

“restoration and enhancement”. This continues to be the case, with ongoing engagement between Council staff and the Innovation Hub partners confirming that the spatial extent of the project has evolved through master planning exercises. As noted in their submission on the LURP review, Lincoln University suffered substantial damage to its science buildings and continues to operate out of temporary accommodation on campus. Rather than simply restoring the damaged buildings to what previously existed, the University sees this is an opportunity to develop more innovative teaching, research and business facilities by consolidating these activities on the current campus in combination with adjoining Crown Research Institute land. The proposed Hub has only been made possible as a result of Lincoln University’s need to rebuild their science facilities post-earthquake, along with AgResearch’s decision to invest in upgrading its science facilities around the country.

6. The concept behind the Hub stems from the Governments Business Growth Agenda and the Hub would be a key initiative of the Building Innovation stream where world class educators, research organisations and business enterprises are physically located together to drive innovation and exports.

Proposed Amendments

7. In discussions between SDC and the Hub partners, it has become clear that the Master Planning for the Hub is still unresolved and further time is required to identify the most optimal use of the Greenfield Priority Area for Business as defined in Action 27(iv) of the LURP.
8. In addition, it has been identified that there is a need to make further changes to the Selwyn District Plan to achieve the outcomes sort by the Hub partners. These changes are as follows:
 - a. Rezoning of existing Living 1 owned land by the Hub partners to Business 3.
 - b. Amend the definition of ‘tertiary education’ to include a definition of ‘Agri-tech Business’.
9. In terms of these further amendments sought, it is considered that there is currently a lack of scope under LURP Action 27(iv) to amend the Selwyn District Plan in the manner suggested. However, SDC does consider that the amendments proposed by the Hub partners have merit and should be considered at the same time as the rezoning of the ‘Greenfield Priority Business Area’ in Lincoln. This will enable a comprehensive package of amendments to be investigated that better enables the Hub project through the Selwyn District Plan.

Proposed Actions

10. Therefore, SDC recommends that a new Action should be created under Action 27, which would allow the flexibility to enable the rezoning of ‘Greenfield Priority Areas for Business’, rezoning existing zoned land that is currently under the ownership of the Hub partners suitable for the Hub, and any further amendments to the Selwyn District Plan to facilitate the development of the Hub.
11. It is recommended that the text for the new sub action under Action 27 could be as follows:


“Innovation Hub

vii. zoning that defines the Lincoln Innovation Hub.”
12. In terms of when this new action would be provided to the Minister for his determination on any public process required to give effect to the action, it is recommend that this would be provided to the Minister by 1 December 2015.

Conclusion

13. SDC considers that the proposed inclusion of the new Action 27(vii) is the most suitable way to facilitate the development of the Hub and gives effect to Section 4.3.2 of the LURP.
14. SDC supports the submission made by Lincoln University on the LURP review.

Dated 29 May 2015



David Ward
Chief Executive – Selwyn District Council