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FROM **Lincoln University**
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Note. see different address for service below.

COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW (LURP)

BACKGROUND

LURP Submission and Summary

In 2013 Lincoln University submitted in support of the LURP and sought amendments which were subsequently adopted. In summary the submission sought the following:

- Figure 6: Map of Greenfield Priority Areas, page 27 of the LURP be amended to include an area of land at Lincoln as a Greenfield Business Priority area.

Further to the submission an addendum was provided addressing the further information request from Commissioner Skelton regarding how the proposed innovation/business hub falls under earthquake recovery in the context of the LURP. A copy of Lincoln University's submission and addendum to the submission are attached as Appendix 1 and 2 to this submission.

The final LURP included Action Point 27(iv) of the LURP relates to 'greenfield priority area for business' and requires Council to change or vary the objectives, policies and methods of its district plan to the extent necessary to provide for greenfield priority areas for business. The original deadline was extended until 6th September 2015 as the timeframes for the Lincoln Hub partners (Lincoln University, AgResearch Limited, Plant and Food Research Limited, Landcare Research and Dairy NZ) work through shared detailed master planning and design, and obtaining the necessary final approvals and funding from the various Ministers did not align with the deadline for Council to provide a response to this action point. As outlined further in this submission Lincoln University seeks for this deadline to be extended further.

Lincoln Hub Master Planning and New Building Design

In July 2014, as a result of planning and business cases to Ministers and Cabinet, in principle funding of new science facilities for Lincoln University was confirmed for \$107.5 million. This enabled the funding for earthquake recovery and, together with AgResearch funding for combined facilities with Lincoln University, provided the basis for the next stage of planning and design of joint facilities.

Following extensive master planning for future facilities for all five Hub partners in 2014, there has been significant work in 2015 together with a full architectural team to design combined facilities for Lincoln University and AgResearch, in particular. In addition, Ministers have sought two further

business cases, due for Cabinet consideration in Quarter 3 of 2015. As part of this design, options for placement of buildings and associated facilities are being considered, and will be part of the Cabinet consideration. These options include land currently occupied by Lincoln University and the Crown Research Institutes, including some which is currently not zoned for the purposes which may be required, including industry and primary sector business within the new Lincoln Hub facilities.

At present, detailed design should allow construction to commence in mid-2016, with staged facilities being completed through to 2019.

Why the Lincoln Hub still falls under 'Earthquake Recovery'

The Lincoln Hub project is still falls under 'earthquake recovery' in the context of the LURP and relevant legislation. It was accepted that the proposed Lincoln Hub met the definition of recovery under the CER Act which defines recovery as "restoration and enhancement". This continues to be the case the only difference is the Hub project is spatially different due to the evolving master planning exercise currently being undertaken, and the indications that the extent of primary sector industry facilities within the Lincoln Hub, will be greater than initially anticipated. As noted in the attached addendum Lincoln University suffered substantial damage to its science buildings and continues to operate out of temporary accommodation on campus. Rather than simply restore the damaged buildings to what previously existed the University sees this is an opportunity to develop more innovative teaching, research and business facilities. The Ministerial and Cabinet approvals for Lincoln University funding include a requirement for the joint Lincoln Hub concept to be delivered along with the earthquake recovery. The extent of 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.

The concept behind the Lincoln Hub stems from the Governments Business Growth Agenda and the Lincoln Hub would be a key initiative within that where world class educators, research organisations and business are physically located together to drive innovation, growth, environmental sustainability and exports.

Why Lincoln University Wish to Retain the Greenfield Business Priority Area

The master planning for the Hub is still unresolved and the extent to which the northwest quadrant (Action Point 27(iv)) will be utilised is still uncertain. That aside the current thinking is that this land will be required to accommodate some of the proposed Hub activities and to facilitate transition and movement cross the site.

STATUTORY CONTEXT

As part of the LURP is a requirement that it be monitored and reviewed. This review was originally anticipated to take place in April 2015 however was extended to 30th September 2015 to allow for a more informed view, based on the available data. Further by September 2015 there will be more clarity around the transitional provisions in relation to CER Act 2011.

Section 5.4 of the LURP states that: *"In undertaking the review Environment Canterbury must obtain the views of greater Christchurch communities generally. Environment Canterbury can determine the exact nature and timing of how it consults with its communities."*

On this basis Environment Canterbury is seeking comment from the community and stakeholders on the effectiveness of the LURP, the implementation of the 50 Actions contained within it, as part of the LURP review.

COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW

We hereby make the following specific comments with regard to the LURP review:

1. We seek the rezoning of L1 land as marked on the attached plan in Appendix 2 to Business 3. The current Masterplan has evolved since the LURP was gazetted and now focusses the University and Hub activities, including connections with industry, around this area which will facilitate improved transition and movement across the site. The University proposes to relocate current residential activities to a more suitable location on the campus.
2. We seek to have the date Council is required to deliver Action Point 27(iv) extended to April 2016 in order to allow Lincoln University sufficient time to gain necessary internal organisational approvals and Cabinet decisions. Lincoln University and its Hub partners are required to undergo internal processes requiring multiple business case approvals which ultimately dictate the Hub project timeframes.
3. We seek additional action points that directs Selwyn District Council to:
 - Provide for agri-tech business as a permitted activity within the Business 3 zone;
 - Aligned with this include a definition of agri-tech business.

The long term success of the Hub project is dependent upon the extent to which it facilitates and accelerates education, innovation and research, and particularly collaboration with industry; all of which are key Ministerial expectations.

While a specific definition of agri-tech business needs to be developed it would embody the principles of:

- Industry and research involved in the land-based sector;
- The full spectrum of office, administrative, research, product development, laboratory and marketing activities;
- Co-operation and partnership between public and private sectors.

Concluding Comment

Thank you for the opportunity to provide comment on the LURP review. Lincoln University is committed to progressing the Hub project and looks forward to the above amendments being included.

We ask that our comments are given due consideration and that we are kept informed of progress on the LURP review.

Lincoln University
29 May 2015.

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Attention: Melanie Foote

Appendices:

Appendix 1: 2013 LURP Submission

Appendix 2: 2013 LURP Submission Addendum