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

SECOND COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW (LURP)

Introduction

Lincoln University (the University) provides the following additional comments on the LURP in response to the Draft Recommendations Consultation document and, in particular, draft Recommendation 5. The University considers the additional comments are required in order to provide clarity on the meaning of draft Recommendation 5, particularly when considered in the context of the original comments lodged by the University in May of this year.

Additional Comments by Lincoln University

The specific comments on the LURP review provided by the University in May of this year sought:

1. Rezoning of land zoned Living 1
2. Extension of the delivery date for Action Point 27
3. Amended District Plan provisions for Agri-Tech business

Underpinning the comments was a recognition that the development of an overall master plan for the Hub development involved the potential for change; not only on the land identified as a greenfield business priority area in the LURP (and the CRPS), but also within the boundaries of land currently owned and occupied by the University and Crown Research Institutes. This land is variously zoned Business 3 and Living in the Selwyn District Plan, and elements of the master plan could not proceed under the current planning provisions. The outcomes sought in the May LURP submission would facilitate the implementation of the master plan and thus the development of the Innovation Hub, by way of additional Action Points for the District Council.

The Draft Recommendations Consultation document seems to recognise this issue and proposes the following Recommendation:

Draft Recommendation 5

The Minister add an additional sub-action point to LURP Action 27 to read: 'vii. zoning that defines the Lincoln Innovation Hub'.

The University respectfully suggests that there is potential for misinterpretation of the proposed Action Point in two ways:

- First, it is unclear if the action point is intended to deal with zoning issues and enabling provisions, as was sought in the University's May comments; and
- Second, and related to the above, it appears that new action point 'vii' would be placed immediately below the heading "Greenfield priority areas for business". If this is the case, then the new action point only relates to the Greenfield Priority Area on the north west quadrant of the Springs Road/Ellesmere Junction Road intersection, rather than the existing business zone and living zone areas as sought in the May comments.

Within this context, an amendment to the draft Recommendation is proposed as follows:

Recommendation 5:

Lincoln Innovation Hub (new heading)

vii. Zoning and rule provisions that provide for the Lincoln Innovation Hub in the following Lincoln locations:

- the existing greenfield business priority area; and
- existing Business and Living zoned land owned and occupied by Lincoln University and Crown Research Institutes.

The University thanks you for the opportunity to provide additional comments on the LURP review.

Darryl Millar
Resource Management Group Limited



For Lincoln University
28th August 2015.

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