

**TO** Our Space Consultation  
Greater Christchurch Partnership  
P O Box 73012  
Christchurch 8154

**FROM** **Elaine Chapman**  
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*Note. see different address for service below.*

### **In the matter of Our Space 2018-2048, Greater Christchurch Settlement Pattern Update**

The Greater Christchurch Settlement Pattern update (the update) proposes changes to the Greater Urban Development Strategy (UDS) and is a review of the land use planning framework for Greater Christchurch. It outlines the Greater Christchurch Partnerships proposed settlement pattern and strategic planning framework to meet land use and infrastructure needs over the medium (next 10 years) and long term (10-30 years) periods.

With regard to the Selwyn District, the update describes the following anticipated outcomes for Rolleston and Lincoln:

*“Rolleston continues to grow as the principal centre in Selwyn, with a range of new developments supporting a vibrant town centre and the choice of housing broadening to reflect the changing demand profile of the growing town. Industrial and large format retail expand around the I-Zone Southern Business Hub, benefitting from improved connections across State Highway 1. Lincoln develops while retaining its village and university character, with opportunities emerging from new academic and business partnerships through the Lincoln Hub initiative” (page 21).*

Figure 16 of ‘the Update’ shows the proposed locations of future development areas in greater Christchurch. Of interest to AgResearch is the Future Development Areas for Rolleston and the location of these in relation to AgResearch’s land holdings within the rural zone. Such facilities are used for rural research purposes and often operate in a diverse manner from what may be experienced in a “typical” farming operation. Given this AgResearch, along with a number of other Crown Research Institutes have long maintained the need to provide sufficient buffer or separation distances from research farms and urban development – this has occurred by way of participation in earlier UDS processes, changes to the Selwyn District Plan and resource consent applications. Given the specialist and enduring nature of some of the research being undertaken on these sites, AgResearch has also argued the need to maintain separation from urban development for security reasons.

In this case it is not proposed to change the projected infrastructure boundary at the south east side of Rolleston, but it is proposed to extend the future development area to that infrastructure boundary. As a consequence, urban development will ultimately be some 1.4km from the nearest AgResearch landholding (see the attached plan).

With regard to Lincoln township the Projected Infrastructure boundary remains unchanged. Ag Research therefore wish to reinforce the need to maintain the Projected Infrastructure Boundary in its current proposed position as it relates to both Rolleston and Lincoln in order to avoid future reverse sensitivity effects on Ag Research activities on their land holdings.

### **Concluding Comments**

Thank you for the opportunity to provide comments on Our Space 2018-2048, Greater Christchurch Settlement Pattern update.

AgResearch wishes to be heard in support of their submission and the preferred location is Rolleston.

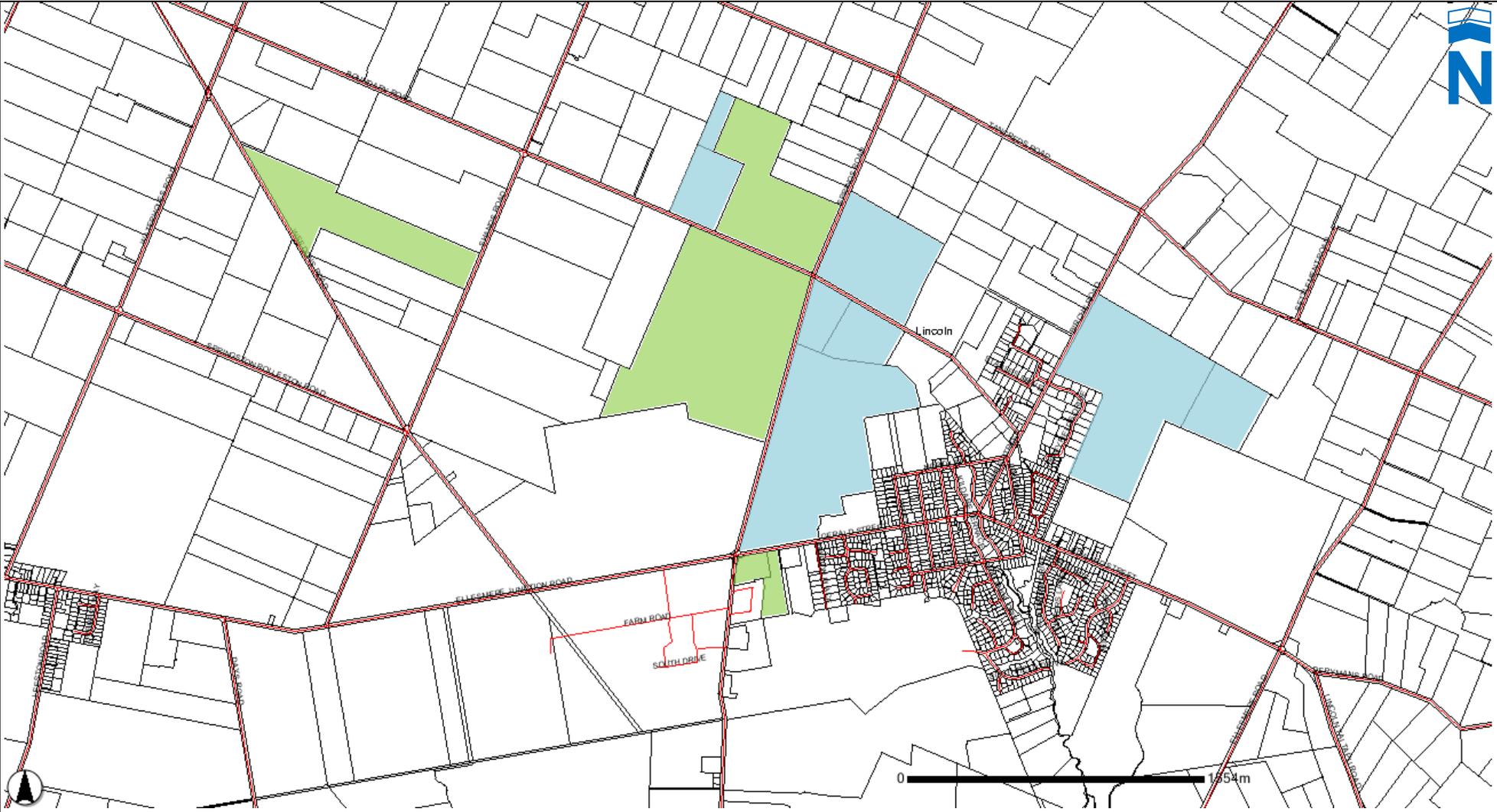
**AgResearch**  
**30<sup>th</sup> November 2018**

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*Attention: Melanie Foote*

**Attachments: Map showing Ag Research Landholdings**



**LEGEND**

-  AgResearch facilities
-  NZ Institute for Plant & Food Research facilities

**Current Landholdings in Lincoln Township:  
AgResearch and NZ Institute for Plant & Food  
Research.**

*Source imagery for Map Base: Environment Canterbury GIS. January 2010.*



Resource Management Group Ltd