OUTLINE DEVELOPMENT PLAN – SOUTH LINCOLN

Introduction

The Outline Development Plan (ODP) area comprises approximately 190 hectares and is bounded by the Te Whariki and Verdeco subdivisions to the north, Collins Road to the south, an ephemeral waterway termed Western Boundary Drain to the west, and the LII River to the east.

Land Use

The development area shall achieve a minimum net density of 12 household per hectare, averaged over the area. The zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 12 household per hectare for the overall area can be achieved, will be required.

Medium density areas within the development area are able to be supported by adjacent amenities that include key open spaces, green corridors, waterbodies, and a small commercial centre.

For the Chudleigh Homestead and its immediate surrounds, a larger site size that accounts for the heritage values and setting associated with this building shall be provided for at the time of subdivision.

~~A low density area of Living X zoning is located on the eastern extent of the ODP, with a minimum lot area of 2,000m². This low density area will provide a buffer between the higher density residential areas located centrally within the ODP area, and the adjoining rural areas to the east, and will otherwise meet stormwater objectives for the site.~~ The spatial extent of the stormwater management area and Living Z zone identified on the ODP is defined by the RL 3.5m and 4.0m contours respectively (New Zealand Vertical Datum 2016 (NZVD2016)).

A dwelling setback of 50m from dwellings to the boundary of the neighbouring Business 2B Zone is provided to avoid potential reverse sensitivity effects associated with activities in that zone.

The 33kV overhead powerlines along the eastern side of Springs Road may affect direct vehicle access and can be addressed at the time of subdivision accounting for the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

Three small local commercial centre are ~~is~~ proposed: on Springs Road towards the northern part of the ODP area in a location that complements the nearby Business 2B Zone; and in the eastern and western parts of the ODP area. These centres will provide ~~, provides~~ good accessibility and ~~will~~ help to meet some of the convenience needs of residents in the immediate area.

Access and Transport

The ODP employs a roading hierarchy that delivers a range of integrated transport options, including active transport connections at the boundary of the development area to adjacent neighbourhoods that facilitate the use of existing and future public transport routes. Roading connections shall be designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development and can cater for extensions to existing public transport routes and/or new routes.

An integrated network of roads will facilitate the safe and efficient distribution of internal traffic, provide access to properties, assist in connecting the open space reserves network both within and beyond the site and provide an opportunity for road links to adjoining neighbourhoods.

The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Along the indicative roads that adjoin reserves and/or stormwater management areas (as shown on the ODP) dedicated shared pedestrian and cycle paths separated from the carriageway shall be provided and wherever possible other cycle and pedestrian routes shall be integrated into the green and blue network. Cycling and walking will otherwise be provided for ~~contained~~ within the road reserve and incorporated into the roading design of the overall road network where applicable. Adequate space must be provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements.

The ODP identifies the requirement for frontage upgrades for Springs Road and Collins Road; and a new roundabout and traffic signals on the connection points from the ODP area to Springs Road.

Along Springs Road and Collins Road direct vehicular access to private properties shall be provided.

No dwellings shall be occupied across the area prior to the completion of the upgrade of the Springs Road / Gerald Street / Ellesmere Junction Road intersection.

No more than 1586 dwellings shall be occupied prior to the connection to Ellesmere Road (via Moirs Lane) being constructed. The connection to Ellesmere Road (via Moirs Lane) will only be constructed once the upgrades to the Edward Street / Ellesmere Road / Lincoln Tai Tapu Road intersection and widening of Ellesmere Road (between Moirs Land and Knights Stream Bridge) are completed.

A consent notice or similar mechanism shall be imposed at the time of any subdivision consent to ensure these outcomes.

Open Space, Recreation, ~~and~~ Community and Educational Facilities

Recreation reserves are provided throughout the ODP area in addition to green links and reserves that provide open space and facilitate attractive pedestrian connections. The location of these reserves has been determined based on the number of reserves established in the wider area and to ensure people living within the development block have access to open space reserve is within a 500m walking radius of their homes.

There is an opportunity to integrate the collection, treatment, and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

~~Springs Creek is a spring fed tributary of the Ararira/LII River with headwater springs situated within the grounds of the historic 'Chudleigh' homestead. The creek alignment has been modified over time to straighten the channel and improve its drainage function. There is opportunity to enhance and incorporate this natural feature into the wider green and blue network of the site.~~

An approximate 20m wide recreation reserve with possible pervious cycleway and riparian planting is provided along Springs Creek and provides connectivity to the Te Whariki subdivision and its existing green links through recreation / local purpose (utility) reserves.

The proposed reserve network provides an opportunity to create an ecological corridor. Plant selection in the new reserves and riparian margins will include native tree and shrub plantings. Reserves will ensure that dwellings are setback an appropriate distance from waterbodies.

The provision of new educational facilities can be provided within the block or in the wider area albeit subject to a needs assessment.

Water Bodies and Freshwater Ecosystems

Springs Creek is a spring fed tributary of the Ararira/LII River with headwater springs situated within the grounds of the historic 'Chudleigh' homestead. The creek alignment has been modified over time to straighten the channel and improve its drainage function, however development of the ODP area provides potential for higher ecological values to be re-established at the site through restoration and enhancement. This could include protected reserve space, native planting, naturalisation and instream enhancement of the spring-fed drains within the site and increased biodiversity connections within the wider catchment. Development shall protect and enhance this natural feature and other water bodies and freshwater ecosystems within the ODP area and incorporate these features into the wider green and blue network of the site.

In terms of specific measures to be addressed at the time of subdivision in order to protect and enhance fresh water values and ecosystems, development within the ODP area shall:

a. Include an assessment by a suitably qualified and experienced practitioner that:

    i. Provides the results of detailed groundwater level investigations across the site; and,

    ii. Specifies construction measures to ensure that shallow groundwater is not diverted away from its natural flow path for those areas where the shallow groundwater is likely to be intercepted by service trenches and hardfill areas. This shall include measures to address potential loss of spring flow due to penetration of the confining layer.

b. Be in accordance with an Ecological Management Plan prepared by a suitably qualified and experienced practitioner that, as a minimum, includes:

    i. Wetland delineation in accordance with Ministry for the Environment 2020. Wetland delineation protocols (Ministry for the Environment, Wellington. No. 10 p) and associated buffer distances to be implemented.

    ii. Plans specifying spring head restoration, Springs Creek riparian management, waterway crossing management and wetland restoration and enhancement options within the proposed reserve spaces, segregation of spring water and untreated stormwater.

    iii. Aquatic buffer distances, including minimum waterbody setbacks for earthworks and buildings of:

        i. 20m from Springs Creek.

        ii. 30m from permanent springheads.

        iii. 10m from channelized waterways.

    iv. Ongoing maintenance and monitoring requirements that are to be implemented.

c. Provide for naturalisation of the diversion of the Lincoln Main Drain.

d. Provide for a 100m setback for earthworks and buildings from the spring heads identified in Figure 1 below.

Consent conditions (which may include consent notices or similar mechanisms) shall be imposed at the time of any subdivision consent to ensure these outcomes.

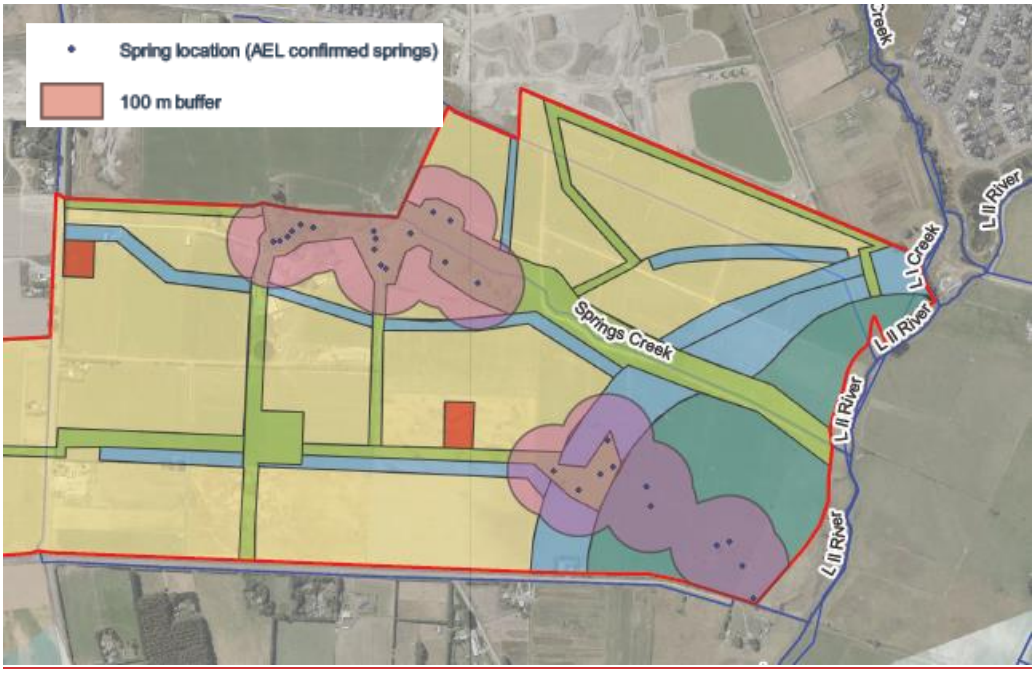

Figure 1: 100m spring setbacks

Servicing

~~There are a range of options available for the collection, treatment, and disposal of stormwater.~~ Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. This will require appropriate modelling to show that effects of flooding can be appropriately mitigated.

Development within the ODP area shall be designed to account for the effects of floodplain filling and this may dictate subdivision construction methodology and minimum floor levels and mitigation to avoid effects from floodwater on third parties.

The spring-fed Lincoln Main Drain (LMD) crosses the northeast portion of the site from northwest to southeast and serves as the main drain outlet for the Te Whariki subdivision. The drain is to be diverted ~~to the northern boundary of the development site, but~~and detailed design will ensure its ongoing function is not compromised. There is opportunity to naturalise and enhance the LMD as part of the wider green and blue network of the site and this shall be addressed in the Ecological Management Plan referred to above.

Stormwater management systems will otherwise be designed to integrate into both the transport and reserve networks where practicable.

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

Cultural

The importance of natural surface waterbodies and springs to Manawhenua is recognised and provided for by the ODP and the specific measures described above in regards to water bodies and freshwater ecosystems that ~~. Measures such as a 10 metre waterbody setback for development, the naturalisation of waterway~~

~~margins with indigenous planting, and increased riparian margins~~ will support cultural values associated with the ODP area.

For all earthworks across the site, an Accidental Discovery Protocol will be implemented at the time of site development, in addition to appropriate erosion and sediment controls, to assist in mitigating against the potential effects on wahi tapu and wahi taonga values generally.