

Plan Change 69

Verdeco Park Community Submission

Brie Liberty

25 November 2021

Manaaki whenua, Manaaki tangata, Haere whakamu.

As a new community, the residents of Verdeco Park are learning how valuable collaboration and community relationships can be. We appreciate our local landscape, the large treescapes to the north and south and the view of the port hills and the Southern Alps from the east and west.

We use the roads and tracks with our families, enjoying the benefits of a semi-rural lifestyle while greeting people we pass as we develop and foster new relationships. We appreciate that the developers of Verdeco Park and Te Whariki have taken inspiration from the local environment and ensured community wellbeing is a fundamental aspect of their design. Although we are a new community, I am often overwhelmed by the sense of belonging I feel when I talk to my neighbours. We have found our foundation, our place in the world, our home and our tūrangawaewae, here in Lincoln.

Our original community submission received 84 signatures and since then new residents have contributed their ideas and support. Today, I speak representing over one hundred adults and their children, in opposition of plan change 69. As a community, we fear that PC69 threatens aspects of our home. We worry about the lack of proposed amenities meaning even more competition for the currently stretched services. We worry about the impact on Springs Road and how this may prevent our families from walking, or cycling to school or to visit friends. We worry about the loss of the rural landscape, our southern tree line, the beautiful natural springs and the large green pastures. We worry about the risks of future flooding, the possibility of issues with wastewater and how that might impact on the wellbeing of our families and the local school. We worry that this subdivision proposal puts profits above community wellbeing, resilience and the local ecology and environment. We worry that it will be a drain on the amenities of our community without contributing back into the community. With visions of passivhaus and cycling retirees coming from urban planners in big cities, not understanding a Lincoln easterly or how many groceries actually fit into the bottom of a baby buggy.

We would welcome quality urban planning inline with infrastructure growth, which takes into account climate change and strives for social, environmental and ecological excellence. PC69 fails to meet these criteria and we are opposed to it in its current form.

The Verdeco Park Community would like to raise 8 key areas:

1. We are pleased that the bypass from Weedons Road through Verdeco park has been deemed unviable by the council and that the responses from developers and their new plan appear to reinforce this.

We support Lincoln University's submission and ask that the developers explicitly confirm that they have removed it from the plan.

2. We are pleased that the proposed roads from Lincoln South through to the South of Verdeco Park residential sections have also been removed from the plans.

We ask the developers to explicitly confirm that they have removed these from the plan.

3. We oppose the developer's response in relation to section size. We had hoped for more larger scale sections and they have opted to instead remove them. Larger sections allow for more gardens, less concrete and long lines of sight. These make for enjoyable places to walk and be and are also more in line with the semi-rural nature to the south of Lincoln. Larger sections would also minimize the amount of construction, maximise green spaces and allow for lower emissions over the course of the development and into the future.

We also note that the Greenslades, current owners of the land, made a submission on June 10th in relation to complaints from residents about their farm operations. We note that Te Whariki is bordered by walkways and reserves, it has larger sections than many proposed by the Carters subdivision and question whether it is good to further encroach on farmland with higher density housing.

We ask that the developers change their planned section sizes to reflect those of the surrounding suburbs, Liffey Springs, Te Whariki and Verdeco Park.

	Key Points	Position after reading Carter's response
Amenities	<p>The proposed development is overwhelmingly residential putting immense pressure on the existing amenities in Lincoln.</p> <p>There is no provision for community centres or necessary essential amenities and little provision for leisure amenities. The proposal relies heavily on existing amenities (explicit references to Te Whariki's new playground) but these were not designed to cater for thousands of extra households. This runs the risk of overcrowding and higher maintenance costs.</p> <p>The wetlands are beautiful and a great place to walk around, but a new development of over 2000 households also needs more usable community amenities.</p> <p>There is a failure by the developers to plan and this could result in a suburb that is lacking in necessary amenities to ensure a quality of life for the residents.</p> <p>Appropriately planned amenities can help to build community relationships which in turn helps to improve the communities resilience.</p>	<p>The developers have failed to design a suburb that is focused on the wellbeing of its residents or that fosters a connection to their community. These aspects are vital for community resilience.</p> <p>The developers should include dedicated retail, medical, educational and leisure zones.</p> <p>It is unacceptable to say that medical areas or preschools will pop up in residential zones. Proper planning would position them in areas where they will be most useful for the community. It would also allow for sufficient parking areas around them.</p> <p>We argue that when doubling the size of Lincoln the amenities should at least be doubled and propose that Carters also include new amenities that would be useful for the community, like a community pool, outdoor splash pad and dog park.</p> <p>We suggest Carters explicitly plan for a supermarket or speciality food stores.</p> <p>Carters have the opportunity to plan a community that has commercial and leisure hubs, that bring the community together and help to foster relationships and ongoing</p>

		<p>stability and resilience. People want access to amenities, schools, and essential services near their homes.</p> <p>It is our position that the developers have failed to plan appropriately for amenities that would lead to sustainable, connected or long-lasting communities.</p>
Traffic: Verdeco Park	<ul style="list-style-type: none"> • There is only one entrance and exit for the residents of Verdeco Park, which means we are very reliant on Springs Road. The traffic modelling indicates for PC69 a level of service (LOS) of E turning into Verdeco Park which is not acceptable in a semi-rural environment. • There is no allowance for slip roads to turn in and out of Verdeco. • Children and adults will need a safe place to cross the road to get to Lincoln township, their schools or university. • We cannot comment on the most recent amendments (planned traffic light) as there is no updated modelling to suggest how this would impact the traffic. 	<p>We are concerned that the proposed plan change will put too much pressure on the entrance to Verdeco Park and mean that we do not have a safe place to cross. It will also create an unacceptable delay in turning in and out of Verdeco and Te Whariki.</p> <p>PC69 puts immense pressure on Springs Road. It was not foreseen in the LTP and therefore Verdeco Park was not designed to cater for all of the increased traffic. We ask that the developers address LOS rating E and our safe crossing concerns. These could be addressed by:</p> <ol style="list-style-type: none"> 1. Adding slip roads for safe turning 2. Adding a pedestrian/cycle island for safe crossing 3. Redoing modelling to reflect changes
Traffic: Springs Road	<ul style="list-style-type: none"> • There is a huge reliance on Springs Road with most residents of the proposed subdivision needing to use cars for work or leisure. Much of the subdivision is too far away to predict that people will walk to the centre of Lincoln. We also question whether the Urban Planners and Landscape architects are 	<p>In the initial proposal, we were opposed in part. We are now opposed to this in full as the supplementary data from the developers has put more pressure on Springs Road.</p> <p>The proposed traffic movements on Springs</p>

	<p>familiar with the area, because walking and cycling to and from Lincoln in high winds is a very unpleasant experience. Many families attend lessons, sports and schools outside of Lincoln. Most working residents of Lincoln commute to Christchurch.</p> <ul style="list-style-type: none"> • The traffic modelling overstated the use of Shands Road to commute to Christchurch. • Plan change has been submitted for the current B2 area south of Verdeco Park. This rezoning potentially will not allow for the proposed access to the south and also will increase the traffic movements onto Springs Road. • The staging of PC69 indicates that the road through Moirs Lane will be restricted until SDC upgrade Ellesmere Road so 1500 lots will be using Springs Road or the proposed connection into Te Whariki. • The only pedestrian crossing modelled is at Gerald Street. Any additional crossing on Springs Road will change the traffic modelling and potentially cause longer queuing. • New link road shown in traffic report is through a vested wetland that provides SW treatment and has ecological value. • The consultants report for the developers acknowledged there is a lack of vehicle connectivity with the new development. This is because the scale and location of development have not been allowed for with future links into surrounding developments. • We dispute Paul Farrelly's description of how people will travel. For example, my household represents what he refers to as the majority of families. We live 	<p>Road will make it dangerous and congested.</p> <p>The developers have not:</p> <ul style="list-style-type: none"> - Provided safe crossings for people from Te Whariki and Verdeco park across springs road - Accurately modelled the route people use to travel to Christchurch from Lincoln - Considered impacts on Prebbleton - Considered intersections north of Gerald street and their safety - Modelled the inclusion of safe crossing areas - Made a proposal that allows for suitable traffic movements in and out of the subdivision - Fairly represented the number of traffic movements (many people can't work from home, parents often drive their children to school, it is too far to walk to the supermarket) - Considered weather and the impacts of a high wind zone when suggesting walking or biking into the centre of Lincoln.
--	--	--

	<p>on a property with my two preschool-aged children and my retired inlaws. It is not possible for us to walk into Lincoln to do many of our daily tasks due to distance, carrying shopping home is impractical and all members of our household travel into or out of Lincoln daily to undertake activities. In fact, when school runs are taken into account, retirees and stay at home parents can often make 2 or more trips out of the house a day.</p>	
Emergency Services	<p>We do not feel that our concerns regarding the lack of emergency services to cater for such a large scale development have been addressed.</p> <p>We ask that the commissioner ensure that the police, fire and ambulance services have the capacity to cope with this large, unplanned subdivision. We also note that the volunteer fire brigade are first responders in Lincoln and the surrounding areas. We worry about the vast increase of population without sufficient resources. We note the impact this will have on our friends and community members who work and volunteer with the emergency services.</p>	<p>We ask that the commissioner consider these vital emergency services and their capacity when making their decision.</p>
Section Size	<p>We oppose the developer's response in relation to section size. We had hoped for more larger scale sections and they have opted to instead remove them. Larger sections would reduce the loading on current infrastructure, lessen the risk of flooding and complement the surrounding areas. Larger sections would also minimize the amount of construction, maximise green spaces and allow for lower emissions over the course of the development and into the future.</p> <p>We also note that the Greenslades, current owners of the land, made a submission on June 10th saying that they support PC69 because their farm is not viable near the</p>	<p>We ask that the developers increase the section sizes to reduce the impacts of the development and limit impact on the surrounding farms.</p>

	<p>houses of Te Whariki due to complaints about farming activity. If this is true, that suggests that far more farmland will become less viable due to the scale and density of the proposed subdivision. We argue that turning the Greenslades land into a subdivision with residential section sizes will cause issues to the surrounding farms. This could be negated by offering larger sections such as those in Verdeco Park.</p>	
<p>Water</p>	<p>Storm Water and interception of groundwater</p> <p>We are concerned about the impacts of the construction on the natural springs and also the ability of the land to cope during flooding events. We note that the groundwater is very high, there are many natural springs and also a history of flooding in this area.</p> <p>We worry that there has not been enough assessment of the area, especially in accordance with the National Policy for freshwater. This raises concerns about what will happen if unknown springs are discovered as there is a lack of planning for such eventualities. We also note that the proposed stormwater basins are in an area where the groundwater was measured to be 0.2m and ask how the basins can be constructed without intercepting the groundwater?</p> <p>There is a lack of stormwater modelling and an indication of finished site levels or planned earthworks. How can they confirm that any earthworks will not impact on attenuation (storage) or cause tailwater or headwater affects to the L2 river? This must be a necessary part of the plan change and we understand that this is a routine part of other proposals all over New Zealand.</p>	<p>We continue to oppose PC69 in part due to a lack of information, assessment and modelling. We ask the commissioner to mandate that more assessment and planning be undertaken to ensure the natural springs are protected and that both storm and wastewater can be dealt with safely, efficiently and effectively.</p>

	<p>The size and scale of the proposed wetland is not proportional to Lincoln or any other wetlands in Te Whariki. If these are vested in the council it will involve a significant cost to maintain.</p> <p>We are also concerned about potential odour arising from wastewater issues, especially in such close proximity to housing and Arararira Springs Primary School.</p>	
<p>Weedons Road Bypass Traffic coming through the south of Verdeco Park to meet Verdeco Boulevard</p>	<p>We are content that the bypass through Weedons Road and roads coming into Verdeco Boulevard have been removed. The council have deemed them unviable and the responses from the developers appear to support this. We note that the developer's experts continue to use modelling or illustrations that include these routes.</p> <p>Our concerns from our original submission remain.</p>	<p>We ask that the developers explicitly confirm that they have removed it from the plan and will not add in the future.</p>

In it's current state, PC69 offers a theoretical marginal improvement on dairy farming emissions at the expense of traffic jams, health hazards and a lack of amenities. Rolleston Industrial Developments has failed to plan a subdivision with amenities that would promote a good quality of life. They have created a bottleneck that will stem from Lincoln South all the way through to Prebbleton. They are overloading Springs road- putting the safety of our children at risk and impacting our ability to walk and bike to Lincoln. The developers have failed to ensure that the emergency services will cope. They propose to transform green farmland into a concrete jungle, handing off the problems of the current owners to thier neighbours. They are threatening the health and safety of our community by increasing flood risk and hazardous solutions to wastewater.

PC69 has the unique opportunity to create a well-planned community for the future. It should be setting goals for low emissions, community wellbeing, climate change resilience, environmental sustainability and ecological protection.

We ask the commissioner to ensure that PC69 does not go through in it's current state.

We encourage the developers to plan for the well-being of their new community to ensure future resilience.

We ask that the developers consider what they will contribute to Lincoln, not only what Lincoln will provide for them.

The Verdeco Park Community is a newly developing community and we appreciate all that Lincoln has to offer. We understand the current housing issues and support new well planned developments. We understand that there are many considerations to make when building a new suburb and hope that both the commissioner and the developers will take our concerns on board. The Verdeco Park Community is happy to work with the developers further to ensure that our goals are aligned.

I orea te tuatara ka patu ki waho. *A problem is solved by continuing to find solutions*