

OUTLINE DEVELOPMENT PLAN AREA 14 (Right of Reply version)

INTRODUCTION

This ODP Area 14 comprises approximately 53 ha of land at the eastern edge of Rolleston. The Area is split into three portions. The northern portion is bound by Levi Road to the north west and ODP Area 4 to the west. The southern portion is bound by Lincoln Rolleston Road to the south west and Nobeline Drive to the south. The north and south portions and the Lincoln Rolleston Road 'end' of the mid portion (outside the Christchurch International Airport 50 dBA Ldn noise contour – the CIAL noise contour) are zoned Living Z. The balance of the middle portion is within the CIAL noise contour and is zoned Living Z Deferred. Deferred status shall be lifted by Council resolution once the 2022 Independent Expert Panel review of the CIAL noise contour confirms that the land is no longer subject to the contour and associated policy restrictions which seek to avoid the establishment of noise sensitive activities. Until this occurs, development of this land for noise sensitive activities shall be a non-complying activity.

Commented [A1]: This paragraph has been amended to reinstate references to the deferred zoning and that the overall area sought to be developed (including by deferral) remains 53 ha.

DENSITY PLAN

The ODP area shall achieve a minimum net density of 15 households per hectare, averaged over the northern portion area; and 12 households per hectare averaged over the mid and southern portions of 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 or 15 households per hectare respectively for each overall area can be achieved, will be required.

The development will be shaped by these key design elements:

1. The extension of Broadlands Drive across the site to create a green link between Foster Park and the future District Park to the east of the area;
2. Diverse living environments supported by open green spaces;
3. A high amenity for all internal connections to support pedestrian and cycle movement;
4. A strong interface and new connections with the immediate residential neighbourhoods to the north and west;
5. Active integration with the adjacent potential future District Park to the east; and
6. Building on the close walkable connection to the town centre.

The area's proximity to the town centre of Rolleston, and the associated services and facilities contained within it, supports some medium density housing including within the centre of the ODP area, in proximity to the identified reserve area and adjacent to the future District Park.

Commented [A2]: Above this paragraph, Ms White's reference to the supermarket being established on ODP 4 has been removed.

MOVEMENT NETWORK

Lincoln Rolleston and Levi Road form part of the wider arterial network connecting to Christchurch and south and includes a cycleway between Rolleston and Lincoln. The intersection of Lowes, Levi and Lincoln Rolleston Roads, and Masfield Drive is planned to be upgraded to a roundabout or traffic lights in 2025-2026.

Primary connections into the area from Levi Road shall be restricted to reflect Levi Road's arterial function, to minimise the number of new intersections and connection points and to maintain appropriate spacing between intersections. The intersection with Levi Road and Ruby Drive shall be formed as a roundabout.

A primary road connection is proposed as an extension to Broadlands Drive across ODP Area 4, providing a direct link to the future reserve to the east and schools and other destinations to the west. A primary road connection is also proposed as an extension of Branthwaite Drive extending east to cater for future development links.

An indirect secondary road connection is provided between the Branthwaite Drive extension and Levi Road to encourage traffic flow to remain on the Lincoln-Rolleston Road and Levi Road arterial routes.

The primary and secondary roads will provide a structure for the remaining internal and local road layout to provide inter-connectivity, walkable blocks and additional property access. The remaining internal road layout must be able to respond to the possibility that this area may be developed progressively over time including that part of the ODP presently under the CIAL noise contour, should the contour be removed or reduced over this area. So as not to preclude the potential residential development of the entire ODP area in future, the extension of Broadlands Drive is to be located within the contour to maximise lot yield, and shall be constructed in conjunction with development of any adjoining land and include an allowance for the full residential development of the entire ODP. An integrated network of roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access

Development will be staged to align with the formation of a roundabout at the intersection of Lincoln Rolleston Road and Broadlands Drive, and the extension of Broadlands Drive over ODP Area 4 to ODP Area 14. This Broadlands Drive extension will be formed to an urban standard. Construction of any part of the Broadlands Drive extension on ODP 14 west of the main intersection with the westernmost North-South road (leading to Levi Road) will trigger the provision of a walking and cycle connection to Lincoln Rolleston Road. This link should be provided as an integral part of the Broadlands Drive extension across ODP 4.

Should the main connection west across ODP 4 to Lincoln Rolleston Road not yet be available, a temporary walking and cycle connection is to be provided to Lincoln Rolleston road via the shortest possible alternative route.

Future transport links are shown to identify possible future connections in to adjoining blocks to the east, and from Nobeline Drive.

The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Cycling and walking will be contained within the road corridor and incorporated in the design of any roads.

A shared path is proposed between the shared path on Lincoln Rolleston Road and the future reserve and cycling and walking will otherwise be contained within the road corridor and incorporated in the design of any roads. Adequate space, as well as safe crossing points, must be provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements.

Separated shared pedestrian/cycle ways are to be included in

- the primary east-west routes
- the Levi Road frontages upgrade and,
- key north-south routes

Where ever possible these shared paths are to be routed through open space and reserve to activate these public spaces. Crossing points for pedestrians and cyclists will be provided on Levi Road and Lincoln Rolleston Road, along the site frontages, to align with key desire lines. A safe crossing point is not required to connect with the temporary pedestrian and cycleway shown on the ODP.

Commented [A3]: Inclusion of the words: *Construction of any part... via the shortest possible alternative route* reflects Ms Lauenstein's evidence in reply.

Lincoln-Rolleston Road and Levi Road frontages are to be upgraded to an urban standard in accordance with the Engineering Code of Practice.

Nobeline Drive including at the intersection with Lincoln Rolleston Road is to be upgraded, including vesting of frontage where needed, to a Local Major Road standard in accordance with the Engineering Code of Practice.

GREEN NETWORK

Two public open spaces and a pocket park are included in the ODP in order to add amenity to the neighbourhood, provide relief for more compact residential clusters and provide residents with the opportunity for recreation.

The proposed reserve in the northern portion of the site forms a part of the green corridor linking Foster Park with the future District Park, the two primary reserves and the largest green spaces and recreational destinations in Rolleston. This northern neighbourhood park will function as the green heart of the development and offers a 'spatial break' and 'meeting place' for the medium density development and potential aged care living environments in close proximity. It promotes social interaction between a diverse range of residents and creates a hub for the local community.

The cycle and walk ways on the Broadlands Drive extension will be routed through this green space bringing the wider Rolleston community into this the heart of this new neighbourhood and allowing further opportunities for engagement.

The green reserve in the southern part of the site creates a similar focal point, albeit much smaller in scale. Here the green space functions as a local park for the neighbourhood and a break in the built environment to balance out the more built up environment.

All residents within the ODP area are able to access open space within a 400m walking radius. To provide easy access and adequate passive surveillance all reserves have minimum of two road frontages.

Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

The ODP does not identify a specific area for new education facilities, but some land may be required within the ODP area for such facilities. This will be determined in conjunction with the Ministry of Education.

A number of mitigation measures can, taking into account future urban growth locations, address the interfaces of new residential development adjoining reserves or rural land. These may include compliance with operative district plan fencing rules, private covenants, consent notices or LIM notes, and street tree planting.

BLUE NETWORK

Potable water capacity is only available from the existing Rolleston Water Supply to the southern portion of the ODP Area. Development of the balance of this ODP Area is subject to the provision of additional potable water supply.

The underlying soils are relatively free-draining, and generally support the discharge of stormwater via infiltration to ground. 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. Systems will be designed to integrate into both the road and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.

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.