

Lincoln Subdivision Sets New Standards

By Adrienne Eavis

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Plans to convert a former Lincoln University dairy farm into a sustainable residential subdivision are on track and are destined to set new standards for subdivision development in New Zealand.

Planned around a network of parks, walkways and waterways, the 117-hectare subdivision will be developed in line with the sustainable principles of LEED (Leadership in Energy and Environmental Design), an internationally-recognised green building standard developed in the United Kingdom and the United States of America.

The \$130-million development is a joint venture between Lincoln University and Ngai Tahu Property and will provide approximately 800 residential sections, shops, a supermarket and potential for a new school.

The Selwyn District is one of the fastest growing populations in New Zealand and Ngai Tahu Property Development Manager, David Schwartfeger is confident the development will help cement Lincoln as a vibrant university town.

"To the best of my knowledge this is the first time LEED green principles have been applied to a New Zealand subdivision and it will definitely provide a blueprint for others to follow," says Schwartfeger.

"The cookie-cutter approach to knocking out as many sections as possible in an unsustainable fashion is no longer appropriate and we believe this development will establish us as a market leader. We want to set a standard for others to follow. We want to show people that residential developments can be created sustainably, with consideration and respect for history, culture, people and the future."

David Schwartfeger says the joint venture partners are awaiting consent approval for the initial two stages of the project, including an integrated stormwater system for the entire development site. "It could be that our project is close to receiving the green light, which would be very exciting."



This New World supermarket is part of an urban development at Lincoln which aims to set high standards for sustainable land use.

The first stage of the development (100 houses) is expected to generate in the vicinity of \$10-million worth of economic stimulus to the Lincoln area and will compliment the newly opened New World supermarket.

“ It is one of the highest levels of stormwater treatment in Canterbury and part of the developers’ green development. ”

"We are pleased that Foodstuff and Local Operators Helen and Kyle Burnell have embraced the sustainability theme of the development and included a number of environmentally-friendly initiatives," says Schwartfeger.

"In addition to installing wind turbines for power generation within the supermarket, they are also recycling their water and removing any unfriendly refrigerants from their refrigeration systems. It's that kind of attention to detail that is going to set this development apart."

With a number of successful residential developments to their credit, Ngai Tahu Property has a wealth of experience to call upon and their partnership with leading urban designers, Stephen Brown Environments of Auckland, will ensure the Lincoln subdivision is developed to the highest standard.

That commitment to excellence is evident in the proposed stormwater system for the project. Designed by

Christchurch civil and environmental engineers, Kerr & Partners, it will provide one of the highest levels of stormwater treatment in Canterbury and is part of the developers' overall philosophy of green development. The Director of Kerr & Partners, Rob Kerr, says the object of the stormwater strategy for the whole site is to provide a comprehensive and sustainable approach to the management of water, stormwater, and groundwater within the development area.

"The aim is to create a system that is one step up from best practice – one that reflects the development partners' desire for a high quality living environment," he says.

The stormwater scheme incorporates five levels of treatment. Swales will provide the first line of treatment and sumps and underground pipe systems will be constructed to collect swale runoff and convey the flow to a wetland pond system.

"We'll also be educating residents through a series of signs throughout the development that inform and educate people on how the system works."

"A similar system that we designed for Northbrook Wetlands, Ioio Whenua at Rangiora, recently won an Environment Canterbury Award for sustainable land use so this is not an entirely new concept: but it is one that fits well within the values and objectives of the Ngai Tahu Fresh Water Management Policy and we hope it will raise the benchmark for subdivision stormwater management," says Kerr.