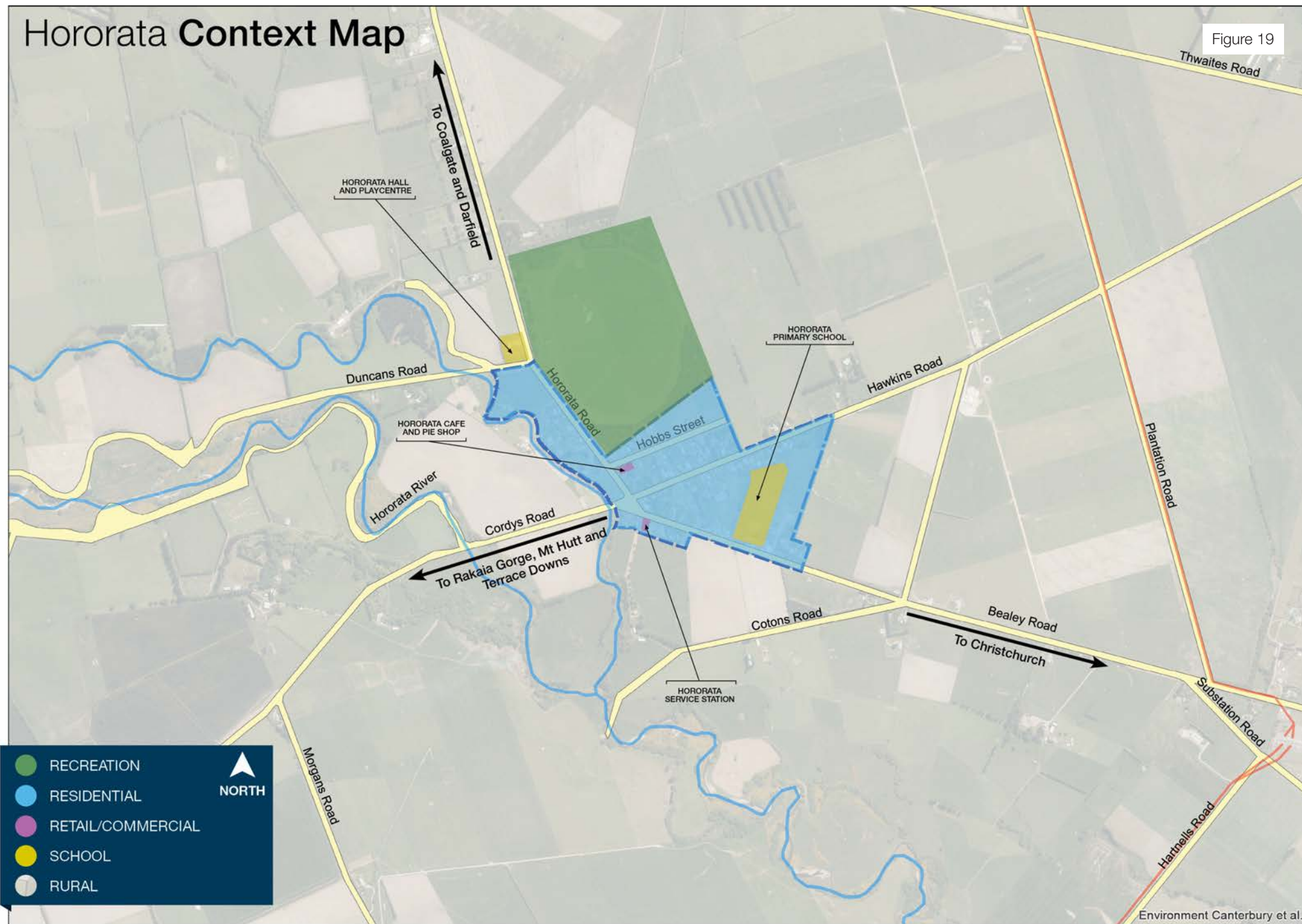


# Hororata Context Map

Figure 19



# Hororata

## Introduction

### Location

Hororata is a small settlement at the northwestern edge of the Canterbury Plains located 50 kilometres west of Christchurch on the banks of the Hororata River. The township is at an elevation of 190m above sea level.

### Mana whenua

Hororata's proximity to the pā at Whakaepa, its rivers, streams, waipuna (springs) and wetlands suggest that it is situated within an area of traditional mahinga kai. The name Hororata translates as crumbling or drooping rata.

### European settlement

The development of the area followed a close settlement of small holdings and seems to have taken place between 1860 and 1870. The beginnings of the township appear to date from the late 1860s, with the hotel built by 1887 and a blacksmith shop being established on the south side of the centre of the township.

The fine stone Anglican Church of St John's Hororata was built with assistance from ex-Premier of New Zealand, Sir John Hall. The Hall family were also generous in their donations towards the Hororata Reserve. Cotton's Cottage at the eastern entrance to the township is a renovated sod cottage, similar to many built by early settlers who had limited access to timber. Today Hororata is a popular seasonal stopping place for Christchurch-bound ski traffic, given its location on the most direct route to ski fields south of the Rakaia River.

### Employment

The total employment in Hororata represents a relatively small component of township-based employment in the Malvern area<sup>27</sup>, although the township contains the largest proportion of township based employment behind the primary hub of Darfield. There has also been a significant increase in industrial employment in the town since 2000<sup>28</sup>.

### Population

The 2015 population of Hororata was 259 people (92), with this population projected to grow to 333 (119 households) in 2031, being an estimated increase of 62 people (27 households)<sup>29</sup>.

### Township network

Selwyn 2031 categorises Hororata as a rural township whose function is:

*"...based on village characteristics with some services offered to the surrounding rural area."*<sup>30</sup>

### District Plan land use zoning

Hororata is subject to a standard density Living 1 land use zoning (see [Figure 19](#)), which has a minimum average allotment size of 800 metres. This density has been influenced by the requirement to manage wastewater discharges on-site through individual septic tanks.

2015 POPULATION  
**263**

2031 PROJECTED  
POPULATION

**333**

**26% INCREASE**  
IN HORORATA'S POPULATION

**144 PEOPLE**  
EMPLOYED



**196** ZONED  
HOUSEHOLD  
CAPACITY

HORORATA SNAPSHOT

<sup>27</sup>Market Economics: Malvern Area Plan Assessment, August 2015, P13 <sup>28</sup>Market Economics: Malvern Area Plan Assessment, August 2015, P15 <sup>29</sup>Selwyn Growth Model  
<sup>30</sup>Selwyn 2031: District Development Strategy, Strategic Direction 1, adopted October 2014, P34



## Residential land capacity

There are approximately 105 standard residential sections in Hororata of which 35 have the potential to be further developed for residential purposes. These sections comprise of 22.5 hectares with a potential yield of an additional 196 sections. There is also a small number of undeveloped residential sections within Hororata available for development, including several larger properties that are between 0.2 and 1 hectare in size, as well as 13 undeveloped residential sections.

Overall, there is sufficient available land to accommodate projected population growth and demand in Hororata through to 2031 without proactively zoning additional residential greenfield land.

## Business and industrial land capacity

The District Plan does not prescribe any Business 1 or Business 2 land use zonings in Hororata, although there are local services established within the township.

An expert retail assessment has identified a shortfall of 1,000 square metres of Business 1 zoned land for the retail and commercial needs of the community, with the existing activities comprising home-based offices<sup>31</sup>. A further 1,000 square metre shortfall of Business 2 industrial land is also identified, noting that the primary industrial activities are an earthmoving business and seafood processing plant that are operating from rural land<sup>32</sup>.

Despite this shortfall, the expert retail assessment establishes that there is insufficient demand identified to support the active zoning of additional Business 1 or Business 2 land<sup>33</sup>, although there may be scope to recognise existing activities through the District Plan Review process.

<sup>31</sup>Market Economics: Malvern Area Plan Assessment, August 2015, P20

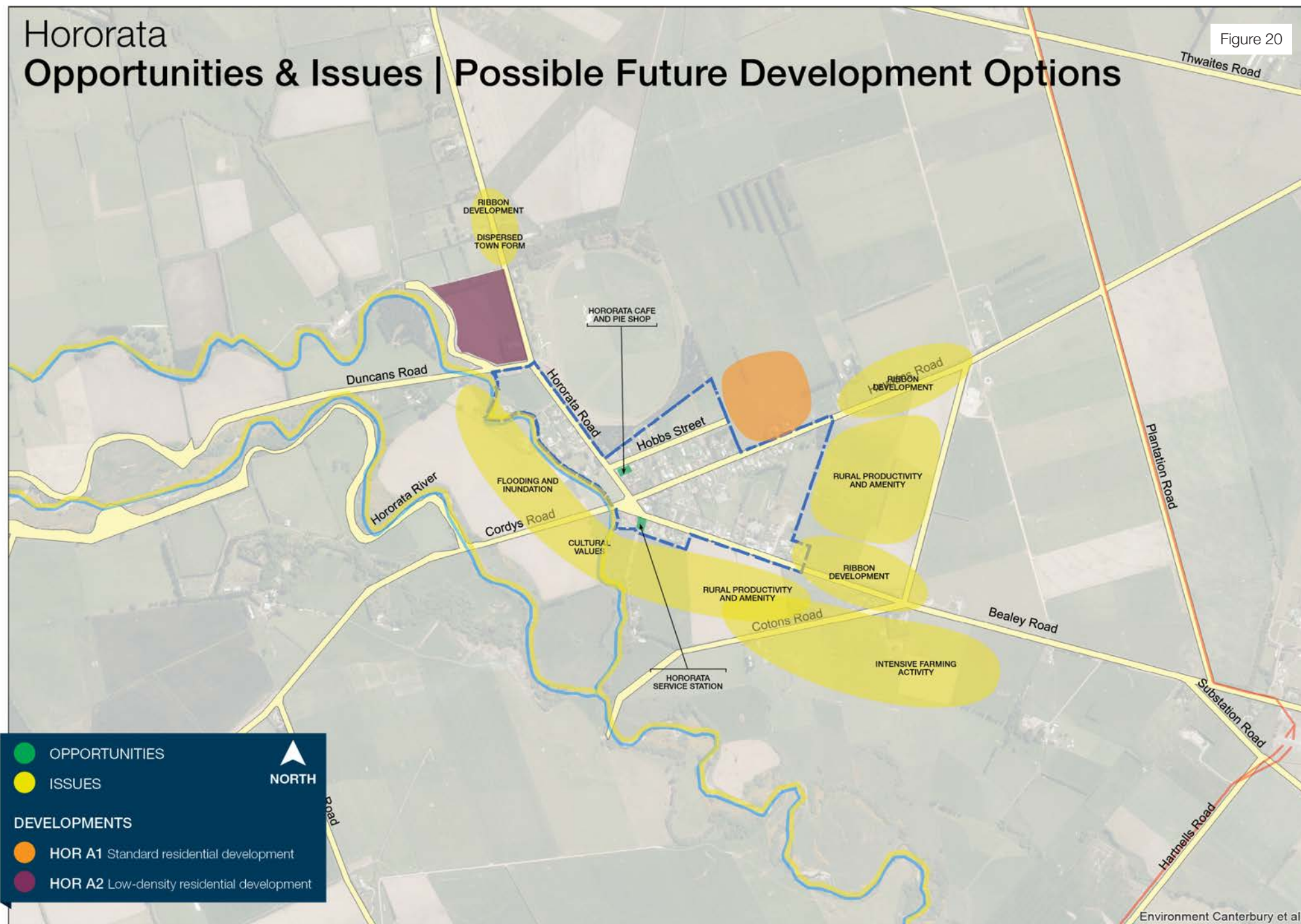
<sup>32</sup>Market Economics: Malvern Area Plan Assessment, August 2015, P26

<sup>33</sup>Market Economics: Malvern Area Plan Assessment, August 2015, P20



# Hororata Opportunities & Issues | Possible Future Development Options

Figure 20



# Opportunities and Issues

Development opportunities and issues that have informed the recommendations for the future development of Hororata are summarised in [Figure 22](#) and below.

## OPPORTUNITIES

### Population, growth capacity and urban form

- There is sufficient zoned and undeveloped land to accommodate the projected population and anticipated growth up to 2031.
- There is an opportunity to achieve a more consolidated township form by limiting growth north of Duncan's Road.

### Natural environment and cultural heritage

- There is an opportunity to incorporate waipuna (springs) and wetlands as features in any further town development on wetter areas, including the use of on-site stormwater detention areas. The quality of waipuna and streams should be enhanced through the planting of mahinga kai species in wetlands and riparian margins.
- Opportunity to promote mana whenua history and values associated with the area as part of township information and development of community facilities and spaces.

### Transport

- The levels of service for transport infrastructure should reflect the status, character and function of the settlement.

### Business development

- Existing established businesses serve the local needs of the township.
- A transitional zoning of land that links a number of business spot zones together would assist in achieving a more defined commercial area, particularly along Hororata Road between Hobbs Street and the intersection of Cordys and Hawkins Roads.

### 5 Waters

- Mana whenua support the development of Low Impact Urban Design and Development.

### Local facilities and community development

- There are large tracts of land held in reserve within the township. A review of the community facilities has been initiated with the local community, with budgets included in the 2015-25 LTP for:
  - (1) reserve projects, and
  - (2) progression of facilities provision.
- Hororata School occupies a large site that is capable of accommodating projected population growth.

## ISSUES

### Population, growth capacity and urban form

- There is limited capacity for the township to support more intensive housing typologies such as a Living Z zone, based on the township character, the settlement function in the Selwyn 2031 network and limited range of services.
- Growth options to the west are generally unsuitable, due to flooding and inundation risks associated with the Hororata River and Cordys Stream.
- The eastern block bounded by Bealey, Cotons and Hawkins Roads is well-contained, but would give rise to ribbon development along Bealey and Hawkins Roads, dilute the rural/urban contrast, contribute to a loss of rural productive land and is partially affected by intensive farming activity.
- Development on Hororata Road further north of the racecourse would give rise to ribbon development and represents an elongated dispersed town form.

### Business development

- There are relatively limited opportunities able to be facilitated in Hororata through the Area Plans based on the small population base of the township and its status under Selwyn 2031.

### Natural environment and cultural heritage

- Mana whenua have identified the potential effects on waipuna (springs), wetlands and the Hororata River and its tributaries from town development and associated land drainage.
- Land to the south of Hororata is comprised of Class III versatile soils, which are valued for their productive capacity.

### Transport

- Environment Canterbury does not provide public transport or a bus service to this town. A recent service review undertaken by Environment Canterbury determined that no significant extension or expansion to their services in the district is expected in the foreseeable future.

### 5 Waters

- The security of water quality and potential public health are risks related to urban growth. There is provision in the Regional Plans for community supply; however, any new groundwater or surface water takes to provide for growth will require resource consent from Environment Canterbury. The treatment plant requires upgrading to fully comply with Health Act 1956 and drinking water standards. The water supply is managed in accordance with the approved Water Safety Plan
- Any additional growth will require an integrated approach to stormwater management, including the development of stormwater management plans to coherently manage current and future growth.

- Environment Canterbury has indicated that higher-density housing typologies cannot reasonably be serviced by on-site systems. The retention of the current 800 square metres minimum average allotment size will make it challenging for on-site wastewater discharge and does not meet the Environment Canterbury permitted activity requirements for new on-site wastewater management.
- The Hororata water supply scheme requires a consent variation from Environment Canterbury to obtain additional water to support growth.
- Important to ensure effective on-site wastewater treatment and disposal can occur in areas with higher groundwater tables.
- Mana whenua identify water quantity and quality issues The Plains area of the district is classified as Red Zone for water quality and quantity. Township growth and associated demand for water supply and wastewater nutrient loadings need to occur within the allocation limits set for the catchment.

### Local facilities and community development

- The limited population base in Hororata presents difficulties in generating the rates base required to support major capital projects or community facilities.
- The township lacks a community focal point.

## Possible future development options

### Residential

No new areas for residential or business purposes have been identified as being necessary to be proactively zoned by Council in response to projected growth within the Malvern 2031 planning horizon. This is on the basis that there is currently sufficient land available to accommodate projected population growth and there are constraints that need to be addressed through the RMA process.

Figure 20 shows areas of potential future greenfield growth paths that could accommodate residential either beyond 2031 or more immediately through a privately initiated plan change process, including areas where more intensive development may be able to occur and explains the advantages and disadvantages of each respective area. The map indicates the current township boundary and references some of the opportunities and issues listed below that will influence the substantive assessment of the appropriateness of future growth options.

### Hororata area 1 – HOR A1

A potential future area for standard residential Living 1 development is currently zoned Rural (Malvern Hills) and located east along Hobbs Street as far as the 50 kilometres limit.

#### Advantages

- Development in this area would promote a consolidated concentric form and limit the loss of productive rural land and visual outlooks.
- This location could also be integrated into Hororata Domain via walking and cycling links.

#### Disadvantages

- On-site waste water treatment and disposal methods, access to potable water and integrated management of stormwater would have to be established by the developer.

### Hororata area 2 – HOR A2

A potential future area for low-density Living 2 zone growth option is along Hororata Road adjacent to the Hororata Domain.

#### Advantages

- This area was previously zoned Rural Residential under the Paparua District Scheme.
- The location is generally suitable from an infrastructure servicing perspective and could be integrated with the adjoining domain and other facilities in the area.

#### Disadvantages

- The primary constraints that are identified with this growth option include the lack of a definitive containment boundary to the north, ribbon development along Hororata Road and susceptibility to flooding/inundation associated with the Hororata River.

# Conclusion

No new areas for residential or business purposes have been identified as being necessary to be proactively zoned by Council in response to projected growth within the Malvern 2031 planning horizon. This is on the basis that there are also a number of Issues that need to be addressed to facilitate additional growth, including:

- settlement character and function, including the need to protect the current amenity attributed to Hororata and the absence of the necessary community infrastructure or services required to support additional growth or increased household densities
- infrastructure constraints relating to integrated stormwater management, access to potable water and the on-site treatment and disposal of wastewater, and
- the need to manage growth to avoid any adverse impacts on the amenity and natural hazards associated with the Hororata River.

The retention of the current township boundary through to 2031 is consistent with the principles contained in Chapter 5 of the CRPS, the District Growth Strategy Directions and the Area Plan Principles, which reinforce the need to manage growth in an integrated and consolidated manner, while avoiding the social, economic and environmental impacts associated with dispersed settlement patterns.

This Area Plan does not preclude any additional greenfield land from being considered for zoning through privately-initiated plan change requests under the RMA, but signals that there is sufficient capacity within the township to accommodate growth through to 2031 without the need for the Council to proactively zone additional land through the District Plan Review.

The following implementation steps identify the various processes for considering the appropriateness of where further development within the current township boundary through to 2031 can best be integrated. The implementation steps are the methods for delivering the opportunities and addressing the issues identified in the above assessment, which will collectively deliver better social, economic, cultural and environmental outcomes for the settlement of Hororata, its community and its rural township function to the local area.

# Hororata area plan implementation steps

A number of implementation steps for Hororata are provided as a means to realise the opportunities and address the issues by 2031. The implementation steps contain guidance on indicative: (1) timeframes; (2) Council department work streams; (3) costs; (4) agency and Council department that are primarily responsible for implementation, and; (5) possible funding sources.

The various implementation steps have been formulated to deliver sustainable social, economic, cultural and environmental outcomes for each township within the Malvern area in the short, medium and long term. The following timeframes have been established for this area plan:

- Short term      2016 to 2020
- Medium term    2021 to 2025
- Long term        2026 to 2031

In addition to the Hororata township specific implementation steps set out below, there are a number of other implementation steps that apply across all the townships in the Malvern Area Plan. These can be viewed at the beginning of [Section 2](#) of this Area Plan at Table 1.

Estimated costs are shown in the following table as a high-level indication of the scale of funding that may be required to implement various steps. The costs generally relate to physical works, such as street upgrades, open space enhancements or developments of new facilities and do not include the costs to operate, maintain or renew the assets in the future. Possible funding sources for each implementation step are identified.

It is important to note, however, that in many cases no funding has been approved and decisions on whether a project or initiative to deliver the identified implementation step can proceed will still need to be made through the Council's Annual and Long-Term Planning processes. Also set out in the table is who will be advancing the various implementation steps, and the mechanisms by which they will be realised.

**Key for indicative costs**  
\$ = below \$50,000  
\$\$ = \$50,000 – 200,000



Table 7: Implementation steps – Hororata

Implementation step	Indicative timeframe	Indicative cost	Agency responsible	Funding source
<b>Population, growth and urban form</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
<b>Natural environment and cultural heritage</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
<b>Transportation</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Undertake a feasibility study to provide future walking/cycling connections from Hawkins Road and Hobbs Street through to Hororata Domain as part of walking/cycling strategy	Short	\$	Selwyn District Council Transportation department	Property and Commercial Long-Term Plan
<b>5 Waters</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Submit the necessary stormwater network discharge consents and implement the associated Stormwater Management Plan	Short	\$	Selwyn District Council Water Services department in consultation with Nga Rūnunga	Assets Long-Term Plan
Manage the water supply network in accordance with the approved Water Safety Plan	Medium	\$	Selwyn District Council Water Services department	Assets Long-Term Plan
<b>Local facilities and community development</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Selwyn District Council Property and Commercial department to renew the tennis pavilion and develop a walking track in 2015-16 and: (1) upgrade the Reserve playground; and (2) review community facility provision	Short	\$	Selwyn District Council Property and Commercial department – Strategy and Planning Works Programme	Property and Commercial Long-Term Plan
Continue to actively promote Hororata as a tourist destination through the Council's tourism advisor	Short	\$	Selwyn District Council Community Services department	Community Services Long-Term Plan
Include any significant heritage and cultural sites in Hororata when preparing township brochures and/or township information panels	Short	\$	Selwyn District Council Community Services department in consultation with mana whenua	Community Services Long-Term Plan
<b>Business development</b>				
See Area Plan wide implementation steps in Table 1, in addition to the following:				
Consider methods such as spot zoning to recognise and provide for the continued operation of existing commercial operators	Short	\$	Selwyn District Council Planning department – District Plan Review	Environmental Services District Plan Review