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Submission to Selwyn District Council On: The Draft Rural Residential Strategy

Date: 3rd March 2014

Clients: S and Z Crofts and J Williams

Prepared by: Anna Mackenzie



Date: 03/03/14

Reviewed by: Fiona Aston



Date: 03/03/14

SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: S and Z Crofts and J Williams

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. The specific provisions of the RRS that our submission relates to are:

The whole Draft Rural Residential Strategy (RRS) including Criteria in appendix 1 and Maps in appendix 2.

2. Our submission in SUPPORT IN PART is:

Submitters

The site subject to this submission ('the Site') is made up of two 4ha blocks in two different ownership on the western edge of Tai Tapu, south of Lincoln Tai Tapu Road, and immediately adjoining the township along Hauschilds Rd (see location plan and certificates of titles attached as Appendices C and D). S and Z Crofts own the southern of these two blocks, while J Williams owns the northern block. The entire 8ha area is currently zoned Rural Inner Plains.

Background

Detailed design and servicing investigations have led to the development of a conceptual subdivision plan for the Site to provide for 16 rural residential allotments at densities of approximately 2hh/ha. A copy of the concept design plan and the potential servicing options for these 16 allotments is provided in Appendix A to this Submission.

Features of this design include:

- Smaller sections along Lincoln Tai Tapu Road which utilise existing vegetation to provide privacy and screening.
- Larger sections at the rear of the site, with houses clustered around laneways to provide open spaces to enable continued rural outlook for residents opposite the site on Hauschilds Road.¹
- Stormwater detention areas to provide for both functional infrastructure and increased amenity across the site, and to provide a natural buffer between dwellings and neighbouring rural land, avoiding any potential for reverse sensitivity effects.

¹ There are six existing residential properties along the developed portion of Hauschilds Road. Some are oriented to achieve an outlook towards the west over the adjoining land but several have existing planting which largely screens this view and/or are not oriented with indoor or outdoor living areas in this direction.

- Access is provided off Hauschilds Road (not the main Lincoln Tai Tapu Road) and utilises School Road for connections into the village centre.

Rural Residential Strategy

We support the RRS including the criteria for identifying rural residential sites (except for as discussed elsewhere in this submission) subject to the inclusion of the Site as a suitable site for rural residential development.

An assessment of the Site has been made against the criteria of the Draft RRS and is attached in Appendix B. This clearly demonstrates that the Site is suitable for rural residential purposes.

The Draft Rural Residential Strategy identifies five sites which meet the criteria for Rural Residential Development in the Selwyn District. At paragraph 6.2 the following pre-requisites for consideration are set out:

- can be economically serviced with reticulated water and wastewater services
- is able to be integrated with established Townships
- does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS,SDP or RRS13
- is not affected by any significant constraints
- is owned by parties who have aspirations to rezone the land

The Site meets all of the above pre-requisites for the following principal reasons:-

Servicing

The attached servicing report (Appendix A) sets out that the Site can be economically service with reticulated water and wastewater services.

Integration

The location of the Site adjoins the existing village of Tai Tapu, and is located such that efficient pedestrian, cyclist and vehicle access to the centre of the Tai Tapu village can be made via School Road. The inclusion of the Site as a rural residential development is able to be integrated with the established township and promotes the urban consolidation principles of the LURP, CRPS, SDP and RRS13.

Urban consolidation and intensification principles

The small size of the proposed rural residential node is insignificant in terms of any potential effect on the intensification principles of the LURP, in particular as set out in Objective 6.2.2 Urban form and settlement pattern of Chapter 6 of the Canterbury Regional Policy Statement (CRPS) as amended by the LURP. This sets out urban intensification targets as a potential of overall urban growth over the period to 2028 (see Appendix E).

Rural residential development meets a different market demand to urban residential development with those seeking large rural residential lots more likely to purchase 4 ha lots rather than urban sized lots if there are no suitable rural residential lots available. There is one existing L2A zoned area at Tai Tapu adjoining the Halswell River which has been zoned for some time but remains undeveloped. It is subject to constraints which do not apply to the

subject site, including an existing intensive farming buffer (see Map 9 of the RRS), recorded flood sites (Map 16) and post-earthquake lateral spreading buffer along the Halswell River (Map 20).

Constraints

As set out by the servicing report and the Concept design plan attached in Appendix A, the site is not affected by any constraints which cannot be dealt with through engineering and design. It is noted that the site is located in a high groundwater zone, for which appropriate engineering solutions will ensure appropriate stormwater management, and avoidance of any flooding or ponding risk. The site is significantly 'higher and drier' than other parts of Tai Tapu including the existing undeveloped L2A zone. The northern part of the site is zoned TC3 but the geotechnical report attached in Appendix G can be appropriately mitigated for rural residential development.

Owner aspirations

Both of the owners of this site wish to proceed with the development of this site for rural residential purposes as soon as it is confirmed as a rural residential location in the RRS, including the Crofts developing one of the sites in the southern block as their own family home (they currently live opposite in Hauschilds Road). They will pursue rezoning for rural residential purposes and seek that this be achieved in collaboration with the Council, and in the most efficient and effective manner, including potentially under streamlined CER Act processes.

Amendments to RRS

Notwithstanding the above general support for the RRS location criteria, we oppose the wording in the RRS location criteria under 'Rural residential form, function and character' which specifies a rural residential lot size range of 3000m² – 2 ha lots. There will be circumstances where lots around 2000m²-2500m² are suitable and can still achieve the degree of 'ruralness' and openness anticipated for rural residential areas. Generally this will be where there are clusters of residential activity with a high level of open space surrounding and/or where they adjoin higher density development on one boundary and are an appropriate transition at the boundary between urban and rural forms of development. We seek amendment to this wording as set out in Appendix F. In the event that detailed geotechnical investigations indicate that a 150m no dwelling setback is required from the Halswell River (which is considered to be highly unlikely as the geotech letter attached as Appendix G considers mitigation is possible), the upper proposed rural residential cluster may need to be included as part of the middle cluster, subject to appropriate design elements to maintain 'ruralness' for all lots. Under this scenario, some of the lots may need to be around 2500m² but will have rural outlook to large open spaces surrounding, including the central stormwater management area.

Land Use Recovery Plan

The Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. We consider that the use of this site for rural residential development has been demonstrated through this submission to be an efficient use of land and infrastructure which does not limit future urban

growth, and does not create adverse effects with surrounding rural land. A total of only 16 rural residential lots are proposed, which is consistent with making 'limited' provision for rural residential development.

Relief Sought

- 1) That SDC adopt the Draft RRS as the Final RRS subject to including the site subject to this submission being included as a location suitable for immediate rural residential development and the amendment to the RRS criteria as set out in Appendix F; and
- 2) any consequential changes to give effect to this submission; and
- 3) That in relation to Action 18 of the LURP, SDC recommend to the Minister of Earthquake Recovery that the Site be rezoned Living 3 without any further public process; or a streamlined process be adopted which allows for public consultation on rural residential locations that were not included in the Draft RRS. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types.

Conclusion

The Submitters consider that the Site meets the criteria set out in the RRS for sites suitable for rural residential development, including criteria specific to Tai Tapu.

As noted in the criteria, Tai Tapu has a *"discrete and rural town character and rural outlook"* which should not be undermined by any proposed rural residential development. Great care has been taken, utilising the skills of a recognised and experienced local design expert, to develop a concept design for the Site which respects and builds on the special very high amenity character of the existing township.

Further significant residential development outside existing zoned areas at Tai Tapu is constrained by the lack of additional wastewater connections, given that Tai Tapu is outside the area covered by the Eastern Selwyn Sewerage Scheme. A servicing solution for the Site has been developed in consultation with Council Assets staff involving overnight storage and pumping outside peak hours, which ensures the development will not 'offend' the existing service agreement with Christchurch City relating to Tai Tapu.

The Site is located adjoining the existing township and can make cost effective and efficient connections to services, and the Site will provide appropriate sections to meet the market demand in this area. The Site meets the criteria of the RRS, and its development for rural residential purposes is appropriate in the context of the provisions of LURP, and the Selwyn District Plan.

3. **We do wish to be heard in support of our submission.**
4. **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**

5. Signed:... 3 March 2014

6. Address for service of submitter:

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Appendix A – Concept Design Plan and Servicing Report

File No 32571

28 February 2014

Sewlyn District Council
PO Box 90
ROLLESTON 7643

Dear Sirs,

TAI TAPU – HAUSCHILDS ROAD RURAL RESIDENTIAL DEVELOPMENT – PRELIMINARY SERVICING

This letter summarises the preliminary servicing options for a 16 lot rural residential development on Hauschilts Road in Tai Tapu (Lot 1 and Lot 2 DP 436571). This letter is intended to support a submission by the applicants to the Selwyn District Council's (SDC) draft Rural Residential Strategy.

There are three Strategic Infrastructure considerations listed in the draft Rural Residential Strategy, each consideration is discussed below.

Strategic Infrastructure

Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and reticulated water and wastewater networks

High Pressure Water

There is a 100 mm uPVC main in Hauschilts Road that can likely provide suitable high pressure water reticulation to the development. During detailed design the high pressure water network will be designed to supply each residential lot with a high pressure water connection along with fire hydrants in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.

Stormwater Runoff

Stormwater will be managed within the applicant's site. The concept design shows an integrated stormwater management system which will be designed to provide treatment and flow attenuation during detailed design. An Environment Canterbury (ECan) stormwater discharge consent is likely to be required for the development and would be obtained by the applicant at the time of subdivision consent. The design and performance criteria for the stormwater management system will depend on the requirements of the ECan discharge consent.

Roading

New rights of way can be constructed off the existing Hauschilts Road formation and will be designed and constructed in accordance with SDC's district plan requirements. The concept design shows one option for the layout of the rights of way.

Reticulated Wastewater

As noted in the draft Rural Residential Strategy consideration Tai Tapu is not connected to SDC's ESSS. The current agreement between SDC and the Christchurch City Council (CCC) allows for a maximum annual volume of 90,000 m³/year with a peak flow of 7.5 l/s. There are currently 279 lots allocated for connections within Tai Tapu¹.

Based on SDC's Engineering Code of Practice (ECOP) Section 6.4, the 279 allocated lots will have an average flow 1.92 l/s with a peak design flow of 9.6 l/s. This equates to approximately 60,500 m³/year of sewerage.

The applicant proposes to utilise a low pressure sewer system which will incorporate an enlarged onsite tank, e.g. an Ecoflow 2014iP tank. The pumps are proposed to pump only during off peak times and utilise the enlarged tank for storage during other times and therefore will not increase the peak flow from Tai Tapu. The optimal off peak time would be determined in consultation with SDC's asset management team. This would ensure the peak flow aspect of SDC's agreement with CCC is not breached.

With the proposed addition of 16 rural residential lots the total volume discharged per year is approximately 64,000 m³, which is still below the volume limit mentioned above. In combination with the off peak pumping the proposed 16 rural residential lots would have a less than minor effect on Tai Tapu's sewer reticulation.

Each of the onsite tanks would discharge into a common low pressure rising main which would be vested as a council asset. The rising main would discharge into an appropriate gravity reticulation sewer manhole determined during detailed design. The onsite tanks and associated pumps would remain under private ownership.

A significant constraint to development in Tai Tapu is that no connection to the ESSS is planned and Christchurch City Council has no further connections available to the Bromley wastewater treatment plant

The response to the Reticulated Wastewater consideration above demonstrates that an economic solution to this constraint currently exists.

Avoid locations that may undermine the efficient operation of the strategic infrastructure referred in the District Planning Maps and the associated Study Area Maps contained in APPENDIX 2 - Map 9

The proposed development area does not undermine the strategic infrastructure in Tai Tapu.

¹ Email correspondence with M. England, Strategic Asset Manager, Selwyn District Council

Conclusion

Based on the above information we believe that there are suitable solutions to the apparent development constraints for the applicant's land in Tai Tapu. The constraint identified in the draft Rural Residential strategy that no further connections are available to CCC's Bromley treatment plant can be managed by the use of a low pressure sewer system with extended duration storage tanks and off peak pumping.

It should be noted that the above assessment is based on the information available at the time of writing and that no detailed design has been undertaken for the proposed development. We expect that further investigation is required to confirm the economic viability of the development based on current market conditions.

If any clarification is needed of the above, please don't hesitate to contact the undersigned.

Yours faithfully

DAVIS OGILVIE & PARTNERS LTD

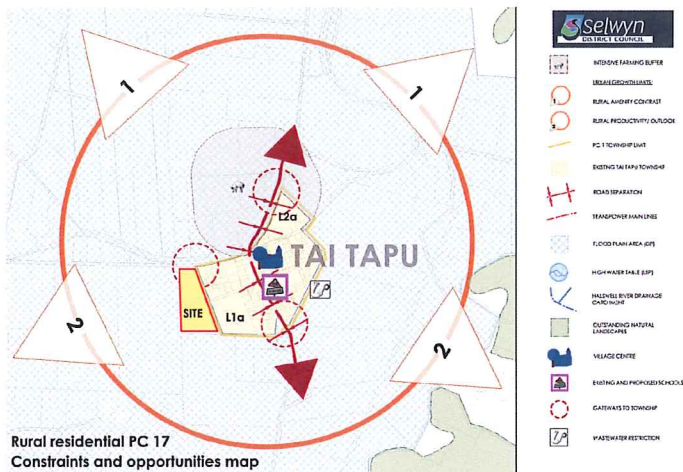


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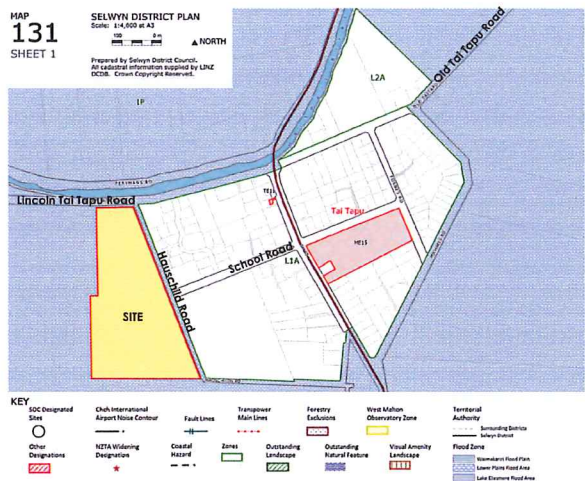


Urban Form

Tai Tapu township

Established at the intersection of Halswell River and the Christchurch-Akaroa road, Tai Tapu is a small concentric township with a village character. It focuses on the 'village centre' with several small shops and the local school.

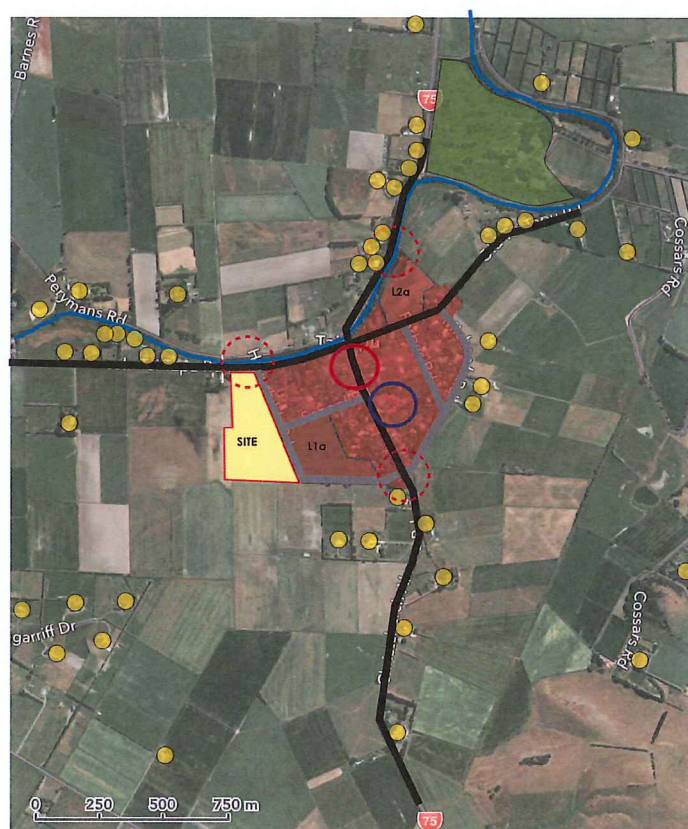
There are two dedicated areas (L1a and L2a) set aside for a limited amount of residential growth within the urban limit of Tai Tapu. The L1a area will complete the standard residential development opportunities in Tai Tapu within the confined village footprint. The L2a area provides the opportunity for a limited amount of rural residential lots at the far northern edge of the township. The proposed site is not within this defined urban limit of the township but adjoins it along the entire length of Hauschild Road "hugging" the periphery of the township.

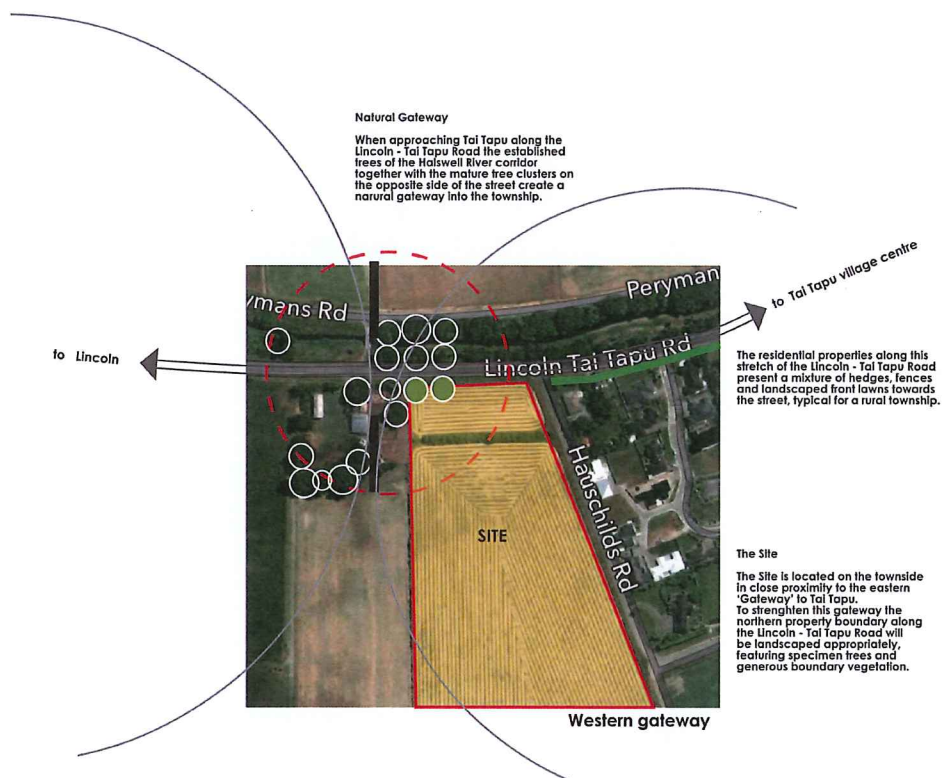


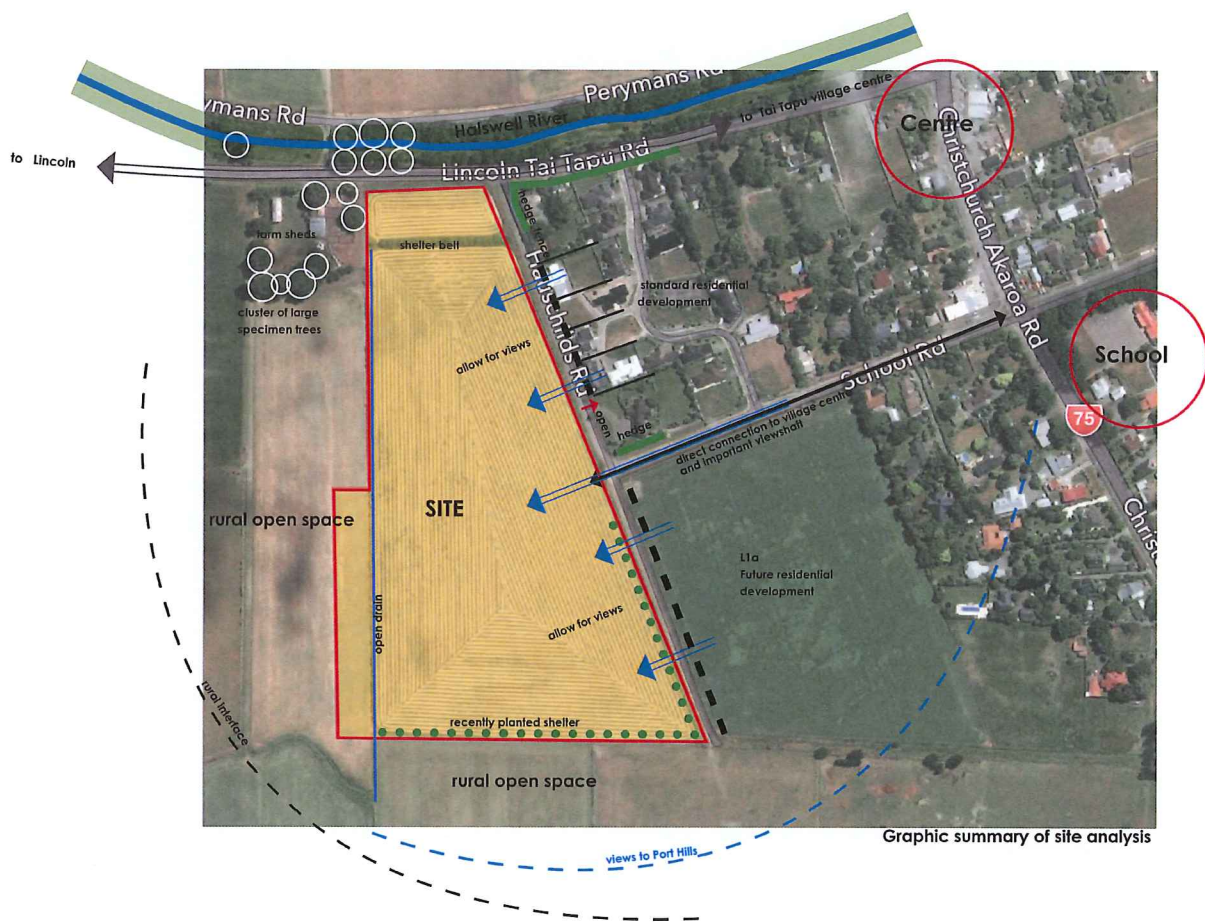
A development in this location

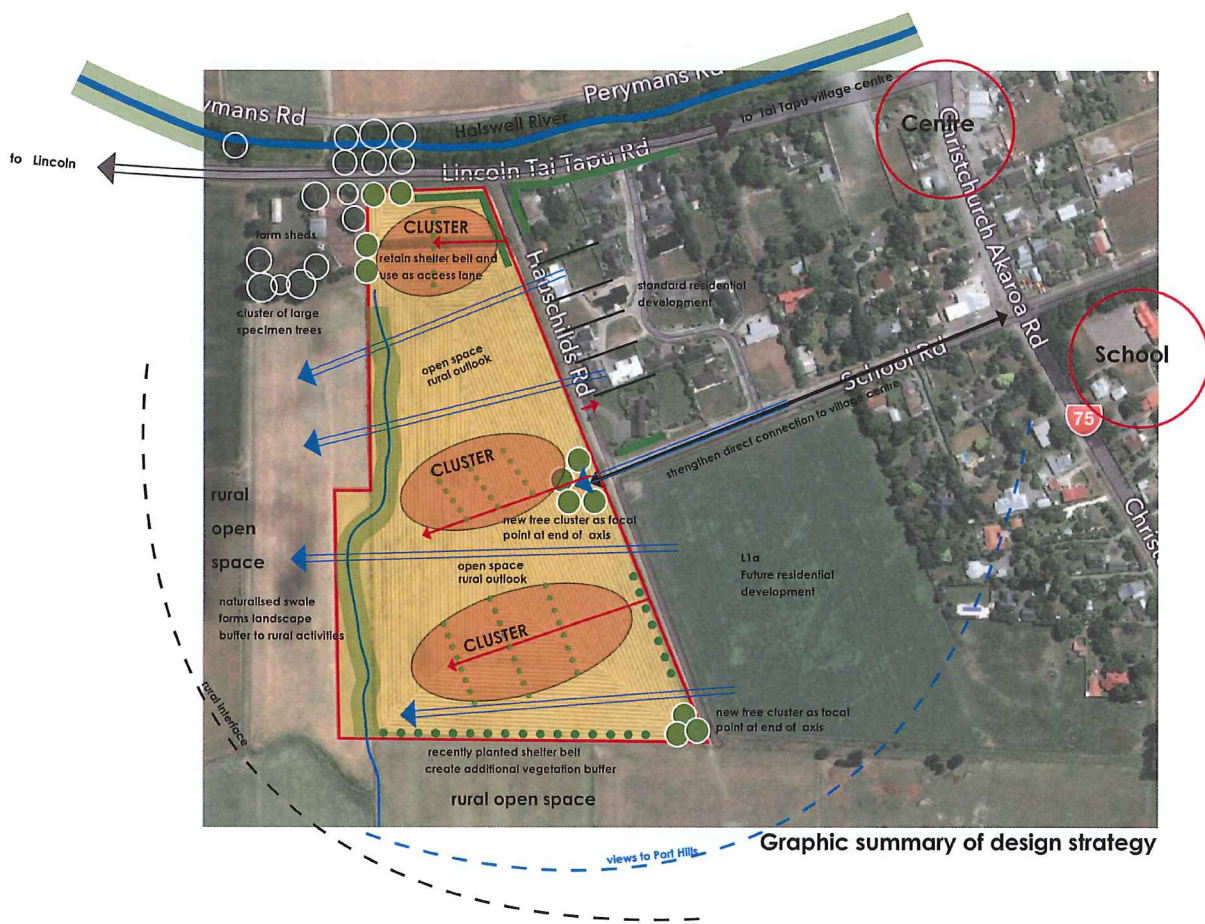
- complements the concentric urban form of Tai Tapu
- allows good connectivity to the village centre
- creates a suitable buffer between the smaller residential sites and the rural landscape

Currently this edge of the township is ill defined with houses in parts turning their back onto Hauschild Road and the rural environment as there is no transition, either spatial or landscaped, from the denser residential living into the adjacent rural activities. The proposed development will create a more appropriate transition into the productive rural landscape and assist with the concern about reverse sensitivity whilst still retaining the rural outlook.











Tai Tapu - Hauschild Road Design Concept D

Site specific rural residential development
Lot sizes 3000m² - 8000m², (average 5000m²)

- maximises the existing features and qualities of the site
- creates unique semi-rural residential character suited to the village character of Tai Tapu
- houses are deliberately clustered around private lanes/access ways keeping large areas of the site open to allow rural outlook and to accentuate the open space character of the site and surrounding rural landscape
- free lined lanes create focal points within the clusters
- domestic curtilage is limited to these clusters
- this layout enables a good outlook for all lots either over rural land or open spaces and generous stormwater ponds within the site
- open spaces between clusters and retains the existing rural outlook for most lots along Hauschild Road
- Hauschild Road retains its rural character with simple interventions only at intersecting points
- the main access points to the site are located in close proximity to School Road which provides a strong connection to the village centre.
- The stormwater ponds have been located in the naturally occurring low points within the site creating a primary structure. Together with associated vegetation they provide a buffer between the residential and rural activities and a natural boundary between clusters.
- The Upper Cluster creates a smaller 4 lot cluster in closer proximity to the Lincoln Tailapu Road in the narrower northern portion the site. The layout of this cluster retains the only established vegetation on the site and uses it to create a natural access point. The lots are smaller and more enclosed by the existing vegetation and the proposed stormwater pond and swale, giving it a 'natural edge'. (Lot sizes approximately 5000m²-8000m²)
- Within the Central Cluster the stormwater ponds feature strongly creating a distinctive character, high amenity and provide a natural alignment for the private access lane. The ponds are shared with the lower cluster to create a generous open space between the clusters and enable views through the site from Hauschild Road.
- The Lower Cluster creates a concentration of larger lots with houses loosely grouped around a generously spaced sequence of stormwater swales and smaller ponds creates an open landscaped character. Similar to the central cluster the access roads has been carefully integrated into this setting with larger tree clusters marking bend and entry points to properties. The recently planted trees along the southern boundary will create as a future shelterbelt to provide a natural buffer and setback to the rural activities to the south. (Lot sizes approximately 3000m²-8000m²)

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CITY CENTRE
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Tai Tapu Hauschild Road Development
Concept D

scale:
date: 27.Feb. 2014
designed/drawn: N.L. revision 2

a+

Appendix B - Assessment Against RRS criteria for Tai Tapu

Rural Residential Strategy (2013) assessment Criteria (reproduced)

The criteria are categorised into the following three groups:

C = The critical outcomes required to achieve the goals of the UDS and Appendix 1 of the Land Use Recovery Plan - Chapter 6 of the CRPS

SS = Site specific issues that require detailed assessments and contextual analysis to determine how any identified potentially adverse effects could be avoided, remedied or mitigated

Na = Matters that do not apply to certain geographic locations within the UDS area of the District

Generic Criteria	Tai Tapu	Proposed Site
Chapter 6 of the CRPS (LURP)		
Located outside the identified priority areas for development and existing urban areas	C	The Site is located outside of identified priority areas
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal	C	The attached servicing report sets out that the Site can be serviced economically with appropriate services.
Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways	SS	Access will be Hauschild Road and not Lincoln Tai Tapu Road
Avoid noise sensitivity activities occurring within the 50 dBA Ldn air noise contour so as not to compromise the efficient operation of the Christchurch International Airport, or the health, well-being and amenity of people	NA	This criteria does not apply to the Site.
Avoid the groundwater recharge zone for Christchurch City's drinking water	NA	This criteria does not apply to the Site.
Avoid land required to protect the landscape character of the Port Hills	SS	This does not include land identified as required to protect the Port Hills
Not compromise the operational capacity of the West Melton	NA	This criteria does not apply to this Site.

Military Training Area or Burnham Military Camp		
Support existing or upgraded community infrastructure and provide for good access to emergency services	C	The development of the Site will not impede access for emergency services, and will not have an impact on existing community infrastructure.
Not give rise to significant adverse reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure	SS	An appropriate buffer is proposed as set out in the concept design plan to provide separation from rural activities on neighbouring rural sites and a more appropriate transition into the productive rural landscape than the current 'sharp' boundary between rural and urban residential development. There are no existing intensive farming activities in the vicinity of the Site.
Avoid significant natural hazard areas, including steep or unstable land	SS	The Site is flat, and consideration of earthquake hazards will be made in conjunction with more detailed design of the Site. The Site is zoned Green TC2.
Avoid significant adverse ecological effects	SS	There are no known significant ecology in the area given the historical use of the Site for farming
Not significantly adversely affect ancestral land, water, sites, wahi tapu and wahi taonga to Ngai Tahu	SS	There are no known sites identified on the Site.
Avoid adverse effects on existing surface water quality	SS	The servicing report contains information on how the stormwater system will ensure that adverse effects on surface will quality will not occur
Integrate into, or consolidate with, existing settlements	C	The Site is located adjoining the L1A zone to the west of Tai Tapu and is able to be integrated with and consolidate the village. The Site 'hugs' the western boundary of the existing township and the design concept provides for excellent connectivity to the existing village centre and school.
Development site supports the development of an ODP and is not seen as a transition to full residential forms of development	C	The design concept plan provides the basis for an appropriate ODP.
Rural residential form, function and character		
Avoid locations that are obvious residential growth paths	SS	There is no intended future residential growth path for Tai

		<p>Tapu. Further residential development outside existing zoned areas are not envisaged or planned for. The township is not a Key Activity Centre and SDC intention is to essentially retain the existing high amenity 'small village' character and not provide for significant further growth. Tai Tapu is outside the area covered by the Eastern Selwyn Sewerage Scheme and there are no further wastewater connections available. The small scale rural residential development proposed in this submission is appropriate and feasible in this context for all the reasons outlined in the submission.</p>
Support locations that directly adjoin and are able to consolidate with Townships and residential Priority area to support the provision of economically viable infrastructure and to promote social cohesion and ready access to recreational, employment and other services established within Townships	C	<p>The Site adjoins the township and facilitates residential development (albeit at low, rural residential densities) on both sides of Haushchild Road, rather than just one side, as provided by the existing urban zoning. This is a more efficient use of existing infrastructure. The Site is 500m from the centre of the township and is readily accessible via School Road. It is 400m from Tai Tapu school. The main access points to the site are located in close proximity to School Road which provides a strong connection to the village centre.</p>
Support locations that can sustain a mixture of housing densities ranging from 0.3ha to 2ha in size whilst achieving an overall density of 1 to 2 hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved	SS	<p>A small rural residential node of just 16 lots is proposed. The concept design ensures that all lots will enjoy open outlooks with a high level of 'ruralness' as anticipated for rural residential areas in the RRS.</p>
Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water, and the Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake	SS	<p>The stormwater management proposal, as set out in the Infrastructure Report (Appendix A) will ensure that post development stormwater runoff (including at peak times) is not greater than the pre development state and that there will be adverse effects on water quality in the receiving catchment. There are no springs on the Site.</p>

Ellesmere/Te Waihora, springs and any associated mahinga kai sites.		
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit peri-urban sprawl	SS	The Site is a logical and appropriate peri-urban location for rural residential development at Tai Tapu. It relates well to the existing urban form, with the southern boundary following the existing southern boundary of residential boundary (undeveloped) on the opposite side of Hauschids Road. The northern boundary is Lincoln Tai Tapu Road, the eastern boundary existing Living 1 zoning, and the western boundary follows cadastral boundaries. The design concept proposes a much more appropriate high amenity rural/urban edge on the west side of the township than currently exists which provides a more appropriate transition into the productive rural landscape beyond the site to the west and south. Currently the western town edge is ill defined with houses in parts turning their back onto Hauschids Road and the rural environment as there is no transition, either spatial or landscaped, from the denser residential development to adjacent rural activities.
Landscape values		
Discernibly logical boundaries determined by strong natural or physical features	C	The northern and eastern Site boundaries are defined by existing strong physical features – Lincoln Tai Tapu and Hauschild Road respectively. The western boundary follows cadastral boundaries but is logical in location and extent to consolidate with the existing township and achieve a concentric urban form. The stormwater ponds have been located in the naturally occurring low points within the site creating a primary structure. They are located at the western end of the Site and in the middle area. Together with associated vegetation they provide a buffer between the residential and rural activities to the west and a natural boundary between the 3 rural residential clusters. The recently planted trees along the southern boundary function as

		a future shelterbelt and in combination with the stormwater ponds and southern swale provide a natural buffer and setback to the rural activities to the south.
Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch	SS	Achieved – the Site does not compromise the open space landscape character between Tai Tapu and other townships, or the around Tai Tapu. The concept design enhances the open space character at the western edge of Tai Tapu.
Protection of natural features, significant trees and vegetation	SS	There are no noteworthy natural features or significant trees or vegetation on the Site. However, the design concept maximises the existing features and qualities of the site. The layout of northern rural residential cluster retains the only established vegetation on the site and uses it to create a natural access point. The lots are smaller and more enclosed by the existing vegetation. The recently planted shelterbelt on the southern boundary will be retained and will function as a future shelterbelt and in combination with the stormwater ponds and southern swale provide a natural buffer and setback to the rural activities to the south.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	C	A small rural residential node of just 16 households is proposed which is of a size that avoids any potential for collective visual effects of intensified land use.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13)	SS	There are no landscape constraints to development on Map 2 of the RRS13 which affect the Site.
Locations to adjoin Township boundary's by have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	C	A high degree of 'ruralness' will be achieved. Proposed house sites are deliberately clustered around private lanes/accessways keeping large areas of the site open to allow rural outlook and to accentuate the open space character of the site and surrounding rural landscape. The layout enables a good outlook for all lots either over rural land or open spaces and generous stormwater ponds within the site. Hauschild Road retains its rural character with simple interventions only at intersecting points (see design concept in Appendix A for

	further design characteristics).
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TAI TAPU ENVIRONS STUDY AREA CRITERIA		
Urban form and growth management	Critical or site specific matter	Proposal site
Rural residential development nodes to: (a) adjoin the Living zoned land; and (b) be consistent with the urban settlement pattern and strategic planning outcomes outlined in the Growth of Township objectives and policies of the District Plan that preclude development from extending along both sides of the Christchurch to Akaroa Highway (SH75), which would further fragment the Township and undermine the opportunity to achieve a compact concentric urban form for Tai Tapu	C	Achieved - the northern part of the site adjoins developed L2 zoned land, while the southern part of the site adjoins land zoned L2 but not yet developed. The Site will not extend the township along SH75. The Site location achieves a compact urban form for Tai Tapu.
Tai Tapu and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete rural town character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base. No additional residential 'Greenfield' residential priority areas have been identified within the LURP	C	Achieved - the concept design will ensure that the Site is well integrated into the rural landscape providing and retaining rural outlook and enhancing the discrete rural town character and rural outlook which contribute to the very high amenity character of the existing township.
The existing Living 2A zone remains undeveloped and provides the opportunity for a range of low-density sections within Tai Tapu, which satisfies the need for significant areas of additional rural residential land in the short to medium term (refer to APPENDIX 2 – Map 5)	C	Achieved – The site does not represent a significant amount of development (only 16 lots with sizes within the range 2500m ² – 8000m ²). The existing L2A zone is subject to significant development constraints which do not apply to the Site (including an existing intensive farming buffer (see Map 9 of the RRS), recorded flood sites (Map 16) and post-earthquake lateral spreading buffer along the Halswell River (Map 20). The subject Site is 'higher and drier' than other zoned parts of Tai Tapu. The development constraints applying to existing

		<p>zoned areas is acknowledged in District Plan Policy B4.3.93 <i>Encourage new residential or business activities to locate on sites that have the least risk of being subject to flooding.</i> The Explanation states <i>"This may mean avoiding some sites in the existing Living 1A or 2A Zones in favour of rezoning a new area. In this case, the Council considers it better promotes sustainable management to utilise sites that are less prone to natural hazards, even if it results in a less consolidated township."</i> In the case of the subject Site, the twin objectives of utilising sites less prone to natural hazards and achieving a consolidated township are both achieved.</p>
Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Tai Tapu, including development north and south along the Christchurch to Akaroa Highway (SH75) (refer to APPENDIX 2 – Map 9)	SS	<p>Achieved – the Site provides a very small 'face' along the Lincoln Tai Tapu Road with most of the development located along Hauschild Road to provide a compact township shape. Additionally the location of key trees on Lincoln Tai Tapu Road to the west of the Site, provide for a more natural 'gateway' to the Village as set out in the graphics contained in Appendix A.</p>
Avoid locations that may contribute to the long term coalescence of the Tai Tapu urban form with the Township of Lincoln (refer to APPENDIX 2 – Map 25)	C	<p>Achieved – the location of the Site essentially 'hugging' the existing L1A zone of Tai Tapu, and providing a clustering effect with good, clear connections to the centre of the village ensures that the Site will not contribute to coalescence with Lincoln. Additionally the western side of the Site can be clearly identified at the existing western gateway to Tai Tapu as outlined in the design concept (Appendix A). When approaching Tai Tapu along the Lincoln Tai Tapu Road the established trees of the Halswell River corridor which commence at the Site together with the mature tree clusters on the opposite side of the street (on land immediately the west of the Site) create a natural gateway into the township.</p>
Rural character and productivity		

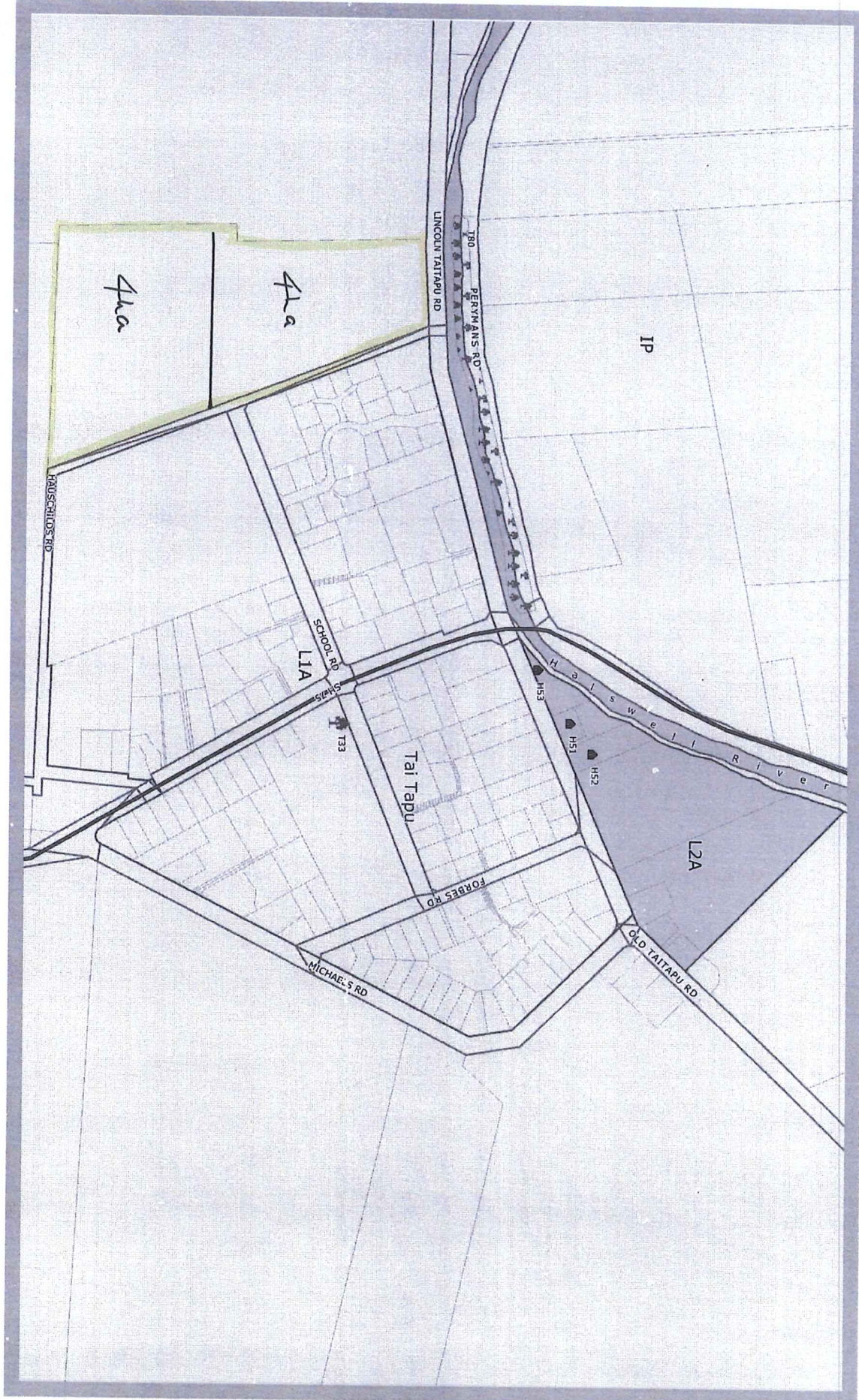
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Tai Tapu (refer to APPENDIX 2 – Map 9)	SS	Achieved – adjoining land uses include low intensity activities such as grazing and hay production.
Preserve the rural character and the productive capacity of large rural land holdings surrounding Tai Tapu and the Rural (Outer Plains) zone to the south of Tai Tapu (refer to APPENDIX 2 – Map 5)	SS	Achieved - An appropriate edge treatment on the western side of the Site, including setbacks, as part of future development will ensure there are no reverse sensitivity effects with adjoining rural activities (refer to the concept plan in Appendix A). Additionally the two sites are 4ha in area each and do not represent large productive land holdings in their current state.
Maintain the visual distinction and amenity contrast between the rural periphery of Tai Tapu and the larger urban forms of Lincoln and Christchurch (APPENDIX 2 – Map 25)	C	Achieved – the concept plan (Appendix A) includes clusters of rural residential dwellings with large open spaces between them, which is in contrast to the existing L1A zone development on the opposite side of Hauschildts Road, and provides views from the L1A zone to the rural zone beyond the Site. The use of mature trees around accessways and buildings is consistent with the character of shelter belts typical of the rural area surrounding Tai Tapu.
Strategic Infrastructure		
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan)	C	The Servicing Report in Appendix A of this submission outlines the ability to connect to reticulated services through existing service provisions, in a cost effective manner. This includes outlining the existing and potential capacity of reticulated wastewater services, and water services.
A significant constraint to development in Tai Tapu is that no connection to the ESSS is planned and Christchurch City Council has no further connections available to the Bromley wastewater treatment plant	C	The Servicing report in appendix A to this submission outlines the capacity of the connections to the Bromley wastewater treatment plant and how the proposed site could be serviced without impacting on the system beyond the agreed volumes and rates.
Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in	C	The site is located such that it will not impact on the efficient operation of strategic infrastructure.

APPENDIX 2 – Map 9): Regional Council works yard on Lincoln Tai Tau Road (CR9), Council water wells on Holmeswood Rise (D407), Lincoln Tai Tapu Road (D103) and Tai Tapu Domain (D198)		
Natural hazards		
Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains and Lake Ellesmere Flood Areas and associated land drainage issues (including drains, springs and waterways) (see APPENDIX 2 – Map 16)	SS	The Site has a high groundwater table and is within the Lower Ellesmere Flood Area.
Avoid locations where liquefaction and lateral spreading was observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during future earthquake events (see APPENDIX 2 – Map 20)	SS	The attached Geotechnical letter (attached in Appendix A) sets out the groundwater conditions and liquefaction risk for the site. It is noted that specific detailed design of the site will require remediation of the site to make it suitable for residential use, and that this is achievable and appropriate.
Environmental, cultural and heritage values		
Avoid Land that may compromise the health, longevity or setting of the registered Protected Trees located within the grounds of Ladbrooks School (T103 & T104) and on Lincoln Tai Tapu Road (T80) (see APPENDIX 2 – Map 9)	SS	Achieved
Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site in various locations surrounding Tai Tapu (Caves (C54 & C60), Pits (C55 & 58), Oven (C56), Pa/Pits (C57), Ovens/Midden (C59), Artifact (C61), Pits (C62), Burials/oven (C63) and Midden/oven Oven (C64)) and Silent File areas (Duck Pond Road (C99), Ahuriri Lagoon (C100), Coppers Knob (C101) and Cass Peak (C102)) (see APPENDIX 2 – Map 9))	SS	Achieved – the proposal includes the use of ponds and swales for stormwater management, to ensure that appropriate treatment of stormwater is achieved and to assist in the creation of open space. None of the specific sites listed are located on the site.
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity of Tai Tapu, including specifically: Knocklyn Homestead (H304), Ellesmere Arms Tavern (H305), Memorial Gate (H306), Stables/coash stop (H307) and Otahuna Estate and ancillary buildings (H308 to H314) (see APPENDIX 2 – Map 9)	SS	Achieved

Avoid locations that may reduce the visual amenity attributed to areas within the Outstanding Landscape and Visual Amenity Landscape zone (see APPENDIX 2 – Map 5)	SS	The Site is not located such that it will reduce visual amenity relating to VAL or ONL sites.
Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Tai Tapu (see APPENDIX 2 – Map 21)	SS	All of the area around Tai Tapu is Class I or II soils. The Site is mostly Class II soils. It is relatively small and not viable for significant farming activity. It is currently leased to the adjoining farmer for hay making. The Site is located immediately adjoining the village, therefore the loss of this small area of soils to rural residential development will have insignificant effects.

Appendix C – Certificates of Title

Appendix D – Location Plan



KEY

- | | | | | | |
|--|------------------------|--|--------------------------|--|--------------------------------|
| | Heritage Building | | Protected Tree | | Scheduled Site |
| | Historic Heritage Site | | Waahi Taonga Area | | Statutory Acknowledgement Site |
| | Silent File Area | | Contours Above Sea Level | | Zones |
| | | | 2, 74m | | High Country |
| | | | 160m | | Port Hills |
| | | | 60m | | Existing Development Area |
| | | | 2, 74m | | Living 1 |
| | | | | | Living 2 |
| | | | | | Living X |
| | | | | | Living WM |
| | | | | | Living 2 Deferred |
| | | | | | Business 1 |
| | | | | | Business 2 |
| | | | | | Business 3 |
| | | | | | Inner Plains |
| | | | | | Outer Plains |
| | | | | | Mabvern Hills |



Appendix E – Relevant LURP Provisions

Objective 6.2.2 – Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

(1) aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:

(a) 35% averaged over the period between 2013 and 2016

(b) 45% averaged over the period between 2016 to 2021

(c) 55% averaged over the period between 2022 and 2028;

(2) providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;

(3) reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;

(4) providing for the development of greenfield priority areas on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;

(5) encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;

(6) Managing rural residential development outside of existing urban and priority areas; and

(7) Providing for development opportunities on Māori Reserves.

Appendix F – Amendments to Location Criteria in Appendix 1 of the RRS

Note: proposed changes have been made with insertions identified with an underline and **bold** and deletions identified with a ~~strikethrough~~

Rural residential form, function and character
Avoid locations that are obvious residential growth paths
Support locations that directly adjoin and are able to consolidate with Townships and residential Priority area to support the provision of economically viable infrastructure and to promote social cohesion and ready access to recreational, employment and other services established within Townships
Support locations that can sustain a mixture of housing densities ranging from 0.3ha <u>0.2ha</u> to 2ha in size whilst achieving an overall density of 1 to 2 hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved
Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water, and the Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Te Waihora, springs and any associated mahinga kai sites.
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries between urban and rural residential activities to limit peri-urban sprawl

Appendix G; Letter on natural hazards

File No: 32571

3 March 2014

Selwyn District Council
PO Box 90
ROLLESTON 7643

Dear Sir/Madam

POTENTIAL SUBDIVISION OF LOTS 1 AND 2 DP 436571 – TAI TAPU, NEW ZEALAND

1. PURPOSE OF LETTER

Davis Ogilvie & Partners has been requested to comment of the potential natural hazards associated with aforementioned subdivision.

Selwyn District Council has identified two natural hazards as outlined in the draft rural residential strategy:

1. High groundwater table.
2. Liquefaction and lateral spreading that was observed during the Canterbury Earthquakes.

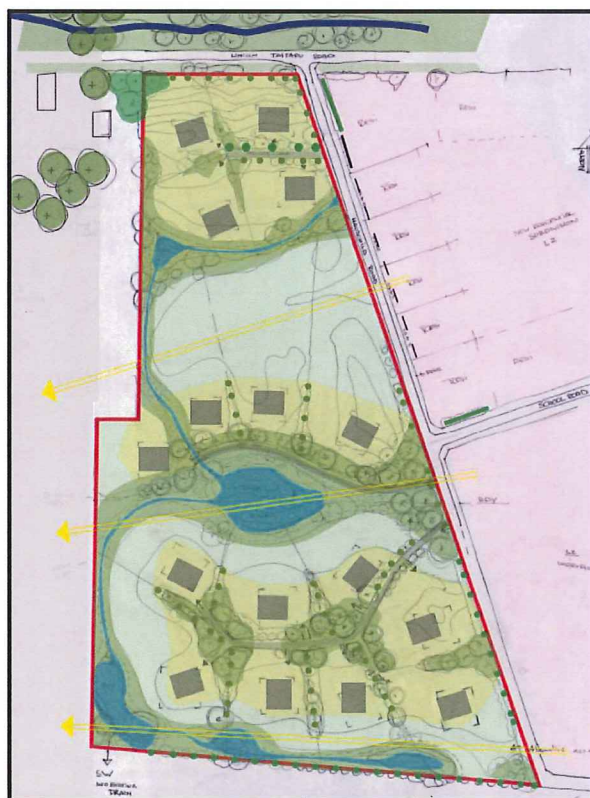


Figure 1 – Hauschild Road Development Concept Plan

2. SITE DESCRIPTION

The proposed subdivision (8 Ha in area) is situated in Tai Tapu, Canterbury, upon relatively flat level ground (slight gradient to the south, away from River – from 7.4 to 6.5 m above Lyttelton datum 1937) which is currently utilised as arable farmland.

The Halswell River can be observed to be approximately 25 metres north of the site, flowing east, alongside the Lincoln Tai Tapu Road. Research of aerial photography has identified low lying areas (6.1 m above Lyttelton Datum) along the southern fringes of the proposed site; these have been identified to be areas of ponding water.

Following the Canterbury earthquake series moderate disruption to services and infrastructure was observed in the area, only a portion of the site is covered by LINZ Aerial Imagery (24 February 2011), however surface evidence of liquefaction and associated lateral spreading is evident towards the north of the Lot 1; towards Halswell River. The farmland north of the river was subject to significant liquefaction ejecta, as observed upon LINZ imagery, and associated lateral spreading towards the river.

3. PUBLISHED INFORMATION

According to the Environment Canterbury (ECan) Liquefaction Assessment Area Map (2012¹) the site is within MBIE TC Zoned Area.

Lot 2 is entirely within the Department of Building and Housing (DBH, 2012)² Technical Category of TC 2, which identifies that minor to moderate land damage from liquefaction is possible in future large earthquakes, however northern boundary of Lot 1 is within close vicinity to the Halswell River, and part of this lot is within a 150 m “buffer” zone categorised as TC 3 which identifies that moderate to severe land damage from liquefaction is possible in future large earthquakes, as shown upon Figure 2.

The site is in the Green Zone as per the Canterbury Land Information Map released by the Canterbury Earthquake Recovery Authority (CERA, October 2011).

The published site geology is identified as being dominantly grey river alluvium, comprising gravel, sand and silt, in active floodplains (Quaternary)³. Auger hole logs from the site investigation show sand, silt and gravel which confirms the published geology.

The nearest Environment Canterbury (ECan) wellcard that holds relevant ground water data is located 180 m west of the site; wellcard M35/0945 indicates an initial water level of 0.9 m below

¹ Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts. Environment Canterbury Report R12/83. December 2012.

² Department of Building and Housing Technical Classes (October 2012), Obtained with the use of online map viewer (http://maps.cera.govt.nz/advanced-viewer/?Viewer=CERA_Public)

³ Forsyth, P.J., Barrell, D.J.A., Jongens, R. (2008) (compilers), Geology of the Christchurch Area, Institute of Geological and Nuclear Sciences 1:250 000 geological map 16. 1 sheet. Lower Hutt, New Zealand. GNS Science. ISBN 987-0-478-19649-8

existing ground level (egl). The borelog of the wellcard also indicates up to 16.5 m of “brown/blue clay” before encountering peat which overlies 6.4 metres (from 18.0 – 24.54 m) of “gravel and sand” – this lithological sequence is repeated until the full depth of the bore of 39.0 m below EGL.

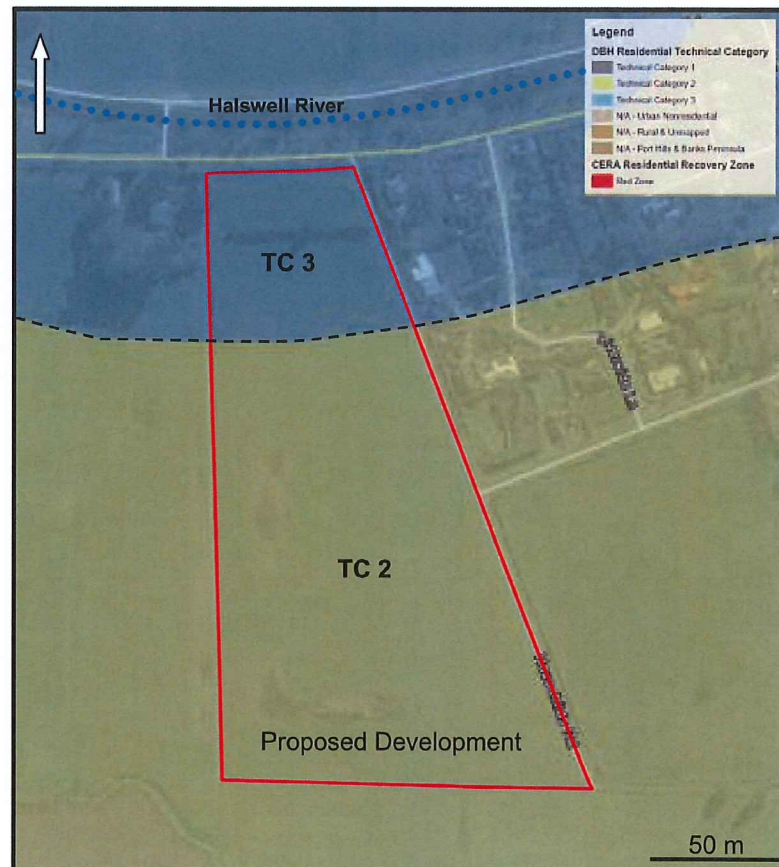


Figure 2 – DBH Technical Categories

4. FLOODING

ECan Report (Ref AD5C-0018, Dated 8 August 2004) holds information on the flood risk in relation to the proposed subdivision. The highest recorded rainfall was recorded during the storm event of July 1977, interpolating levels recorded at the ECan Depot and Branthwaites Bridge (1.5 km north east of the site) gives an estimated water level of 6.69 m above mean sea level (m.a.m.s.l). Flood modelling for the area has been undertaken and the flood level for a 200 year and 500 year return period 48 hour duration rainfall event without pumps working is 6.88 m and 6.93 m.a.m.s.l. The disposal of storm water from the proposed development will need to be carefully assessed; outlets to the Halswell River have the potential to be severely restricted at times of high river levels and storm water retention systems may be required to mitigate these effects.

5. SOIL TESTING REQUIREMENTS

In order to satisfy the MBIE Guidelines⁴ (Geotechnical Investigation and Assessment of Subdivision in the Canterbury Region) a minimum of 1 deep test point per house site (16 in total) is required for subdivision consent, however due to the potential liquefiable nature of the under lying soils it may be prudent to do additional testing to confirm ground performance, including reporting to satisfy Section 106 of the Resource Management Act 1991.

6. DISCUSSION AND RECOMMENDATIONS

With regards to the two identified hazards onsite, these cannot be avoided however they can be mitigated through engineering. The ground water level is approximately 1.0 m below existing ground level; therefore building platforms can be engineered to be above flood levels and with respect to the liquefaction potential associated with the TC2 and TC3 categories, recommendations can be made regarding future land performance and the extent of any mitigation measures following a detailed geotechnical investigation.

If you have any queries or wish to discuss the report further please feel free to contact either of the undersigned.

Yours faithfully
DAVIS OGILVIE and PARTNERS LTD



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⁴ Ministry of Business, Innovation and Employment, December 2012. Repairing and rebuilding houses affected by the Canterbury earthquakes, Version 3, Part A: Technical Guidance.