

3 October 2016

Z & S Crofts and JK Williams
c/- Fiona Aston Consulting Ltd
P O Box 1435
CHRISTCHURCH 8140

Attention: Liz Stewart, Senior Planner

Dear Madam

PC160049: CROFT AND WILLIAMS PRIVATE PLAN CHANGE REQUEST

A review of the application has been undertaken, which has included the commissioning of a number of expert peer reviews. It has been determined that further information is required to enable Council and the community to understand the nature and effects of the proposed rezoning on the environment, as required by Clause 23 (1) of the Resource Management Act:

Landscape and visual

Andrew Craig of Andrew Craig landscape Architects Ltd has peer reviewed the request and sought clarification on the following matters relating to landscape and visual effects.

1. What is the nature of landscaping or site treatment in and around the stormwater detention ponds, especially given this is a matter of concern to Iwi as stated in their response?
2. Given that they are to be located within private land, what mechanism is proposed to ensure the existing trees to be retained (subject to proposed Amendment 8) and those proposed as part of the road frontage landscaping will be protected and maintained?
3. What style of fencing is proposed for the internal west and south ODP boundaries?
4. Would it be possible to add the road to the ODP so as to align with the references to it in Amendments 7 and 12?
5. Iwi response to consultation¹ is the preference for the planting of indigenous vegetation (also see Iwi recommendations 5, 8 and 9). In this regard it is noted that the Ngai Tahu Subdivision and Development Guidelines in the Mahaanui Iwi Management Plan encourages the use of indigenous vegetation. Regarding landscaping, these guidelines strongly promote the use of locally sourced indigenous vegetation. In particular it states under the "Landscaping and open space" heading that;

Indigenous biodiversity objectives to include provisions to use indigenous species

(i) Street trees

(ii) Open space and reserves

(iii) Native ground cover species for swales

(iv) Stormwater management network, and

(v) Home gardens

¹ See Application, Annexure 14

Can the applicant confirm if they propose to reflect this in the proposed landscaping as this is not apparent in the ODP or subdivision concept plan?

6. In paragraph 3.53 it states that: '*...the concept design for the development respects and builds on the special very high amenity character of the adjacent rural township.*' Can the applicant elaborate?
7. In paragraph 4.9 mention is made of nominated building platforms where it is intimated that their location will ensure the delivery of open space rural character and amenity. Throughout the application it is stressed that buildings will be clustered so as to achieve desired outcomes. It is also noted in this paragraph that the identification of building platforms will occur at the time building consent is sought. To assist in understanding what form the proposed clustering will take and whether the anticipated open space character is achievable; would it be possible to provide an indicative location of the building platforms?
8. It is stated in paragraph 4.13 that '*Proposed planting along the narrow frontage to Lincoln Tai Tapu Road (with flowering cherries) will further strengthen the existing visual buffer...*' What is the 'existing visual buffer' and why is it necessary to strengthen it?

Transportation

Council's Asset Manager – Transportation, Andrew Mazey has reviewed the application, including the Transport report prepared by Novogroup. Although not specifically requiring additional information, Andrew notes the following matters of relevance that may either need to be addressed through substantive evidence or through the subdivision process:

- The formalisation of Access A and B as Right of Ways is supported in principle, but as advised previously a 3.5m carriageway is too narrow.
- Andrew has signaled that he does not believe it is necessary to amend the road standards to a Local Minor Classification.
- An aspect of the proposal mentioned during pre-application discussions was the possible increased right hand turning movements from Lincoln Tai Tapu Road into Hauschields Road and if additional seal widening/right hand turn bay is required to cater for these extra vehicle movements.

Utilities

Council's Asset Manager – Water Services, Murray England has reviewed the application, including the Utilities assessment and ECan Flood report. Murray seeks further information on the following matters:

Stormwater

Filtration looks to be very poor, where extreme care needs to be taken to ensure a robust system is established that will operate under a wide range of conditions.

9. An indication from ECan on the suitability and the ability to gain consent for this development is required to ensure that the stormwater can be appropriately managed on-site

Council will only accept vested stormwater assets where they are located in the road or within utility reserves.

10. Further detail on what assets are to be maintained by Council is required.

Wastewater

The Tai Tapu wastewater system has limited capacity. Any additional connections outside the existing urban boundary have the potential to limit growth within the current urban limit. Providing

a low pressure sewer with off peak pumping does minimise this impact. However, Council request additional information on how this pumping system will / could be controlled.

11. Please contact Council's Asset Manager Water Services to discuss the details of the solutions that have been proposed to address wastewater network capacity issues.

Although not specifically requiring additional information, Murray also notes the following matters of relevance that may either need to be addressed through substantive evidence or through the subdivision process:

- The flood offset areas need to be protected via covenants or other appropriate measures.
- It is agreed that firefighting capacity and hydrant spacing as per the application is appropriate.
- Because of the large size of the lots, each property is to be provided with a restricted connection of 3m³/day. This is a matter that will be formalised at the time of subdivision.

Preliminary Site Investigation

Paul Walker of Tonkin and Taylor Ltd has peer reviewed the request, including the Preliminary Site Investigation prepared by Tasman Environmental Management.

This peer review establishes that the Preliminary Site Investigation broadly addresses the current requirements of the National Environmental Standard, but that the following matters need to be addressed to fully meet the requirements:

12. A scale needs to be referenced within the figures contained within the report.
13. Confirmation provided that all the data sources that were assessed, even where no relevant information was obtained from them (e.g. SDC property files and certificates of title)
14. Confirmation that the site history has been discussed with the current and/or previous land owners, including a statement as to whether or not there have been any spillages or losses of potential contaminants; and
15. Comment on the hydrogeology and hydrology of the area, particularly considering that contaminant migration in groundwater is identified as a plausible pathway.

In addition, the peer review identifies that further investigations are required now to address the following matters:

16. All of the potential exposure scenarios should be investigated or otherwise ruled out as requiring further investigation.
17. Visual assessment of fill material is not adequate. Sampling and analysis of fill materials should be completed.
18. Additional investigations should consider all of the potentially relevant contaminants.

Planning

A detailed review of the proposed schedule of amendments has identified a number of typographical errors and inconsistencies, which could give rise to difficulties in administering the proposed rules when applied to future land use and/or subdivision proposals.

There are also several proposed amendments that may not be required or can be reworded to promote efficiencies in the administration of the District Plan.

19. Undertake a review of the proposed Schedule of Amendments in consultation with Council staff to ensure the most effective and efficient changes are being promoted.

There continues to be uncertainty around how future private land owners will ensure that the on-site management of stormwater and wastewater remains compliant with any ECan requirements and where the liability lies in respect to the maintenance and upkeep of these systems.

20. Clarification is required around what measures are to be established, and through what process (e.g. private covenants, ECan permit conditions or consent notices), to ensure that the onsite management of wastewater and stormwater avoids any potentially adverse effects on the environment.

It is understood that the wastewater solution is to install onsite tanks that have a 24 hour holding capacity that enables discharging to the network at off-peak times. The assumption is that these tanks will be relatively small to enable them to be installed below ground level and that they will not be visible from beyond the boundary of each property.

21. Confirmation of the size of the wastewater storage tanks and whether it is necessary to require that they are either buried, or screened if installed above ground.

Please contact Craig on (03) 347 2827 or craig.friedel@selwyn.govt.nz if you have any queries.

Yours sincerely



Craig Friedel

STRATEGY AND POLICY PLANNER