

## **ANNEXURE 13**

### **Consultation with SDC, ECAN and CDHB**

## Meeting re: Tai Tapu Rural Residential Plan Change

Date: 2 February 2015

Time: 10.00am

Location: Selwyn District Council offices

## ATTENDEES

For Tai Tapu Rural Residential Plan Change

Sharon Croft - Landowner	Nicole Lauensten (NL) - a+ urban
Zane Croft – Landowner	Jeremy Rees (JR) – Davis Ogilvie
Fiona Aston (FA) – Aston Consultants(AC)	Hamish Frizzell (HF) - Survus
Liz Stewart (LS) – Aston Consultants(AC)	Lisa Williams (LM) – Novo Group

For Selwyn District Council:

Cameron Wood (CW) (Planning)	Andrew Mazey (AM) (Assets–Transport)
Murray England (ME) (Assets-Infrastructure)	Mark Rykers (MK) (Greenspace)
Gabi Wolfer (GB) (Urban design)	

Apologies – Russell Benge (Davis Ogilvie, surveyor)

Gail Hallams (representative for Jonathon Williams, landowner)

## 1. INTRODUCTION

FA introduced S&Z Croft, outlining that the southern of the two adjoining 4ha blocks on the western edge of Tai Tapu, south of Lincoln Tai Tapu Road and immediately adjoining the township along Hauschilts Road (which together comprise the Tai Tapu plan change application site). FA noted that the site is identified in the Rural Residential Strategy (RRS) as a rural residential location subject to a Plan Change process.

FA turned the attention to item agenda 3 - Infrastructure

## 2. INFRASTRUCTURE

### Stormwater

ME reported that an Environment Canterbury (ECan) stormwater discharge consent would be required and could be a potential issue. It was also noted that the southern fringes of the site are identified as low lying areas within the 200 year flood path. Compensatory storage would

be required elsewhere and covenants required preventing the filling in of the same. ME further stated that flood modelling for the subject site would be required and that further discussions with ECAN would be necessary in order to ascertain the scope of issues.

### **Water supply**

ME noted that water supply should be fine, but need to supply on-site tanks for the respective lots.

### **Wastewater**

ME specified that low pressure sewage system is fine in this instance. It was noted that there is an issue with the capacity of flow which will affect the off-peak flow. ME went onto note that SDC needs to finalise wastewater arrangements with CCC before they can consider the plan change and subsequent subdivision applications for the subject site. ME noted that CCC needs to agree that they can accept additional flow before SDC is in a position to consider.

JR from Davis Ogilvie commented on the above:

- Suitable building platforms would cater for the 200 year flood event.
- Need to undertake flood path modelling.
- Compensatory measures were needed for flooding in relation to low points on site.
- Waste water can be pumped at night to ensure no negative effects on current system.

## **3. ROADING**

AM reported that the two sets of four (4) dwellings located on north/middle portion of site respectively closest to can be serviced by a Right of Way. AM stated the block of eight (8) dwellings on the southern portion of the site would need to be serviced by a road, with a turning facility at the end. AM further noted that SDC would want that part of road south of southern most road access point from site onto Hauschilds Road to be retained as paper road, for pedestrian access only.

In addition, AM stated that consideration needs to be given to the benefit/location of a footpath which links onto School Road. A meandering pathway should be integrated across Hauschild Road to School Road. It was noted that only one footpath would be required on one side of road.

AM closed by stating a formal traffic assessment would be required as part of the application.

## **4. OPEN SPACE**

ME questioned how the open space including stormwater management areas would be provided for onsite and who will ultimately be responsible for them?

NL responded by stating that they could utilise the stormwater management area to enhance the overall rural amenity of the design. NL suggested that open space area/s to be privately owned with the access managed by Council. Council could have access to it, if of the view that further maintenance required by Council.

ME and GW noted that if the stormwater management areas were to become a public space it would be a stormwater utility ie not count for reserves contribution. It was questioned that should the stormwater management area become a public reserve, how would the three 'isolated' pockets of rural residential development be connected to the open space?

NL responded by stating that the project was still at the conceptual design stage and further consideration needs to be given to the physical location of stormwater ponds and if connectivity is then viable. It was indicated that informal pathways would be created if the stormwater flows correctly. Given the proposal is for rural residential development public walkways would not be favoured by the applicant.

## **5. BUILDING PLATFORMS**

GW stated that it would be desirable to have building platforms identified on site, as this provides greater clarity that the respective buildings will be 'spread out' retaining rural character elements.

NL responded by stating that as an alternative, 'non-build' areas can be defined. NL noted that it would be preferred if building platforms were a last resort, but remains as an option.

## **6 GEO TECH/SITE CONTAMINATION**

CW commented that a site contamination report would be required in support of the application. It was further noted that the subject site needs TC3 remediation and ideally this report should address the location of suitable building platforms.

## **7. CONSULTATION**

CW reported that consultation with the local Runanga would be required. It was suggested that it may be faster to go through a third party – that being Craig Pauling at Boffa Miskell.

## **6 ACTION POINTS**

Table of action points generated from meeting are as follows:

<b><i>Action point 1: Geo tech and site contamination assessment needed. AC to obtain cost estimate and timeline from Davis Ogilvie.</i></b>
<b><i>Action Point 2: CW reported consultation with local Runanga required. CW recommended we approach this matter through Boffa Miskal. AC to action.</i></b>
<b><i>Action Point 3: ME to liaise with CCC over waste water capacity and report back.</i></b>
<b><i>Action Point 4: Flood modelling required of the subject site – AC to organize brief with JR.</i></b>

**MEETING NOTES: PLAN CHANGE 49 – LIVING 3 LINCOLN TAI TAPU AND HAUSCHILDS ROADS, TAI TAPU  
SELWYN DISTRICT COUNCIL, ROLLESTON  
9 JUNE 2016**

Present

**Zane and Sharon Crofts – client**  
**Craig Friedel – SDC**  
**Murray England – SDC**  
**Russell Bengel – Davis Ogilvie**  
**Fiona Aston – Aston**  
**Harriet Chapman – Aston**

Discussion

**Stormwater**

It was discussed that Ecan ideally want in ground infiltration, although this is not absolute. The issue being there are high water levels in the vicinity. Further site analysis (soakage tests) are required to determine just how high these levels are.

MKT have requested forested swales and stormwater detention areas. Murray England expressed that Council would be unlikely to want these to be vested to SDC.

SDC are happy for the swales to be in private ownership but PC will need to address how they will be managed – perhaps there could be an easement document at the subdivision consent stage, with an easement in favour of Council to drain water. If the swales were vested in SDC there would need to be access, ROW's etc.

Storage will be designed for this development only, not in conjunction with the neighboring development. If onsite infiltration is possible then extensive modelling on the effects downstream will not need to be required.

ECAN has provided some comments re capacity of drains to carry stormwater generated by the PC development (the Halswell catchment drains are managed by ECAN). These will be discussed at meeting with ECAN. It was noted that ECAN may require affected party approvals of downstream drain landowners.

**Flood paths**

Ecan want to ensure existing flood paths are protected. CF/ME noted that the building platforms should ensure this. Ecan may also want protection that the flood paths are not built out in the future – RB suggested perhaps an easement or a covenant at subdivision stage could address this.

**Roading**

Road C could be a ROW if two allotments with frontage to Hauschilds Road had access off this road rather than the ROW (or a non-complying consent could be submitted for 8 allotments using the ROW). Lisa Williams at Novo/Harriet will discuss with clients, & then talk to SDC/Andrew Mazey. Road reserve (or ROW) to be 6.0m wide with a of 4.5m formation. Also check if the 20m setback from road frontage applied to ROW's.

**Potable Water**

There is a restricted supply for potable water, from the town supply. Need to determine where the water main is – RB advised that there is existing room down Hauschilds Road.

**Waste Water**

There is a SDC policy that only a certain number of allotments can connect to the existing infrastructure – Murry England to look into this.

A low pressure pump sewer is preferable, with onsite storage, so peak flows can be managed. This will deal with the day to day management of waste water, BUT need to address eg, large rain events when there is too much waste water, so perhaps storage for 24-48hrs is required. Storage tank site unknown, but maybe 1m<sup>3</sup>.

As part of the application a new District Plan rule should be proposed to ensure this. Russell to provide the wording of this rule, and to then be checked with Murry England.

**Contamination**

RB/CF - The issue of the extent of onsite contamination can be dealt with at the subdivision application stage. The applicant felt it is only in a small corner of the site that may have contamination.

Some possible solutions are stripping the contaminated soil and a) removing it, or b) mixing it with clean soil and replacing it. Worst case scenario is a no build zone, although it's unlikely this will be necessary.

**Landscaping**

The draft ODP shows shelterbelts, trees. CF – suggested keep the trees along Hauschilds Road frontage which have amenity value from the public road, but remove the shelterbelt along the southern boundary off the ODP. It can be retained if applicants wish but isn't necessary for landscape mitigation purposes (given that only 16 houses are proposed, the kind of mitigation (planting) proposed along the southern boundary of the PC28 RR site at Lincoln for 110 RR lots is not necessary).

**ODP**

CF – suggested in general less rather than more, or state 'indicative' to provide flexibility.

Only show road (if retained), and indicative access points

Do not show house footprints

Take the overland flow paths (flood paths) off the ODP or at least state they are indicative only (given that the detailed design has not occurred yet and will be considered at discharge consent stage).

Remove the view shafts from the ODP –these are not necessary given the small number of lots proposed

Take the shelterbelt off the ODP

**MKT**

Although much of what MKT cannot be addressed at this stage (Plan Change application) this may be their only opportunity to state their opinions and preferences.

MKT have raised that they want the view shafts protected to important maunga/peaks. It was felt that the density dealt with that, and ensured views were protected.

Some of MKT's requests went beyond what is required for other plan changes, and it is felt this is not appropriate. With respect to provision of rainwater tanks and greywater systems RB noted that these were not particularly effective or practical because rainwater is not consistent enough e.g. at Liffey Springs Lincoln. They could be installed as a landowner preference but the Building Code does not require this.

MKT specified requirements for indigenous vegetation including species list. This cannot be addressed at this stage but may be appropriate at the application for discharge consent stage in relation to the stormwater management areas which will include landscape plans. .

CF recommended included the MKT feedback on the draft PC in the appendices of the application.

### **Other**

CF – the PC needs to be updated to remove references to older reports which are now of less relevance.

CF – suggested we minimize the amount of urban design detail included in the PC, and that we don't need to include the indicative master plan. There is a risk it could be 'locked in' i.e. made a requirement, as part of the PC consent. Ecan might not be able to accept all aspects when they consider the subsequent stormwater consent e.g., flood offset areas, and this would raise issues if the master plan was locked in.

### **Action Steps Arising from Meeting**

Russell Bengie – Davis Ogilvie

- Future Site Analysis (soakage tests) to determine whether stormwater can be dealt with onsite
- Come up with some wording for a proposed rule in the PC to ensure there is onsite storage (so peak flows can be managed), and check with wording with Murray England SDC

Lisa Williams – Novo

- Determine what option for road 'c' will be used – legal road, or right of way, and then discuss with Andrew Mazey at SDC

Harriet Chapman – Aston Consultants

- Sketched amendments to ODP
- Update draft PC to incorporate feedback, include MKT feedback

Murray England – SDC

- Look into SDC policy that only a certain number of allotments can connect to the existing infrastructure

**MEETING NOTES: PLAN CHANGE 49 – LIVING 3 LINCOLN TAI TAPU AND HAUSCHILDS ROADS, TAI TAPU  
ENVIRONMENT CANTERBURY 12 JUNE 2016**

Present

**Sharon Croft – client**  
**Anna Paris – Senior Planner, ECan**  
**Davina McNickel – Team Leader, Contaminated Sites, ECan**  
**Nick Griffiths - Hazard Analyst – Flooding, ECan**  
**Matt Surman – Asset Management Engineer, ECan**  
**Russell Bengel – Davis Ogilvie (engineer)**  
**Fiona Aston – Aston (planner)**

Discussion

**Site Contamination**

DMcN asked when the change of land use occurs which gives rise to need for Detailed Site Investigation (DSI) and resource consent under the National Policy Statement on Site Contamination. She noted there have been previous legal opinions on this matter and the NPS wasn't clear. Potential issues with site contamination could arise at plan change stage if a proposed Outline Development Plan (ODP) or other proposed rezoning features could potentially be compromised by site contamination.

RB advised that in this case there is only a small area of potential site contamination sited away from the proposed stormwater management areas and potential building platforms. There may also be secondary flow paths but exact location not yet confirmed. The intention is for the DSI to be undertaken at subdivision stage. The contamination should be easy to remediate and remediation would be required before s224 subdivision approval.

FA noted that SDC practice for other rural residential plan changes was for PSIs to be required at plan change stage and DSIs at subdivision stage.

AP will check with SDC and report back to FA.

Since this meeting AP has responded *“Just following up on your query regarding SDC requirements for site contamination and when PSIs and DSIs are required. I was informed that SDC would require a PSI as a starting point that would need to be peer reviewed by a suitably qualified expert. The Council would then take advice from this evaluation on whether a DSI was required at that time or at subdivision.”*



## **Stormwater**

NG confirmed that the proposed floor levels were suitable and the flood offset provisions. The application includes a reasonably conservative assessment of flood effects. The site is potentially within a slow moving flood path in a major 200 year event when it is projected that the Halswell River will overtop its banks. Otherwise in lesser events flooding is generally restricted to localised ponding in hollows.

RB noted that with respect to the requirement for an east-west overland flow path, the rural residential density is such as to preserve this in any case. Preservation of flow paths is generally only an issue if the whole site is raised. Hauschild Road will not be raised. Accesses will be privately owned and low.

NG advised that the Land and Water Plan requires 'hydraulic neutrality'. MS noted that whilst this is the policy it is impossible to achieve in some cases and a discretionary consent is required in such cases. The key is to establish when any downstream effect is significant. MS noted that a 16 lot subdivision should be 'able to get through the process' but that the Halswell Catchment Committee may have general concerns regarding cumulative effects on the catchment which would be hard to avoid. The key issue is effects of total runoff (as opposed to peak runoff) on the downstream catchment. ECAN will be modelling urbanisation effects throughout the catchment in the next financial year.

MS noted that infiltration is the best method to avoid any 'total runoff' effects but questioned whether the TC2/3 status of the ground and potential site contamination could be constraints. RB noted that this was not the case given the low residential density and because infrastructure is privately owned there's no need to remediate infrastructure (roading etc). The infiltration issues will be dealt with at the stormwater discharge consent stage. MS noted that a stormwater consent for 16 lots is still likely to be approved even if there is no infiltration. Some people may not be happy about this.

RB noted that Davis Ogilvie can undertake infiltration tests to assess on site infiltration capacity.

MS noted that the stormwater management areas will be designed for a certain sized event and that there should be provision for spillover into the Ardrossan adjoining stormwater facility i.e. connection from onsite to offsite stormwater eg. by a swale. He noted that the main discharge point for the Ardrossan subdivision (to the east) is the Halswell River via Hauschild's Rd and the stormwater management area west of the L3 site is only used when the river is too high for the primary discharge point to operate.

With respect to discharge into local drains, MS note that Bains Drain is flat and so there may be a flooding effect here. There can be localised flooding across Gilmores Road in a 5-10 year event. Ryans Drain and Burkes Creeks have fall. There is unlikely to be any effect in the wider catchment. The ECAN managed drains extend to 20m from the L3 site.

## **Action Steps Arising from Meeting**

AP to check with SDC re requirements for site contamination and when PSIs and DSIs are required.  
COMPLETED

RB to undertake on site infiltration tests and incorporate findings into a revised Infrastructure Report to be included with the Plan Change application.  
UNDERWAY

## Tai Tapu Plan Change: Consultation with SDC on Draft – Planning Feedback

Hi Fiona,

I have yet to receive comments from Andrew Mazey or Murray England. I have sent Andrew a follow-up email this morning, but am aware that Murray is out of the office for the next two weeks. As I mentioned below, I think it's important that you consult with Murray before the request is lodged to ensure there are workable solutions to connect to the reticulated wastewater network as it could have a bearing on whether the request is able to give effect to the CRPS.

Regards

Craig

**From:** Craig Friedel

**Sent:** Monday, 2 May 2016 10:10 a.m.

**To:** 'Fiona Aston' <[fiona@astonconsultants.co.nz](mailto:fiona@astonconsultants.co.nz)>

**Cc:** Cameron Wood <[Cameron.Wood@selwyn.govt.nz](mailto:Cameron.Wood@selwyn.govt.nz)>

**Subject:** Croft and Williams Living 3 proposal - Initial feedback on pre-application draft

Hi Fiona,

Thank you for the opportunity to provide feedback on the pre-application draft. This request has been allocated the reference Plan Change 49 in advance of any formal lodgement. Council's Accounts Team are still establishing a way to split any future invoicing in two, but I will confirm with you if this presents a more immediate issue.

I've reviewed the planning related matters and included some thoughts below for your consideration. I am hoping to receive feedback from Murray England and Andrew Mazey by the end of this week. It's also noted that Andrew Craig has not been engaged to review or provide comment on the proposal, although I recommend he is engaged once the application is formally lodged.

### Planning feedback

#### *General feedback*

1. Overall the application is comprehensive and responds to the context of the site, although much hinges on the technical feedback received on the natural hazard management and the ability for the site to connect to a community administered reticulated wastewater network.
2. The s32 appraisal appears to be thorough, the assessments of the proposal against the District Plan and Regional Policy Statement are comprehensive and we appreciate you engaging directly with MKT to ensure an appropriate assessment of the proposal against the Mahaanui: IMP is contained within the request.

### *Schedule of amendments and ODP*

3. Policy B3.4.4 (a) requires ODPs to “*set out key features, household densities, infrastructure servicing and methods to integrate the rural residential area into the adjoining township*”. In my opinion the current ODP does not satisfy some of these prerequisites as it doesn’t identify the proposed road, infrastructure utilities (other than the stormwater attenuation areas) or densities. There are several examples of L3 zone ODPs in the SDP that I would encourage you to review so that there is greater consistency. For example, I would question the need to reference overland flow paths, stormwater conveyance and view shafts. There is also a degree of confusion around the extent to which the Indicative Masterplan has been reflected in the ODP (as referenced in Paragraph 1.37)
4. The inclusion of a road cross-section could have merit as it may assist the future subdivision process. One option to consider is whether the road servicing the eight southern lots could be replaced by a right of way serving the six western lots and the two eastern lots accessing Hauschids Road directly. I suspect the current position is influenced by the additional costs to seal Hauschids Road, which I can appreciate. However, servicing the development by three rights of way would reduce the number of changes to the SDP and may be more cost-effective and practical from your client’s perspective. My personal view is that the requirement for a road in this context is not essential as the depth of the site does not warrant any through connections to be formed to the west, but emphasise that Andrew Mazey may not share this view.
5. I am uncertain of the appropriateness or necessity to actively protect the view shafts identified in the urban design appraisal (Paragraph 4.13 P32 of the pre-application draft). View shafts are referenced in Policy 12.1.4.90 in respect to the Port Hills only and do not appear to be necessary given the limited depth of the site, density, setbacks and fencing that combine to achieve the necessary degree of ‘ruralness’. The establishment of curtilage areas and the minimum freeboard heights at subdivision are also a further opportunity for the developer to protect rural views without necessarily requiring a specific development control.

### *Wastewater management*

6. As alluded to in the introductory paragraph, it is essential based on the sub-regional framework that the site is able to connect to a community managed reticulated wastewater scheme. Although touched on at the RRS14 hearing, there needs to be appropriate solutions agreed with Council before the application proceeds to public notification. I would recommend your team liaises directly with Murray England to ensure this matter is addressed without delay. Contrary to Paragraphs 3.7, 3.15, 3.23 and 3.39, the RRS14 does not signal that the site can be appropriately serviced by wastewater infrastructure. A bullet point on Page 76 identifies that “*Solutions will be required to be found to enable the Council’s sewerage network to service Area 14, and development of the site is contingent on this*”.

### *Minor changes to consider*

7. Paragraph 3.27 identifies that the concept has been informed by a ‘top-down’ approach. I wonder if the intention was for this to be ‘bottom-up’ given that the argument being advanced is that the layout and mitigation measures were informed by the context of the site, as opposed to a higher level planning framework.
8. There are several references to the site being appropriate for zoning as it has been identified in the adopted RRS14. Section 7 of the RRS14 confirms that the inclusion of a site is not a guarantee that it will be rezoned and that there was insufficient information available to consider the substantive merits of any given proposal under the RMA 1<sup>st</sup> Schedule. This was reiterated by an Independent advisor commenting on Council’s LURP Action 18 (viii) response to the CERA Minister. My personal view is that this context needs to be better expressed in the request.
9. It is also disappointing to note that emphasis has been placed on the Ford Baker findings in the RRBR, which in my view are taken out of context with the balance of the discussion on demand and the resource management impacts of satisfying this (e.g. Paragraph 3.26 correctly identifies that the RRS14 has effectively superceded the RRBR). Perhaps a stronger argument is that the development capacity of Tai Tapu has been reduced substantially

through the subdivision and development of the zoned L1 area on Hauschids Road that provides for a further 56 households for the village.

10. I generally agree with the assessment provided on the effects of the proposal on the versatile soil resource at Paragraph 3.46. This discussion could be supported further through references to Paragraphs 5.122 through to 5.127, which signals that rural residential densities have a relatively negligible effect on versatile soils.

*Other matters*

11. It is reassuring to identify that ECan is being consulted in advance of the request being lodged. This is on the basis that the location does present some challenges in respect to flood hazards and inundation and they will be best place to provide feedback on compliance with the CRPS and the proposed Land and Water Regional Plan.

Anyway, I hope this initial advice is useful and please feel free to contact me should you have any queries.

Regards

Craig Friedel

Strategy & Policy Planner

Strategy & Policy Team

Environmental Services

DDI: (03) 347 2827



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## **Tai Tapu Plan Change – Initial Feedback from Andrew Mazey (SDC Traffic Engineer) – 18/5/16**

**From:** Andrew Mazey

**Sent:** Wednesday, 18 May 2016 12:40 p.m.

**To:** Craig Friedel <[Craig.Friedel@selwyn.govt.nz](mailto:Craig.Friedel@selwyn.govt.nz)>

**Subject:** RE: Tai Tapu L3 plan change request - Pre-application draft - Transport

Hi Craig,

Not to many issues from my perspective but I note the following

- I accept the use of ROW A and B as depicted but agree with the comments (as first advanced by me) that a formed width of 3.5m is not that desirable. 4.5m would be better suited for the nature of this type of development.
- Road C is OK, but I note that Amendment 13 proposed for the Plan Change amends Councils standards for a Minor Road. I don't agree with this as the final design of this road may need to use additional width and or kerbing etc to provide for stormwater drainage. Equally we maybe amenable to the use of a "hammer head" turning arrangement if designed appropriately. The applicant would be responsible for the extension of Hauschild's Rd south from School Rd to meet in with Road C.
- I believe I had advised before about the need to provide a footpath along Hauschild's Rd – and this be incorporated into the frontage of the development site as there is not room elsewhere to do this. There will be the need to cater for residents/pedestrians to gain access to School Rd and beyond to the township and school as a natural route. We are currently working with Ballymackey developer to complete footpaths along School Rd in the vicinity including roading works at the cnr of School and Hauschild's Rd. With Ballymackey having 54 lots, and these further 18 there will be the requirement we have safe pedestrians routes considering the roads are somewhat narrow in the area.
- I also be envisaging lighting needs to be provided along Hauschild's Rd and Road C – but this would be at the lowest level i.e. P4 but can be discussed further to ensure consistency with adjoining areas
- With this development, in conjunction with the Ballymackey one will generate more use of the Hauschild's/Lincoln Tai Tapu intersection. Of particular issue is providing for right turning traffic from Lincoln Tai Tapu Rd into Hauschild's Rd from this arterial road and following traffic/lack of seal width etc.



Thanks

Andrew

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**MEMO:**           **TAI TAPU PLAN CHANGE MEETING RE SDC RFI (REQUEST FOR FURTHER INFORMATION)**

**DATE:**           1 NOVEMBER 2016

1. In attendance

For applicant:

Fiona Aston (FA) Aston Consultants	Nicole Lauenstein (NL) a + urban
Liz Stewart (LS) Aston Consultants	Sharon Croft (Client)
Russell Benge (RB) Davis Ogilvie	

For Selwyn District Council:

Craig Friedel (CF) Strategy and Policy Planner	
Catherine Nichol (CN) Strategy and Policy Planner	

2. Discussion re RFI

Transportation

CF noted that these matters can be covered at the subdivision stage of the proposal and are not matters to be covered at the ODP and Plan Change stage.

Stormwater

RB took the lead on these matters and indicated that infiltration is not intended to be the main form of discharge. Noted that it was not appropriate to be seeking discharge consent from ECan as this stage as this is tied to the subdivision consent.

RB also indicated that there will be no vested assets on site (apart from roading assets). Stormwater management areas will be on private land.

Wastewater

RB indicated that details relating to how the pumping system will be controlled is more appropriately considered at the detailed design stage, as is the flood offset areas.

RB agrees with issues relating to firefighting capacity and restricted water connection of 3m<sup>3</sup>/day.

It was agreed that non complying status was appropriate where the proposed DP rules requirement with respect to wastewater were not met.

#### Preliminary Site Investigation

RB to provide further details in respect of matters, 12, 13 and 14.

RB and CF agreed that matters 15 -18 are to be considered at detailed design stage. RB advised of need to contact previous land owners to establish site history.

#### Landscape and Visual

FA to liaise with Andrew Craig to address matters raised in items 1 – 8 of RFI. In particular with respect to boundary treatment along Hauschids Road and Lincoln Tai Tapu Road, and use of native planting internally, presence of flood offset areas on ODP and level of detailed required on ODP with respect to landscaping.

Para 4.9 of AEE to remove reference to building platforms.

#### Roading

FA and LS to revise details in plan and scheduled of amendments to reflect agreed wider carriageway width for internal road (width 17m).

CF agreed that any issue with right hand turning movements at Hauschids Rd/Lincoln Tai Tapu Road intersection are a subdivision matter.

#### Planning

LS and FA to undertake review of schedule of amendments as discussed with CF.

District Plan subdivision assessment matters covers off matters of design detail which don't therefore need to be addressed at plan change stage.

RB to confirm details of size of waste water tank for each property. Confirmed that they are likely to be underground (if above ground they won't function properly without a pump).

### 3. Action Steps

RB	Confirm details relating to size of waste water tank (by <b>COB Thursday 3<sup>rd</sup> November</b> )
RB	Provide written response in respect of all PSI matters in RFI (by <b>COB Thursday 3<sup>rd</sup> November</b> )
RB	To provide formal written response to RFI matters under Stormwater and wastewater (by <b>COB Thursday 3<sup>rd</sup> November</b> )
LS	Amend schedule of amendments table
FA	Liaise with Andrew Craig re: landscape and ODP matters
FA and LS	Update Plan Change application
NL	Revise ODP and Possible Subdivision Concept as per amendments attached as Attachment A (by <b>COB Wednesday 2<sup>nd</sup> November</b> )
RB & Lisa Williams	Replace Possible Subdivision Concept with NL revision as above – Novo Preliminary Traffic Advice – page 1; DO Infrastructure Report – page 2. (by <b>COB Thursday 3<sup>rd</sup> November</b> )



# Canterbury

District Health Board

Te Poari Hauora ō Waitaha

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## **Submission on Proposed Plan Change 49** **Clause 6, First Schedule of the Resource Management Act 1991**

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**To:** Selwyn District Council  
PO Box 90 Rolleston, 7643

**Submitter:** Canterbury District Health Board

Attn: Angela Sheat  
Community and Public Health  
C/- Canterbury District Health Board  
PO Box 1475  
Christchurch 8140

**Proposal:** Plan Change 49  
Living 3 Lincoln Tai Tapu and Hauschields Roads

## **SUBMISSION ON PROPOSED POLICY STATEMENT OR PLAN**

### **Name of submitter**

1. Canterbury District Health Board (CDHB)
2. Proposal to which submission relates:

Private plan change request to amend the land use zoning from Rural Inner Plains to Living 3. The request seeks to insert an Outline Development Plan and site specific rules to facilitate the development of approximately 16 Rural Residential sections. The two properties are approximately 8.1ha in total and are legally described as Lot 1, DP 436571 and Lot 2, DP 436571. The two subject sites are located along the western edge of Tai Tapu Township, bordered by Lincoln Tai Tapu Road to the north and Hauschilds Road to the east.

3. The CDHB could not gain an advantage in trade competition through this submission

### **Detail of submission**

4. The CDHB is responsible for promoting the reduction of adverse environmental effects on the health of people and communities and to improve, promote and protect their health pursuant to the New Zealand Public Health and Disability Act 2000 and the Health Act 1956. These statutory obligations are the responsibility of the Ministry of Health which in the Canterbury District are carried out under contract by Community and Public Health, under Crown funding agreements on behalf of the Canterbury District Health Board.
5. The Ministry of Health requires the CDHB to reduce potential health risks by such means as submissions to ensure the public health significance of potential adverse effects are adequately considered by territorial authorities.

## Comments

6. The CDHB does not oppose the application but has some concerns outlined below.
7. The analytical results in the Primary Site investigation report attached to the application showed elevated arsenic concentrations that are above the NESCS trigger value for a rural residential land use. It is acknowledged in the application that further investigations are required to show the complete exposure pathway before the development can go ahead.
8. The CDHB supports the recommendations in the Primary Site Investigation report that prior to the property being subdivided, further investigation is required to ascertain the depth and extent of the arsenic contamination that has been identified along the western boundary. Further, that a site remedial action plan will be required following the additional investigation and prior to any earthworks being undertaken.
9. There are well documented long-term health effects from of arsenic. These include:
  - a. Skin changes, such as light and dark spots, and thickened skin on the palms, soles and trunk of the body
  - b. Damage to the heart, liver, kidney, nerves, blood and blood vessels
  - c. Increased risk of several types of cancer, including skin, lung, bladder, liver, kidney and prostate.<sup>1</sup>
10. Tai Tapu is not connected to Selwyn District Council's Eastern Selwyn Sewerage Scheme but under agreement sewage is discharged into the Christchurch City Council reticulated system. On-site tanks (one per lot) from the new subdivision would discharge into a common low-pressure rising main which would in turn discharge into an appropriate gravity reticulation sewer manhole. It is noted that the specific details will be determined during the detailed design and subsequent subdivision consent process.
11. The CDHB does not support the use of onsite sewage treatment systems because of the cumulative effects of un-reticulated wastewater and the potential adverse

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<sup>1</sup> <http://www.health.govt.nz/your-health/healthy-living/environmental-health/hazardous-substances/arsenic-and-health>

impact on public health. The process proposed in the application, for the disposal of sewage, is acceptable but this arrangement should be a condition of the development going ahead.

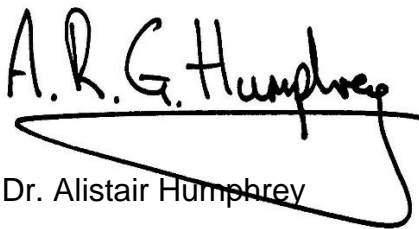
### **Decision Sought**

12. The CDHB seeks that the proposal be granted subject to the inclusion of conditions that will as far as practicable, mitigate any effects on public health. The CDHB supports a requirement that a Detailed Site Investigation is undertaken as a condition of the resource consent and that an action plan is put in place to ensure that any contaminants are remediated to a level that is not hazardous to human health.
13. The CDHB recommends the inclusion of a condition of the resource consent specifying the treatment and disposal of sewage off site in a reticulated sewerage system.

### **Conclusion**

14. The CDHB does not wish to be heard in support of this submission.
15. If others make a similar submission, the CDHB will not consider presenting a joint case with them at the hearing.
16. Thank you for the opportunity to submit on Proposed Plan Change 49.

### **Person making the submission**



Dr. Alistair Humphrey  
Public Health Physician

Date: 3/11/2016

### **Contact details**

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For and on behalf of  
Community and Public Health

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8<sup>th</sup> November 2016

Canterbury District Health Board

Attn. **ALIZON PATERSON**, Health Protection Officer, Community & Public Health

By Email Only: [alizon.paterson@cdhb.health.nz](mailto:alizon.paterson@cdhb.health.nz)

Dear Alizon

Re: **‘Submission’ on Plan Change 49 Tai Tapu Living 3 zone, Selwyn District Plan**

Thank you for the submission received on behalf of the Canterbury District Health Board (CDHB) on proposed Plan Change 49 to the Selwyn District Plan. We note Plan Change 49 has not been notified yet as it is subject to a Request for Further Information (RFI) from the Council. The applicant’s RFI response will be lodged shortly. The plan change request will then be considered by the Council and accepted for notification. Formal notification will occur after this.

In the meantime, we have treated your submission as ‘informal’. It is helpful in identifying any matters of concern to the CDHB. We note the CDHB supports the application subject to your recommendations relating site contamination and reticulated sewerage. Our response to the matters raised is set out below.

#### Site Contamination

The CDHB ‘submission’ supports the recommendations in the Primary Site Investigation report included with the application that prior to the property being subdivided, further investigation is required to ascertain the depth and extent of the arsenic contamination that has been identified along the western boundary. Further, that a site remedial action plan will be required following the additional investigation and prior to any earthworks being undertaken.

These matters will be addressed at the time of subdivision and earthworks consents, when the National Environment Standard for Site Contamination will require a discretionary resource consent application, to include a DSI (Detailed Site Investigation).

#### Reticulated Sewerage

The CDHB recommends the inclusion of a condition of the resource consent specifying the treatment and disposal of sewage off site in a reticulated sewerage system. The plan

change application includes proposed Rule 4.5.1A which requires each lot owner to install, at the time of dwelling construction, a low pressure sewer system with a semi-positive displacement pump, as approved by Council, including a storage tank with a volume no less than 1300 litres. The sewer system must be configured to pump during off-peak hours only, as determined by Council. Any dwelling proposal not meeting this requirement will require a non complying resource consent application.

Given that all matters are fully addressed by the PC49 application, and current SDC processes (with respect to site contamination), the CDHB concerns are fully addressed. Accordingly, CDHB may decide that there is no need to formally submit on PC49 once it is notified.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Fiona Aston', written in a cursive style.

**FIONA ASTON**

Principal