
Submission on Waimakariri District Council - Proposed District Plan**Form 5 Submission on publically notified proposal for policy statement or plan, change or variation**

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 26/11/2021

Submission Reference Number #:123

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

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New Zealand
Email: stewart@fletcherconsulting.co.nz

Submission on behalf of:

A & M Fraser

Attachments:

WPDP Subn - A & M Fraser.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- N/A

Submission points

Point 123.1

Section: Planning Maps

Sentiment: Oppose

Submission:

1. Seek to amend the Proposed Waimakariri District Plan (PDP) Planning Maps by rezoning the following land from Rural Lifestyle Zone to Large Lot Residential Zone.

- 21 Fawcetts Road (Lot 2 DP 75032)
- 49 Fawcetts Road (Lot 1 DP 75032)
- 63 Fawcetts Road (Lot 1 DP 29067)
- 65 Fawcetts Road (Lot 2 DP 29067)
- 75 Fawcetts Road (Lot 3 DP 29067)
- 87 Fawcetts Road (Lot 4 DP 29067)
- 9 Boundary Road (Lot 5 DP 29067)
- 17 Boundary Road (Lot 6 DP 29067)
- 25 Boundary Road (Lot 10 DP 29067)

2. Add an additional development area within the provisions for Existing Development Areas, under Part 3 of the PDP.

3. Any consequential, further or alternative amendments to the PDP to be consistent with and give effect to the intent of this submission and the interests of the Submitter.

Relief sought

1. Seek to amend the Proposed Waimakariri District Plan (PDP) Planning Maps by rezoning the following land from Rural Lifestyle Zone to Large Lot Residential Zone.

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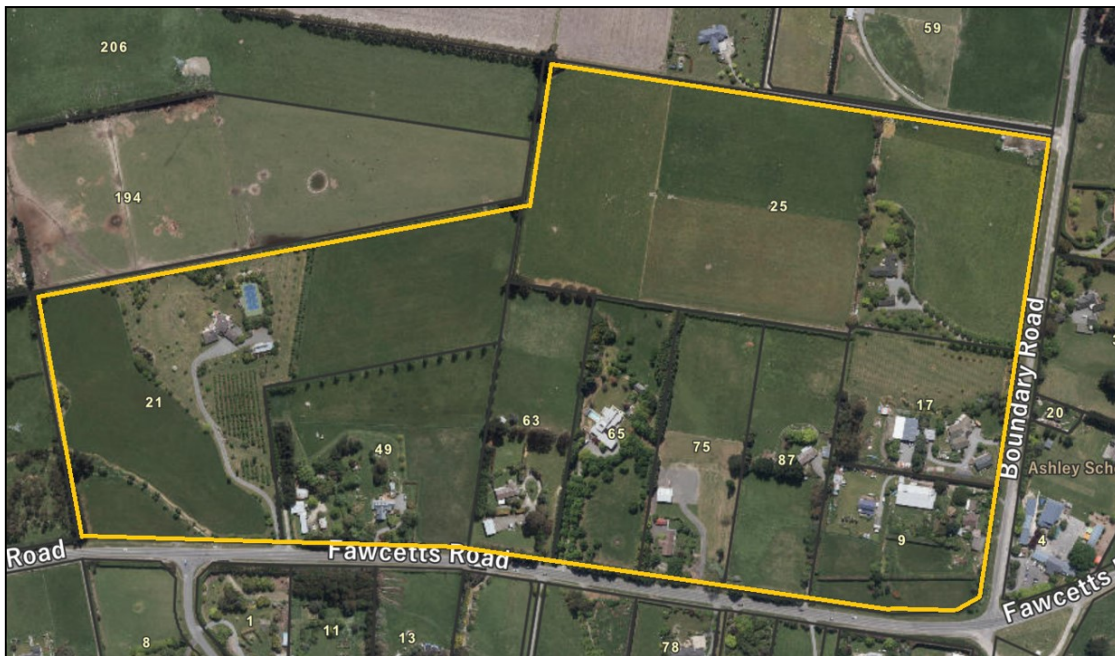
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SUBMISSION ON PROPOSED WAIMAKARIRI DISTRICT PLAN

**Ashley
Rangiora**



November 2021

RESOURCE MANAGEMENT ACT 1991

WAIMAKARIRI DISTRICT COUNCIL

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN

Submitter Details

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Trade Competition:

Ability to gain a trade competition advantage through this submission - No

Hearing Options:

We do wish to be heard in support of our submission. If others are making a similar submission, we may consider presenting a joint case with them at the hearing.

Specific Provisions to Which this Submission Relates:

All of the Proposed Waimakariri District Plan where relevant, including but not limited to:

- District Planning Maps
- Part 3 – Area Specific Matters
- Wahanga waihanga – Development Areas

Decision we wish the Council to make:

Preferred Relief:

1. Amend the Proposed Waimakariri District Plan (PDP) Planning Maps by rezoning the following land from Rural Lifestyle Zone to Large Lot Residential Zone.

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- 49 Fawcetts Road (Lot 1 DP 75032)
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- 9 Boundary Road (Lot 5 DP 29067)
- 17 Boundary Road (Lot 6 DP 29067)
- 25 Boundary Road (Lot 10 DP 29067)

The total area of the above properties is 33.52 hectares.

2. Add an additional development area within the provisions for Existing Development Areas, under Part 3 of the PDP.
3. Any consequential, further or alternative amendments to the PDP to be consistent with and give effect to the intent of this submission and the interests of the Submitter.

BACKGROUND AND REASONS FOR SUBMISSION

Introduction

1. This submission seeks the rezoning of a group of nine properties in the Ashley area. The properties are currently zoned Rural Lifestyle in the PDP and this submission seeks for them to be rezoned Large Lot Residential. The location of the properties is identified in Figure 1 below.

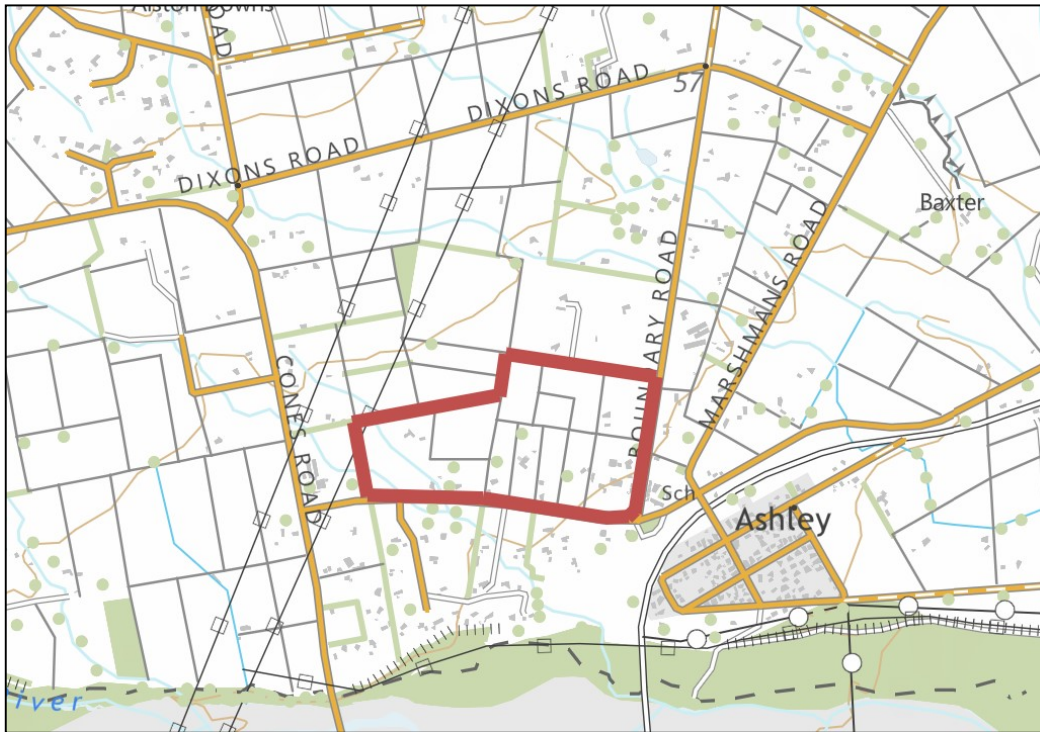


Figure 1 - Location of Properties

2. This assessment is provided in support of the submission to rezone the group of properties in the Ashley area. The following appendices are attached in support of, and form part of, the submission:
 - Appendix One – Proposed Outline Development Plan
 - Appendix Two – Geological Assessment
 - Appendix Three – Stormwater Servicing Assessment
 - Appendix Four – Water Supply Assessment
 - Appendix Five – Transport Assessment
 - Appendix Six – Contamination Assessment

Background

3. It is proposed to rezone a group of properties in the Ashley area. The background for these properties, and this consequential submission, is unique as it is a result of previous Waimakariri District Council (the Council) processes.
4. In preparing background reports in the preparation of the Waimakariri District Proposed District Plan (the PDP) the Council undertook a preliminary review of issues to identify areas which might be suitable for further residential development across the District.

This was necessary under Councils' obligations to ensure adequate land is available for residential purposes. This included the Waimakariri Rural Residential Development Strategy. The strategy document provides the reasoning for its development but, in simple terms, it considered how much residential land was required in the District and identified land that had greater potential to be developed for such purposes based on various high level factors. This included whether landowners had an interest in their land being zoned for residential purposes and were likely to subsequently develop their land.

5. Through this process the landowners subject to this submission expressed an interest in a potential change in zoning of their properties. The Ashley / Loburn areas were assessed, and areas identified as being potentially suitable for residential development including the group of properties in this submission.
6. The Development Strategy makes it clear that further investigations of a more refined nature would be required to ensure the land was suitable for rezoning, such as being structurally sound, but at a first glance the land was identified as having potential to be rezoned. Importantly what the strategy also does is identify that the land is required to fulfill Council's obligations to ensure adequate residential land is available. Accordingly, further investigations as to the need for the subject land, and overall demand for residential land in the District are a lesser issue for this submission and the focus is instead on ensuring the land is suitable for a residential zoning.
7. Since the release of the Development Strategy the landowners of the nine properties have formed a group, obtained professional assistance, and investigated the development potential of their land. These investigations have included several meetings with Council. Council have been clear that any potential change in zoning of the properties would necessitate a more detailed analysis of whether and how an area might be developed. Detailed investigation would avoid issues like those encountered in the previous plan where it was not actually feasible to develop some previously identified and zoned areas.
8. Council have been receptive and supportive of the work undertaken by the group and have provided guidance as to the issues that would need to be considered and investigated. This submission, and the technical reports which have been included, are a direct consequence of that guidance to ensure adequate information is provided to ensure the land is suitable for a change in zoning.
9. The intended process was that when Council released its' new District Plan for public consultation this would provide an opportunity for the group of landowners to submit and request that the zoning of the area is changed to allow a higher density of living, ie a change to a Large Lot Residential zone.
10. Accordingly, the PDP has now been notified for public consultation and this submission has been made, together with supporting reports, requesting a change in zoning.

Description of the Site and Surrounding Environment

11. The area subject to this submission is a group of nine adjoining properties which vary in size and have a combined area of 33.52 hectares. Each property contains a residential dwelling and associated outbuildings.
12. The character of the subject properties and surrounding area is varied in nature. The properties are rural lifestyle in character with there being an obvious residential component to each property and also rural productive elements such as paddocks with stock and plantings. The properties range in size from 2.02 hectares through to 10.01 hectares and all include significant plantings, including shelter belts. The lifestyle size of the properties also provides for a wider separation distance between dwellings. The

below table details the address, legal description and area of each property (Table 1) and figures 2 and 3 below provide aerial photography of the properties and wider area.

Table 1 – Description of Properties

Property Address	Legal Description	Property Size
21 Fawcetts	Lot 2 DP 75032	8.09ha
49 Fawcetts	Lot 1 DP 75032	3.30ha
63 Fawcetts	Lot 1 DP 29067	2.02ha
65 Fawcetts	Lot 2 DP 29067	2.02ha
75 Fawcetts	Lot 3 DP 29067	2.02ha
87 Fawcetts	Lot 4 DP 29067	2.02ha
9 Boundary	Lot 5 DP 29067	2.02ha
17 Boundary	Lot 6 DP 29067	2.02ha
25 Boundary	Lot 10 DP 29067	10.01ha

13. The surrounding area includes a variety of activities includes residential properties, a primary school, tavern and rural properties. The area directly south of the site is zoned Large Lot Residential and the area to the south east is zoned Settlement. Fawcetts Road passes through the village and is a dominant feature particularly as it is a strategic road and carries larger volumes of traffic including vehicles travelling to the nearby Daiken MDF processing plant. The Ashley River (including bridge) is to the south and the nearby Loburn residential area is approximately 1 kilometre to the north.



Figure 2 – Aerial Photograph of Properties



Figure 3 - Aerial Photograph of Wider Area

Proposed District Plan

14. Under the Proposed Waimakariri District Plan (the PDP) the group of properties is proposed to be zoned Rural Living Zone, the properties have also been identified as containing an Area Specific Overlay (LLRZO).
15. In addition, parts or all of the relevant properties have been identified as including the following:
 - Non Urban Flood Assessment areas;
 - Fawcetts Road is identified as a Strategic Road,
 - Within an Ecological Area (Plains) and
 - A National Grid Transmission Line passes across the north western corner of the properties (which is also designated).
16. Figure 4 below is an excerpt of the PDP Planning Map for the properties.

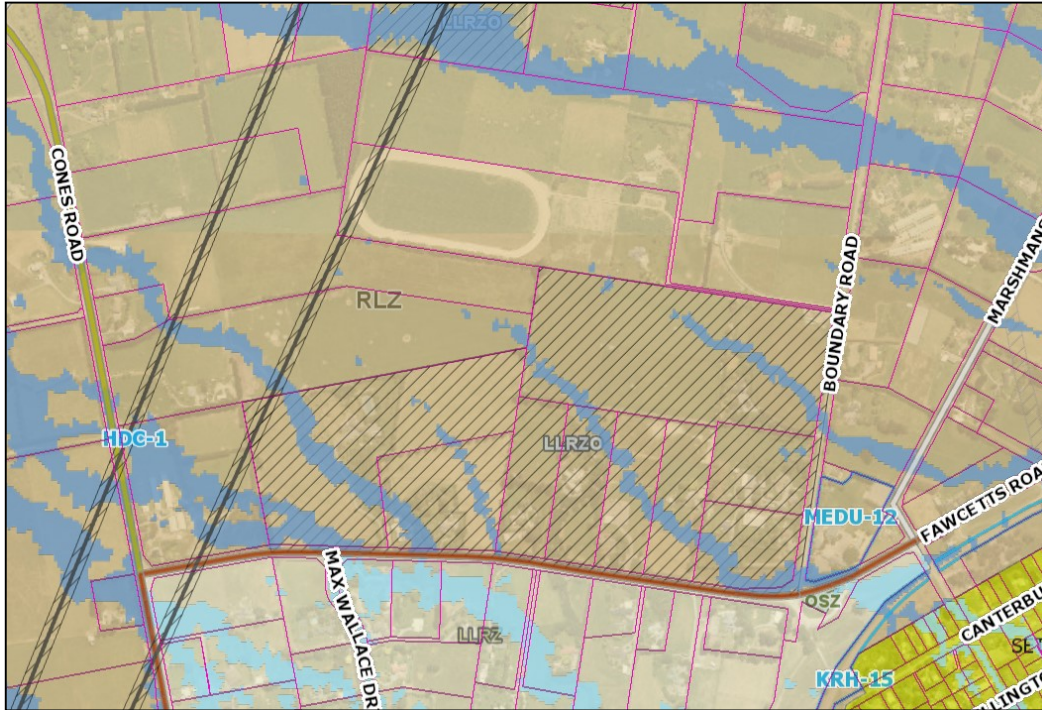


Figure 4 – PDP Planning Map

17. It is noted that the LLRO overlay already provides an indication of the anticipated future use of the property.
18. Under the provisions of the Proposed District Plan, based on the Rural Lifestyle zoning, generally the anticipated density is one dwelling per four hectares.

CHANGES SOUGHT

19. Currently under the Proposed Waimakariri District Plan it is proposed to zone the properties Rural Lifestyle Zone. It is sought that the group of properties are instead zoned Large Lot Residential Zone. This aligns and gives effect to the existing PDP overlay for the properties.
20. The change sought is relatively simple and can be undertaken through a change in the PDP planning maps to zone the identified properties Large Lot Residential.
21. To ensure that the proposed zoning can be suitably given effect to in a comprehensive manner, it is also sought to include an Outline Development Plan (ODP) into the PDP. An ODP has been prepared which is illustrated below in Figure 5 and is also attached as Appendix One to this submission. The ODP identifies the location of a potential road which will ensure a roading layout is established that connects properties, and includes future roading connections for the wider area.

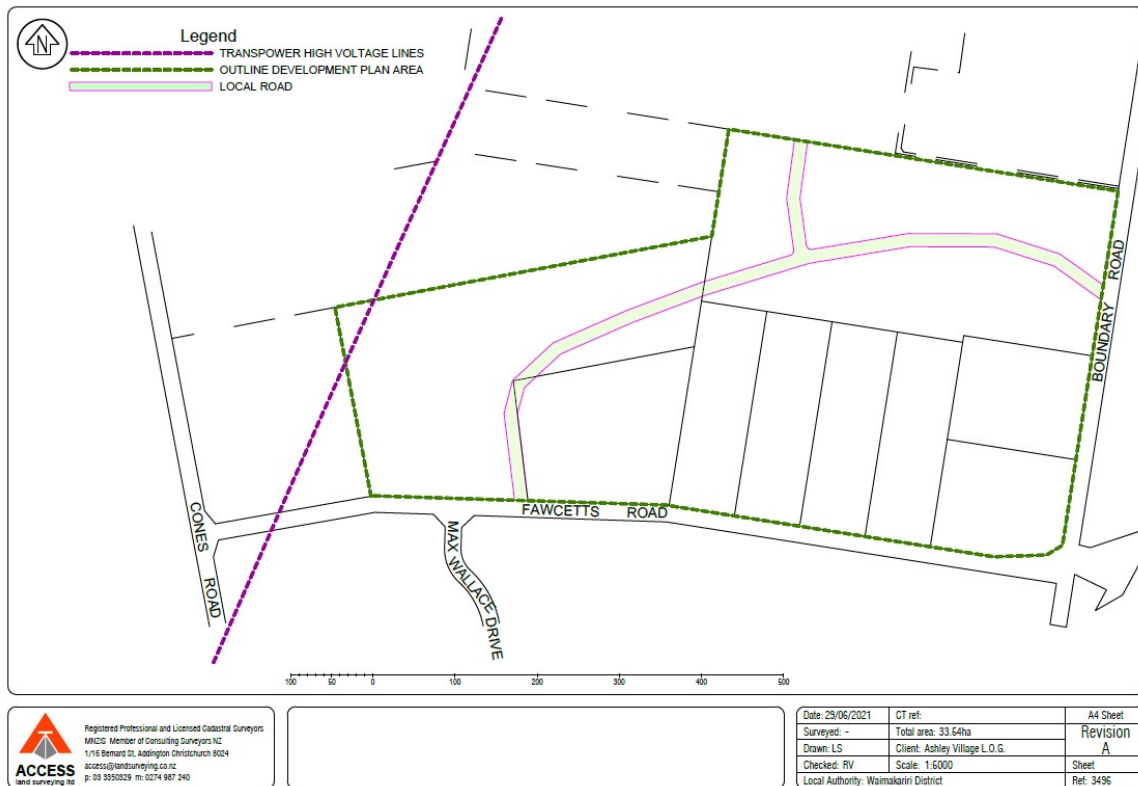


Figure 5 – Proposed Outline Development Plan (ODP)

22. To facilitate the inclusion of the ODP into the PDP it is sought that an additional 'Existing Development Area' is included in Part 3 of the PDP. Suggested wording for the additional provisions is as follows:

ADA – Ashley Development Area

Introduction

The Ashley Development Area is located to the north of Fawcetts Road and to the west of Boundary Road. National Grid transmission lines run across the northwest corner of the development area. The area is zoned for Large Lot Residential Development and the applicable provisions of the Waimakariri District Plan apply.

The [DEV-ADA-APP1](#) area includes:

- Transport connections from Fawcetts Road through the site to Boundary Road and future roading connections to properties to the north of the development area; and
- Identification of existing national Grid Transmission Lines which pass across the northwest corner of the development area.

Activity Rules

DEV-ADA-R1 Ashley Development Area Outline Development Plan

Activity status: PER

Activity status when compliance not achieved: DIS

Where:

1. development shall be in accordance with [DEV-ADA-APP1](#).

Advisory Note

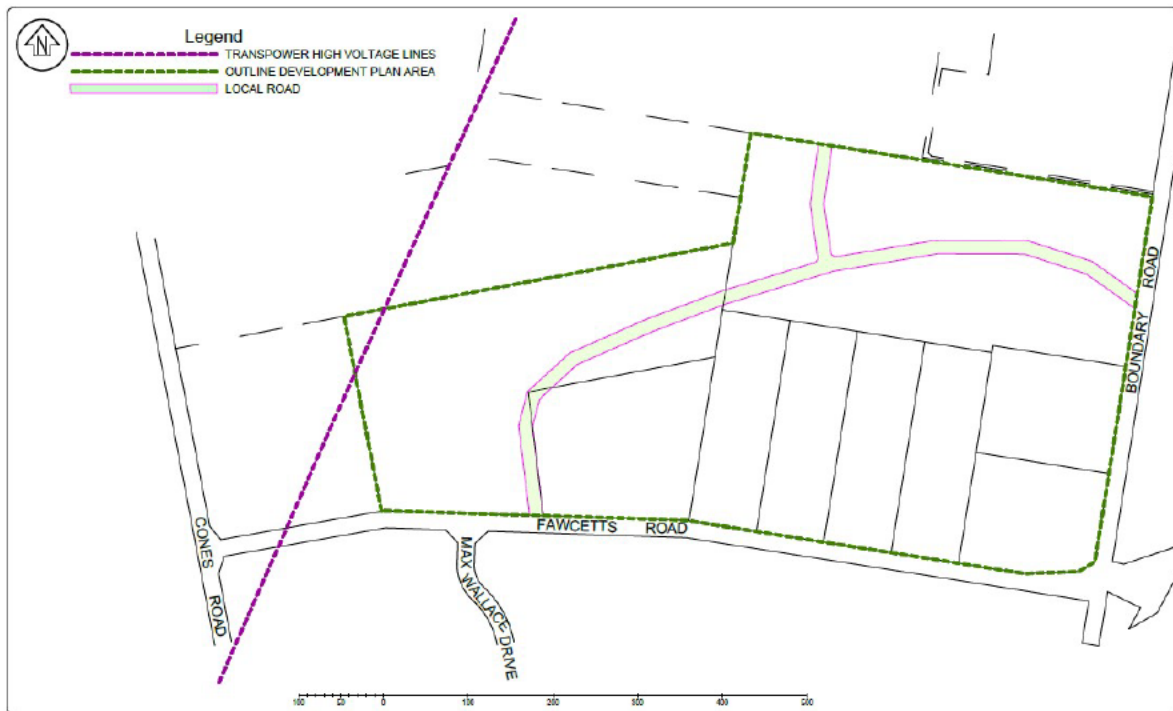
- For the avoidance of doubt, the purpose of the ODP is to facilitate the establishment of a transport network through the site. All other provisions of the District Plan remain applicable except where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.

Built Form Standards

There are no area-specific built form standards for the Ashley ODP area.

Appendix

DEV-ADA-APP1 Ashley ODP



23. In addition to the above, any consequential amendments to the PDP are sought to facilitate the above, such as other references in the PDP and removal of the current overlay.

ACTUAL AND POTENTIAL EFFECTS ON THE ENVIRONMENT

24. As detailed earlier in this submission, the key issue to enable a change in zoning of the properties is to ensure it is feasible that the properties can be developed as intended. The below assessment accordingly considers both if the properties would be able to be developed as intended and also what the potential effects of such a change could be.
25. In assessing the activity it is noted that the provisions of the Large Lot Residential Zone would facilitate the subdivision and development of the properties such that the minimum allotment area would be 2,500m² with a minimum average of 5,000m² for allotments within the subdivision area. In preparing the ODP for the properties, approximate calculations have been undertaken and concept plans prepared which suggest that the total area of the properties could be subdivided into approximately 61 allotments. This is the total number of allotments and would represent a total of 52 additional allotments beyond the 9 existing. The calculation takes into account the transport corridor being established, as per the ODP, and takes into account a potential design based on not all properties being developed/subdivided at the same time.
26. On this basis the proposed rezoning has been assessed as follows:

Landscape and Amenity

27. The character of the subject properties and surrounding area is varied in nature. The properties are rural lifestyle in character with there being an obvious residential component to each property and a productive element such as paddock areas, stock and productive plantings. The properties range in size from 2.02 hectares through to 10.01 hectares and all include significant plantings, including shelter belts. The larger size of the properties also provides a wider separation distance between dwellings.
28. The contours of the properties generally rise in a gentle ascent from the south (Fawcetts Road) up to the north. There is also a slight rolling nature to the properties with undulations across the properties which provide areas for water to collect and drain from the properties. The vegetation including shelter and specimen plantings vary across the properties, as one would expect with properties in different ownership, but generally speaking the two properties at each end of the submission area (21 Fawcetts and 25 Boundary Roads) are larger and more open while still retaining a significant planting element. The properties in between are more concealed when viewed from the road and include more dominant plantings along the road frontages which conceals the dwellings and buildings on each property.
29. The surrounding area includes a variety of characteristics. To the south west is the intersection of Fawcetts and Cones Roads, there are a collection of residential properties – some at large lot residential size and others to the south east which are smaller in size and zoned settlement. The Ashley Primary School is close by and there is a tavern / hotel in the village. Fawcetts Road passes through the village and is a dominant feature particularly as it is a strategic road and carries larger volumes of traffic including vehicles travelling to the Daiken MDF processing plant.
30. Beyond the local area is a mix of predominantly smaller rural holdings, the Ashley River (including bridge) but also the Loburn residential area approximately 1 kilometre to the north.
31. The impacts of the proposed change in zoning would see an increase in residential density within the area but of a manner consistent with the character of the immediate area, particularly those properties to the south on the opposite side of Fawcetts Road. A change in zoning would provide for a density with an average of 5,000m² allotments but with a minimum size of 2,500m². This kind of density would still allow an amenity where

there are significant areas of plantings and setbacks between dwellings and a 'softer' residential environment compared to a comparatively higher density zone, such as the Settlement Zone.

32. When viewed from the public areas, primarily being Fawcetts and Boundary roads there will be an increase in visible housing for some of the properties but it can be anticipated that much of the existing plantings will be retained with further plantings around individual allotments. Likewise, it is anticipated that the size of the allotments and design of subdivisions will mean that changes to the landform and contours of the area will not be required.
33. On this basis it is considered that there will be a slight change in character of the area but this change can be readily absorbed due to the characteristics of the properties in question and the surrounding area where such a change can be more readily anticipated. The characteristics of the landscape are not anticipated to change significantly as plantings will be retained and enhanced and the change in zoning will not necessitate changes to the gentle sloping rolling character of the area.
34. Consideration has also been given to those properties directly adjoining the properties subject to this submission and potential changes in amenity. It is recognised that there will be some change in outlook but it is also noted that those adjoining properties are similar smaller lifestyle properties. As such, the existing environment is already less rural and more lifestyle, which reduces potential impacts. The proposed change in zoning to Large Lot Residential would not change the need to also comply with the relevant requirements for this zone. This would ensure densities of dwellings remain low (average of one dwelling per 5,000m²). Building setback distances from the Rural Lifestyle zone would be 10 metres and building coverage would be limited to 20%.
35. Overall, it is recognised that there will be some effects on adjoining properties but based on the existing character of the area and plan provisions that would be applied, any potential effect would be no more than minor.

Services

36. Assessments have been undertaken as to the potential servicing of the properties on the basis of a change in zoning, as sought through this submission. Specific consideration has been given to the availability of a potable water supply, wastewater disposal and stormwater. These are discussed as follows:

Potable Water Supply

37. A reticulated water supply is provided to the Ashley area via a system provided by, and managed by, the Hurunui District Council. Investigations have been undertaken as to whether the water supply would be adequate to cater to additional allotments created through the proposed rezoning. An assessment of the capabilities of the reticulated system is appended as Appendix Four. The assessment demonstrates that, subject to minor changes to the pipe network, adequate supply would be available to service the properties based on their future subdivision.

Wastewater

38. Currently the Ashley area does not have a reticulated wastewater network. Properties instead have on site effluent disposal systems. This year the Waimakariri District Council commenced construction of a reticulated pipe network which travels from Rangiora, over the Ashley River and up Cones Road to connect to the Loburn Lea subdivision. The system being installed is a pressure system.

39. As part of the system being installed a junction box has been installed at the intersection of Cones and Fawcetts Roads. The purpose of the junction box is to facilitate the installation of a pipeline along Fawcetts Road to also provide reticulated wastewater services for properties along this road.
40. In preparing this submission, and ensuring properties are able to be suitably serviced, there have been several meetings with Council representatives which have included discussions around wastewater. Council have confirmed that connections will be available for the properties based on the large Lot Residential Zoning. The only detail which would need to be resolved is the funding of the installation of such a pipeline with it being anticipated that some form of financial agreement would be reached. Specific arrangements have not been discussed and instead all parties have agreed that a wastewater disposal system is readily available for the properties, based on their rezoning, and the specific details for how this will be constructed will be determined at the appropriate time.

Stormwater

41. An assessment for stormwater disposal has been prepared by a suitably qualified engineer and is attached as Appendix Three. The assessment considers the characteristics of the properties including contours and soil structure. The report concludes that the properties can suitably control and dispose of stormwater.
42. It is noted that consideration was given to the incorporation of stormwater basins at various points. This was seen as the easiest solution for the sites and consideration was given to whether stormwater basins should be included as part of the outline development plan for the submission area. This was discussed with the report author and it was advised that alternative options were available which could include individual controls. Advice was also sought from Council as to their opinion on how stormwater and its control should be best addressed. Their advice was that the Proposed District Plan would include standard SUB - 15 which specifies the following:

SUB-S15 Stormwater disposal in Residential Zones, Commercial and Mixed Use Zones, Special Purpose Zones, or Industrial Zones

1. Any new allotment in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones shall demonstrate at the time of application for subdivision that it can be:
 - a. served by reticulated stormwater infrastructure where it is available at the boundary of the allotment; or
 - b. where no such infrastructure is available, provided

Activity status when compliance not achieved: NC

with on-site stormwater disposal.

43. They advised that on the basis of the incorporation of the above provision it was not necessary to tie the zoning of the properties to one solution for stormwater disposal and instead it was more appropriate for a specific design to be developed as part of any subdivision. The rules of the Plan provided the assurance that stormwater would be suitably controlled at the appropriate time.
44. Overall, confirmation has been obtained that stormwater is able to be suitably managed on the basis of the rezoning of the properties and that any potential changes in water runoff are able to be suitably managed. A specific design is not required to be provided at this time for stormwater disposal and instead provisions are in place to ensure an appropriate design is developed at the appropriate time.

Geology

45. Geology can impact the ability for a property to be developed including structural characteristics of the ground. Given the residences which have already been constructed on the properties it is very unlikely that the geology of the properties would affect their ability to be further subdivided but nevertheless a geological assessment has been undertaken of the properties. The assessment is attached as Appendix Two.
46. The assessment provides a desk top analysis of the area including identification of soil types and ultimately concludes that the properties are suitable for further subdivision based on the geology of the area.

Flooding

47. The main waterway in the local area is the Ashley River which is a reasonable distance from the group of properties and lower in elevation such that there is no risk of flooding from the river. Of more relevance is the small overland flow paths which pass across the properties and generally will only contain water flows during rainfall events.
48. Potential flooding has been assessed in the Appendix Three report which also provided the stormwater assessment. Through that report the undulations of the properties and surrounding area become more evident. There are several short overland flow paths passing across the properties. The assessment considers the potential impacts of the flow paths and ultimately concludes that the properties are suitable to be subdivided further. It is also noted that the small size of the flow paths, their catchment areas, the size and shape of the properties, combined with the large proposed allotment sizes provides the ability to design any subdivision around the contours of the properties and ensure any potential risks (albeit minor in nature) are able to be avoided.
49. It is also noted that consideration has been given to the downstream effects of any increase in stormwater discharge including the potential flooding of downstream properties. This is again considered in the assessment, and it has been identified that measures are readily available to address potential impacts, such as stormwater basins, and ultimately ensure that overland water flows as a consequent of any rezoning will not change the peak flow of water downstream.
50. On the basis of the above, and attached report, it is considered that the potential rezoning of the properties will not be affected by or increase the risk of flooding.

Transport

51. The subdivision of the properties, as a consequence of any rezoning, has the potential to increase the number of vehicle movements from the properties. In addition, the Outline Development Plan identifies the location of a road / transport corridor which would pass through some of the properties. Consideration has been given to the transport related effects of the proposal and the scale of effects on the local roading network. An assessment of traffic effects has been undertaken by a traffic engineer and is attached to this submission as Appendix Five.
52. The assessment confirms that the intersection of Cones Road and Fawcetts Road, and also the intersection of Fawcetts and Boundary Roads, can comfortably accommodate an increase in vehicle movements from the proposed rezoning. This includes that the location of the internal road, and its intersections, are appropriate.
53. In addition, it is noted that, various measures have been considered and incorporated into the ODP design to positively impact transport outcomes. The width of the corridor facilitates alternative transport, such as adequate width for a pathway, the proposed layout includes a connection point to provide for any future development of adjoining properties. This provides for pragmatic future planning rather than promoting a series of individual blocks with no linkages to the wider area. In addition, consideration has been given to the local primary school and how pedestrian connections can be encouraged. Accordingly, the internal road, and its connection to Boundary Road, has been curved to provide a close connection point to the school.
54. These aspects of the proposal, while appearing small in nature, combine to provide a more attractive community area with meaningful transport connections.
55. Overall, it is considered that the proposal will not have negative transport related effects.

Tangata Whenua Values

56. The Proposed District Plan does not identify any resources or sites of significance to tangata whenua on or in close proximity to the properties. The site is not listed as an archaeological site on the NZ Archaeological Site database.

Contamination

57. Consideration has been given to whether there are any contamination related issues which may impact the development of the properties. A desktop exercise has been undertaken to examine records held by Environment Canterbury (Listed Land Use Register) and also historical aerial photography. The assessment is attached as Appendix Six.
58. Findings from the investigation have identified that the properties were formerly held as a large rural holding with little development. The only potential area of contamination is a historical sheep dip located on 49 Fawcetts Road. The small scale of a sheep dip and the ease with which such an issue would be able to be addressed suggests that there are no contamination related issues which would prevent or limit the rezoning of the properties. It is also noted that suitable provisions are in place, including National Environmental Standards, which ensure contamination issues are able to be addressed at the appropriate time.

Transmission Lines

59. National Grid transmission lines pass across the corner of 21 Fawcetts Road, no pylons are located on the property. The location of the transmission lines is identified on the

Proposed District Plan planning maps, including buffer areas, and the transmission lines are also designated.

60. The location of the transmission lines across a small corner of one property is not considered to meaningfully impact the ability to rezone the properties. In addition, the Proposed District Plan includes a series of provisions to enable the protection of the transmission lines and prevent the establishment of inappropriate activities in close proximity to them. No changes are sought which may, in some way, impact the ability for the transmission lines to be suitably protected. It is also noted that the Large Lot Residential zone enables section sizes with which future sections can be established, including resulting dwellings, without being impacted by, or impacting on, the transmission lines.

Summary of Effects

45. Overall, it is considered that there are no significant impediments which would impact or limit the ability for the properties to be rezoned and developed in accordance with the provisions of the Large Lot Residential zone. It is also considered that the effects of the proposal on the surrounding area will be no more than minor, particularly given the existing characteristics of the area.

STATUTORY PLANNING ASSESSMENT

46. As discussed earlier in this submission, the situation is unique for these properties in that initial investigations have been previously undertaken by Council to determine an adequate availability of residentially zoned land. In effect this land has been assessed as being necessary to fulfil Council's obligations. Accordingly, this submission does not investigate current residential demands and the availability of land, the focus is instead on relevant statutory documents as follows:

Resource Management Act 1991

47. The Resource Management Act 1991 details the processes and procedures for undertaking the review of a District Plan. This includes processes for preparing and publishing evaluation reports. While the onus lies with Council to undertake the necessary background reports etc in the preparation of a district plan review, where a rezoning is requested there is a growing expectation that a submitter will produce similar documentation to that prepared under a plan change.
48. In this instance the change sought is not to alter the content of the PDP and instead for different provisions of the plan to apply to the area in question ie a change in the zoning applied to the land. This limits the level of analysis required.
49. Potential impacts of the proposal have been assessed above and it has been determined that any potential effects will be no more than minor. In considering whether the purpose of the Act will be achieved it is again recognised that the beginnings of the process to seek the rezoning of this land stemmed from an assessment to ensure adequate residential land was available. The provision of such land, when identified as being required, is considered to provide significant social benefit and economic benefits including growth. As such it is considered the proposed rezoning has been adequately assessed and is consistent with and encouraged, under the provisions of the RMA.

Canterbury Regional Policy Statement

50. The relevant section of the Canterbury Regional Policy Statement (CRPS) for the purposes of this submission is Chapter 6. The local boundary for that area covered by the provisions for the Greater Christchurch area is the Ashley River. Accordingly, the provisions of the chapter are of limited applicability. That said, consideration has been given to the various provisions and the following points are noted:
51. The management of transport networks is highlighted including reducing dependency on motor vehicles and promoting the use of active transport. It is recognised that properties are located within an area that will generally continue to encourage the use of private motor vehicles, particularly due to the distance from Rangiora of approximately 2 kilometres. At the same time, the group of properties adjoin an existing village which facilitates active transport, particularly for children walking to school and people travelling in the local area of the village. In addition, it is considered that as the number of residents increases, the feasibility to provide active transport connections improves. For example, the replacement Ashley River bridge includes facilities for pedestrians and cyclists. As densities increase it will become more economically feasible to establish pathways and cycleways which will further encourage active transport. Therefore, while it may not be determined that the proposed rezoning is supported by this CRPS provision it neither be determined that the proposal is opposed by the provisions.
52. CRPS provisions promote the use of outline development plans. This approach has been adopted as part of the proposed rezoning.
53. The CRPS encourages rural residential development where it is in accordance with an adopted rural residential development strategy. It has been previously discussed that the startings for the potential rezoning of the properties stemmed from the development of the Waimakariri Rural Residential Development Strategy. On this basis significant support can be found through the CRPS for the proposed rezoning.
54. Overall, it is recognised that some aspects of the proposal are not directly supported by the CRPS but some support can be found, particularly given the proposals consistency with the Waimakariri Rural Residential Development Strategy, and the proposal provides a logical intensification of an existing community extension which will lead to further improvements for the community.

National Policy Statement on Urban Development

55. The National Policy Statement on Urban Development (NPS-UD 2020) is of some applicability but it is recognised that this submission seeks to establish a Large Lot Residential zoning as opposed to a more intensive residential zoning. That said provisions in the NPS-UD include requirements to ensure sufficient development capacity for housing. As previously detailed, this group of properties has been previously identified in providing for development capacity of lower density housing. For the previously discussed reasons, including location of the properties and connections to the village the proposal is also considered to be consistent with ensuring a well functioning urban environment. As such it is considered the proposed rezoning sought through this submission is consistent with and supported by the NPS-UD.

Environment Canterbury Land and Water Regional Plan

56. An assessment of this proposal against the relevant Land and Water Regional Plan Objectives and Policies suggests that the proposed rezoning is consistent with these provisions. The proposed rezoning achieves objectives relating to land uses responding to socioeconomic and community demand, sustainability of ground water resources,

minimising contamination of soils, and protecting the region's freshwater resources. The proposed rezoning is consistent with policies seeking control of discharges to water, utilisation of reticulated systems for effluent disposal and stormwater controls.

Proposed Waimakariri District Plan

57. Generally, it is considered that the proposed rezoning will be consistent with the provisions of the PDP, particularly given the overlay for the site which identifies the properties being potentially suitable for a Large Lot Residential zoning. Consideration has also been given to the Strategic Directions section of the PDP. Relevant provisions include:

SD-O2 Urban development

Urban development and infrastructure that:

1. is consolidated and integrated with the urban environment;
2. that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors;
3. utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available;
4. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in [UFD-O1](#);
5. supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being:
 - a. the primary centres for community facilities;
 - b. the primary focus for retail, office and other commercial activity; and
 - c. the focus around which residential development and intensification can occur.
6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;
7. provides people with access to a network of spaces within urban environments for open space and recreation;
8. supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;

9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and
10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in [SASM-SCHED1](#).

58. In consideration of the above objective it is considered that the proposed rezoning is supported. This includes the properties adjoining an existing village area, a consistency with the amenity of the area, utilisation of reticulated infrastructure and being located within a previously identified area.

UFD-P3 Identification/location and extension of Large Lot Residential Zone areas

In relation to the identification/location of Large Lot Residential Zone areas:

1. new Large Lot Residential development is located in the Future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP;
2. new Large Lot Residential development, other than addressed by (1) above, is located so that it:
 - a. occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development;
 - b. is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy;
 - c. is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy;
 - d. occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard; and
 - e. is informed through the development of an ODP.

59. Again, the proposal is considered to be supported by the above policy specifically including that the properties are located within an overlay area and it is proposed to establish an ODP as part of the proposal.
60. Overall, it is considered the proposed rezoning is consistent with and supported by the relevant provisions of the PDP.

Mahaanui Iwi Management Plan

61. The Mahaanui Iwi Management Plan (MIMP) 2013 was released on 1 March 2013. It was prepared by the six Papatipu Rūnanga of the takiwā that extends from the from the Hurunui River in the north, to the Hakatere/Ashburton River in the south, inland to Kā Tiritiri o Te Moana (the Southern Alps), and including Te Pātaka o Rākaihautū (Banks Peninsula), and the coast. These Rūnanga are:
 - Ngāi Tūāhuriri Rūnanga
 - Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga
 - Te Rūnanga o Koukourārata
 - Ōnuku Rūnanga
 - Wairewa Rūnanga
 - Te Taumutu Rūnanga
62. The MIMP is a tool for tangata whenua to express their identity as manawhenua and their objectives as kaitiaki, to protect their taonga and resources, and their relationships with these. The MIMP seeks to ensure that these taonga and resources are recognised and protected in the decision-making of agencies with statutory responsibilities to tangata whenua. Importantly it is also a tool that assists Papatipu Rūnanga representatives to articulate their values, issues and policy into statutory processes.
63. The MIMP includes both general objectives and policies about the management of land, air, and water, and also includes region specific objectives and policies. Under section 74(2A) of the RMA, the Council must take into account any such plan to the extent that it has a bearing on the resource management issues of the District.
64. With respect to general objectives and policies the proposal and application site will not affect landscapes, or sites of cultural heritage or significance (Chapter 5.8). The Site does not contain any areas of significant biodiversity, and the proposal seeks to include landscaping within the reserves, and in road corridors adding to the overall biodiversity of the Canterbury Plains consistent with Chapter 5.5 of the MIMP.
65. The proposal provides for reticulation and is consistent with the objectives and policies contained in Chapters 5.3 and 5.4 of the MIMP. The proposal does not preclude individual land owners from installing rainwater collection and use from roof areas at the time of building development. There are no identified sites of significance within the Site, nor are there any known areas of mahinga kai. The Site has a long history of use for lifestyle, and grazing purposes.
66. Overall it is considered that the proposal will not have adverse impact on the cultural values of iwi as set out within the MIMP.

CONCLUSION

67. This submission seeks to rezone a group of nine properties from Rural Lifestyle to Large Lot Residential. The total area sought to be rezoned is 33.52 hectares and the properties are currently rural residential in their use. As part of the rezoning it is

sought to include an outline development plan which will facilitate the establishment of an internal roading connection between Fawcetts and Boundary Roads.

68. It has been determined that there are no impediments or limitations which should prevent the rezoning of the properties. This includes geological, flooding and the servicing of the properties. It has also been assessed that the effects of the rezoning will be no more than minor. The proposed rezoning, and design of the ODP, is considered to be complementary to and supportive of the Ashley area.
69. An assessment against relevant documents, particularly the provisions of the PDP, has also found that the proposal can be supported. For these reasons, it is considered that it is appropriate to rezone the properties and in doing so it is suggested that the purpose of the Resource Management Act 1991 would be better given effect to.

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

(Signature of applicant or person authorized to sign on behalf of the submitter)

Date: November 18, 2021

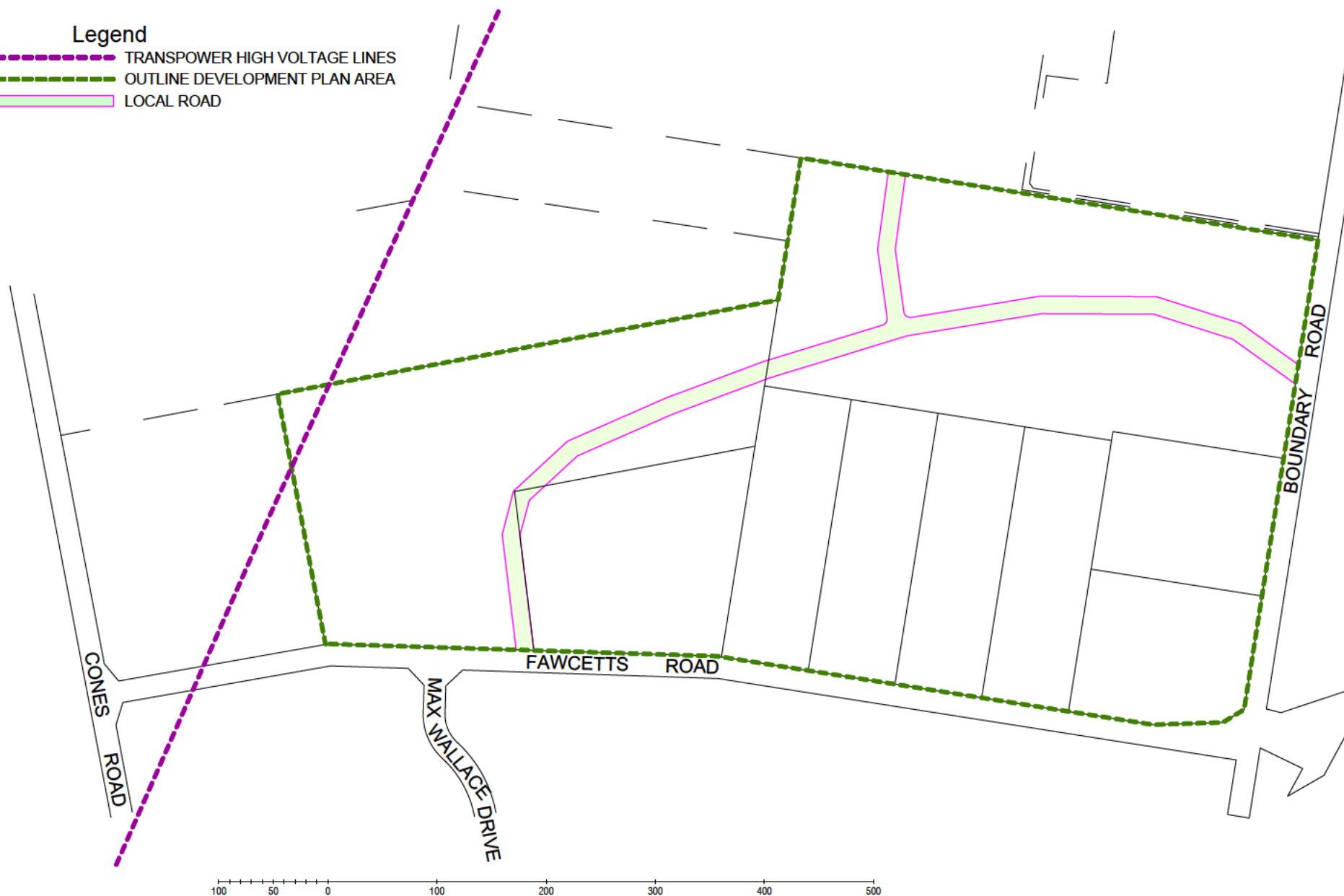
APPENDIX ONE

Proposed Outline Development Plan



Legend

- TRANSPOWER HIGH VOLTAGE LINES
- OUTLINE DEVELOPMENT PLAN AREA
- LOCAL ROAD



Registered Professional and Licensed Cadastral Surveyors
MNZIS Member of Consulting Surveyors NZ
1/16 Bernard St, Addington Christchurch 8024
access@landsurveying.co.nz
p: 03 3350329 m: 0274 987 240

Date: 29/06/2021	CT ref:	A4 Sheet
Surveyed: -	Total area: 33.54ha	Revision A
Drawn: LS	Client: Ashley Village L.O.G.	Sheet
Checked: RV	Scale: 1:5000	
Local Authority: Waimakariri District		Ref: 3496

APPENDIX TWO

Geological Assessment

15 February 2021

Leanne Strathern Ashley Subdivision
C/- Stewart Fletcher
4 Primrose Hill Lane
Casebrook
Christchurch 8051

RE: Geotechnical Investigation - Fawcetts Road, Ashley, Rangiora
(Our Reference: 18263.000.001_01)

1 Introduction

ENGEO Ltd was requested by Fletcher Consulting & Planning to undertake a high level geotechnical assessment of several properties along Fawcetts Roads, Ashley, Rangiora (herein referred to as 'the site'). This work has been carried out in accordance with our signed agreement dated 26 January 2021. The purpose of the assessment was to determine the suitability of the land for subdivision into lifestyle block properties. This would require a zoning change in the district plan from rural to residential.

Our scope of work included assessment on the following:

- The typical subsurface geology including the potential for slope instability and other natural features that may adversely affect the development site.
- Discussion on geological hazards potentially affecting the site.
- Seismic subsoil category.
- Groundwater levels present beneath the site.

Our scope of work did not include site specific geotechnical investigations or geotechnical reporting for subdivision consent.

2 Site Description

The site at Fawcetts Road currently consists of nine properties, from 21 to 87 Fawcetts Road and 9 to 25 Boundary Road.

The site is located approximately 3.2 km north of the Rangiora town centre and is bounded on all sides by rural properties (Figure 1). The nearest major waterway is the Ashley River, located approximately 600 m to the south. A small stream runs through the south-western corner of the site.

Figure 1: Site Location Plan

Images sourced from Google and Canterbury Maps. Not to scale.

3 Review of Publically Available Information

3.1 Regional Geology

The site has been regionally mapped by GNS (Forsyth et al., 2008) as being underlain by grey to grey-brown river alluvium (IQa).

3.2 Geomorphology

The site comprises relatively flat ground, with gentle undulations and depressions in some areas. As evident on aerial imagery (Canterbury Maps, 2019) undulating and depressed ground can be attributed to paleo-channels, which traverse the site in a general northwest to southeast direction (Figure 2). Based on observations, sandy silt deposits with variable thickness are expected to have in-filled the paleo-channels where they have not remained as channel features. Inferred paleo-channels have been mapped to give an indication of areas with potential channel in-fill (Appendix 1).

Figure 2: Historical Aerial Photo – 1940 - 1944



Image sourced from Canterbury Maps. Not to scale.

3.3 Geohazards

3.3.1 Flood and Inundation Potential

The Waimakariri District Council have carried out computer-based flood modelling to predict the extent and depth of possible flooding that could occur during a one-in-200-year and a one-in-500-year flood event. Figure 3 shows the combined risk posed to the area from pluvial (rainfall), fluvial (river) and coastal flooding.

Small areas of the site are at a low risk of flooding, defined as less than 0.3 m inundation depth. These green areas on the map roughly line up with the inferred paleo channels shown in Appendix 1, indicating that they may still exist as small depressions in the landscape. An even smaller area along the stream running through the site is at a medium risk of flooding, defined as an inundation depth of greater than 0.3 m.

Figure 3: One in 200 year Flood Risk

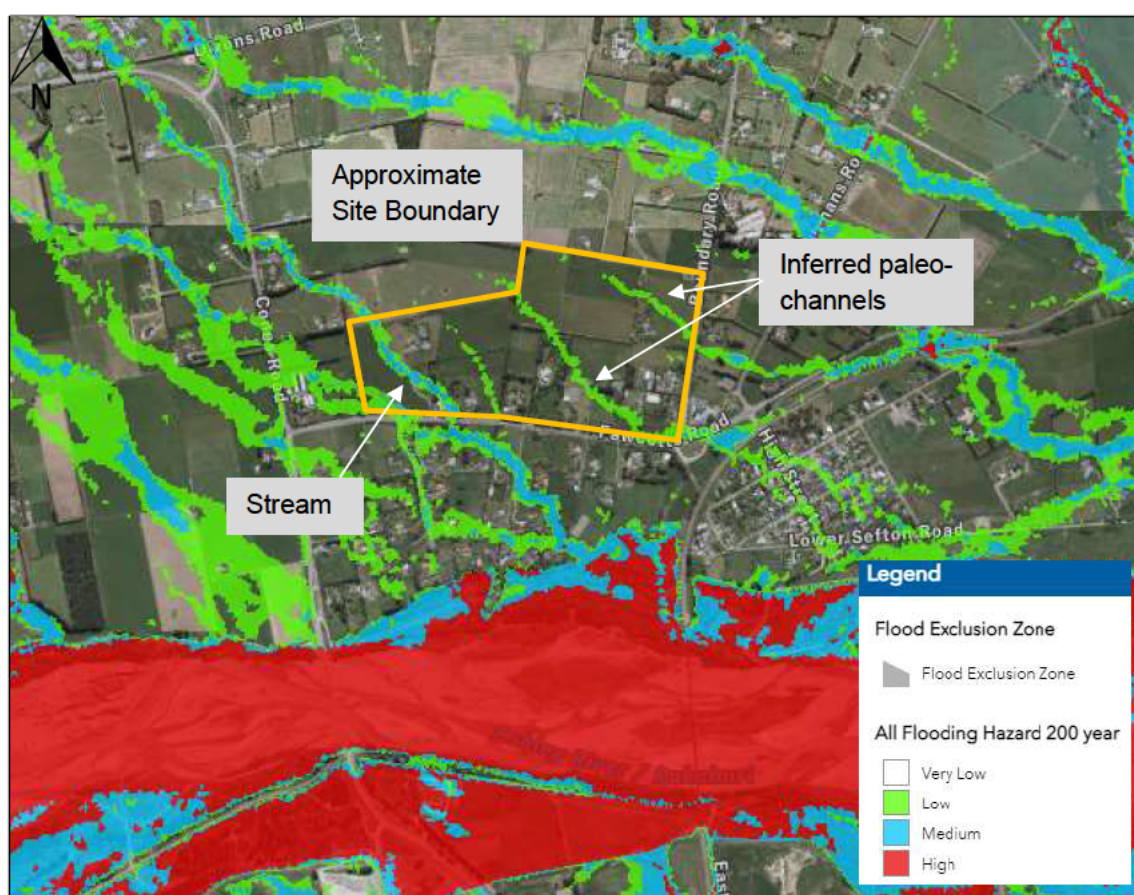


Image sourced from Waimakariri District Council. Not to scale.

3.3.2 Seismicity

The closest known fault is the Ashley Fault, located approximately 1.2 km to the north. The site may be at risk of ground shaking induced by movement of this proximal fault or distal faults.

Large regional areas of faulting (GNS, 2015) namely the Porters Pass - Amberley Fault Zone, and the Hope and Alpine Faults, are further afield but present a high seismic hazard to the Christchurch area due to the anticipated size of earthquakes generated. The largest of these faults is the Alpine Fault, which has a return period of 250 - 300 years and is expected to produce a M8 earthquake. The last rupture on the Alpine Fault is believed to have occurred in 1717 (Pettinga et al., 2001).

3.3.3 Liquefaction and Lateral Spreading

The site is located in an area mapped as a zone of “very low liquefaction potential” (Canterbury Maps, 2014).

3.3.4 Rockfall / Mass Movement Zones

The site is outside of any published rockfall or mass movement zones. Due to the relatively flat topography of the site we expect these hazards to pose a minimal risk to the site.

3.4 ECan Boreholes

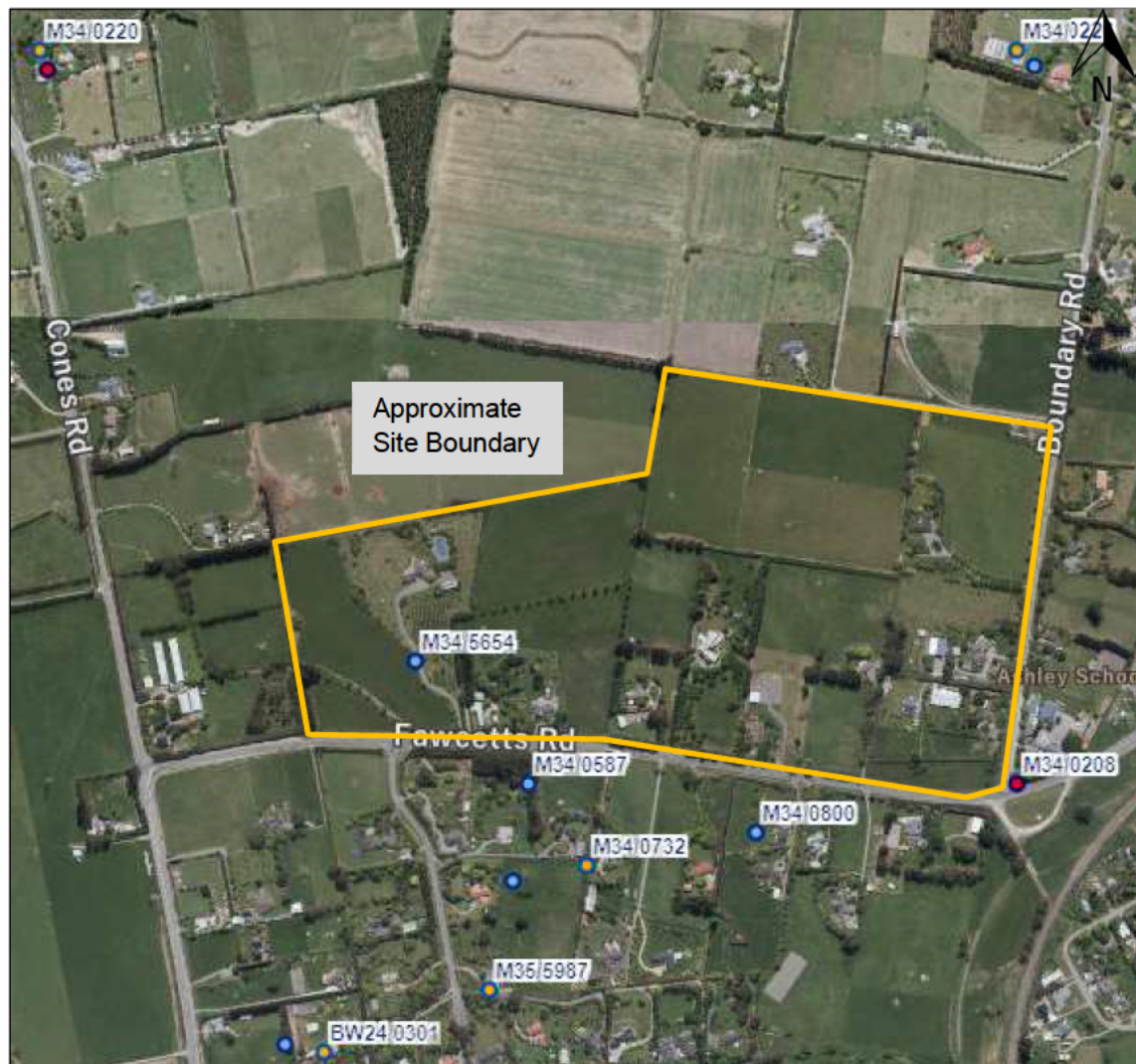
A review of three, deep ECan borehole logs was conducted. The first (M36/5622), is located on-site, and appears to be a water well providing the properties irrigation and domestic supply. The other boreholes are located to the south (M36/0732) and southwest (BW24/0301) of the site.

Well logs from the three holes of interest are attached as Appendix 2 and summarised in Table 1.

Table 1: Generalised Summary of ECan Boreholes

ECan Borehole	Total Depth (m)	Water Level Below Ground Level (m)	Location relative to the site	Generalised Borelog as logged by Driller
M34/5622	48.0	-	Located on the property at 21 Fawcetts Road, the most eastern property in the site.	1.2 m of topsoil and fine grained clayey soils underlain by sandy and clayey gravels to 48.0 m depth.
M34/0732	47.5	5.5	Located 150 m to the south.	0.5 m of topsoil and fine grained clayey soils underlain by sandy and clayey gravels to 47.5 m depth.
BW24/0301	53.2	12	Located 500 m southwest	0.5 m of topsoil underlain by sandy and clayey gravels to 53.2 m depth.

Figure 4: Nearby ECan Borehole Locations



Aerial photograph sourced from Canterbury Maps. Not to scale.

3.5 Groundwater

Groundwater is recorded in the surrounding ECan boreholes at approximately 5 to 6 m depth. Several boreholes in the area have monitored groundwater fluctuations, these are summarised in Table 2.

Table 2: Groundwater Monitoring Wells

ECan Borehole	Location Relative to Site	Monitoring Period	Mean Water Level Below Ground Level (m)	Shallowest Groundwater Depth (m)
M34/0221	800 m northwest of site	1967 to 1986	5.6 m	5.29 m
M34/0208	South-eastern corner of site	1963 to 1986	6.0 m	5.34 m

3.6 Site Seismic Class

In accordance with NZS 1170.5:2004, Class D applies to this particular site, defining it as a 'deep soft soil site'.

4 Geotechnical Recommendations

We have conducted a desktop study of publically available published material and assessed the severity of relevant geohazards to the site. Based on this information we consider it is unlikely for the site to be subject to natural hazards such as rockfall, inundation (debris), slope stability, subsidence, flooding and tsunamis. As such, we consider this site to be generally feasible for subdivision from a geotechnical perspective.

It should be noted that as no site specific geotechnical investigations have been completed, this report does not satisfy RMA Section 106 Requirements for Subdivision Consent.

5 References

Canterbury Maps, Groundwater. Retrieved January 2021, from <http://canterburymaps.govt.nz/Viewer>.

Canterbury Maps, Historic Aerial Imagery. Retrieved January 2021, from <https://apps.canterburymaps.govt.nz/CanterburyHistoricAerialImagery>.

Forsyth, P., Barrell, D. J., & Jongens, R. (2008). Sheet 16 - Geology of the Christchurch Area 1:250,000. Lower Hutt: Institute of Geological and Nuclear Sciences.

GNS Science (2012), Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

GNS Science (2015). New Zealand Active Faults Database. Retrieved August 2020, from <http://data.gns.cri.nz/af>.

Pettinga J.R., Yetton M.D., Van Dissen R.J., & Downes G. (2001). Earthquake Source Identification and Characterisation for the Canterbury Region, South Island, New Zealand. Bulletin of the New Zealand Society for Earthquake Engineering, Vol 34, No. 4, pp 282-317.

The Ministry of Business, Innovation, and Employment (2016). New Zealand Geotechnical Database. Retrieved January 2021, from <https://www.nzgd.org.nz>

Waimakariri District Council (2020). Natural Hazards. Retrieved January 2021, from <https://www.waimakariri.govt.nz/planning/district-plan/natural-hazards>

Waimakariri District Council. Property Search. Retrieved January 2021 from <https://www.waimakariri.govt.nz/services/online-services/search-online/search/rating-search>

We also acknowledge the New Zealand GeoNet project and its sponsors EQC, GNS Science and LINZ, for providing data used in this report.

6 Limitations

- i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our client, Fletcher Consulting & Planning, their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.
- ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.
- iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.
- iv. This Limitation should be read in conjunction with the Engineering NZ / ACENZ Standard Terms of Engagement.
- v. This report is not to be reproduced either wholly or in part without our prior written permission.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on (03) 328 9012 if you require any further information.

Report prepared by



Dai Kiddle

Geotechnical Engineer

Report reviewed by



Ana Pereira, CMEngNZ (CPEng)

Associate Geotechnical Engineer

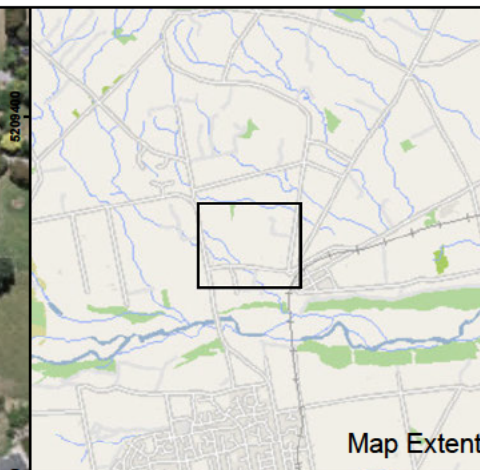
Attachments:

Appendix 1: Inferred Paleo Channels

Appendix 2: ECan borelogs

APPENDIX 1

Inferred Paleo Channels



→ Flowpath

PROJECTION: NZGD 2000 New Zealand Transverse Mercator



ENGEO

Title: **Flowpath plan**

007-8023	Client: XX		Figure No: 1
	Project: Fawcetts Road	Designed: RS	
		Drawn: RS	
		Checked: XX	
		Date: Jan 21	
Proj No:	Scale:	Size: A3	
18263.000.001	1:4,000	Revision: A	

APPENDIX 2

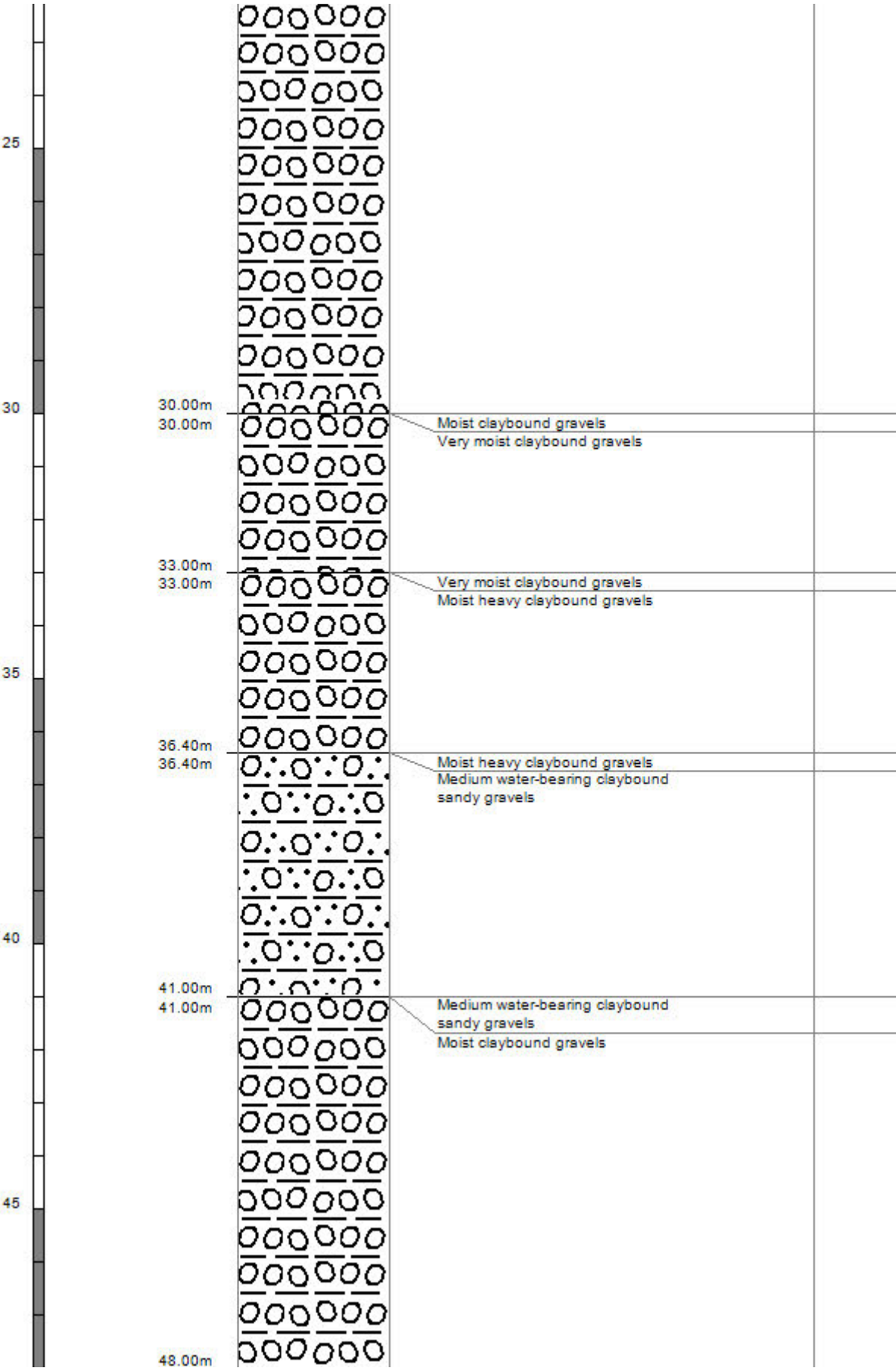
ECan Borelogs

Borelog for well M34/5622



**Environment
Canterbury**
Regional Council
Kaunihera Taiao ki Waitaha



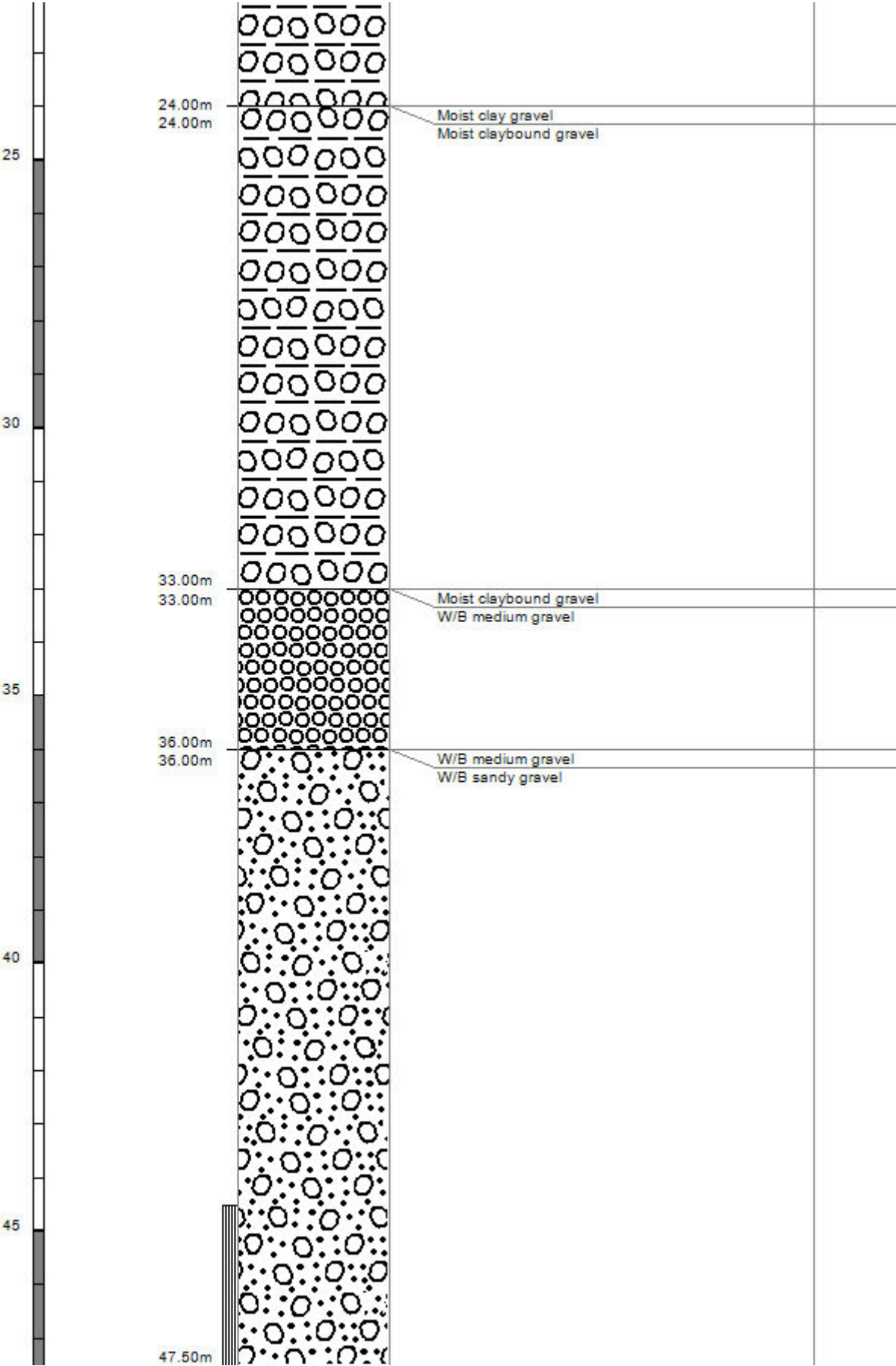


Borelog for well M34/0732



**Environment
Canterbury
Regional Council**
Kaunihera Taiao ki Waitaha





Borelog for well BW24/0301

Grid Reference (NZTM): 1566350 mE, 5208247 mN

Location Accuracy: 50 - 300m

Ground Level Altitude: m +MSD Accuracy:

Driller: Clemence Drilling Contractors

Drill Method: Rotary/Percussion

Borelog Depth: 53.2 m Drill Date: 22-Dec-2015



Scale(m)	Water Level	Depth(m)	Full Drillers Description	Formation Code
		0.50m	TOPSOIL. Unsaturated (dry or moist). sandy GRAVEL (2 - 60 MM). Unsaturated (dry or moist).	
		3.50m	clayey GRAVEL (2 - 60 MM) with some clay, minor silt. Unsaturated (dry or moist).	
11	11.70 11.70			
21				
		23.20m	GRAVEL (2 - 60 MM) with some clay. Unsaturated (dry or moist).	
		25.00m	clayey GRAVEL (2 - 60 MM). Unsaturated (dry or moist).	
32				
		40.10m	GRAVEL (2 - 60 MM) with some clay, trace sand. Saturated (water-bearing).	
43				
		47.20m	GRAVEL (2 - 60 MM) with some clay. Saturated (water-bearing).	
		50.00m	clayey GRAVEL (2 - 60 MM). Unsaturated (dry or moist).	
		53.20m		



Bore or Well No	M34/0221		
Well Name	242 CONES RD		
Owner	BENNET, J.		
Well Number	M34/0221	File Number	
Owner	BENNET, J.	Well Status	Active (exist, present)
Street/Road	242 CONES RD	NZTM Grid Reference	BW24:66009-09453
Locality	ASHLEY	NZTM X and Y	1566009 - 5209453
Location Description	Under hut by tank stand	Location Accuracy	2 - 15m
CWMS Zone	Waimakariri	Use	Domestic Supply,
Groundwater Allocation Zone	Kowai	Water Level Monitoring	--
Depth	13.70m	Water Level Count	59
Diameter	1219mm	Initial Water Level	6.20m below MP
Measuring Point Description		Highest Water Level	5.29m below MP
Measuring Point Elevation	57.12m above MSL (Lyttelton 1937)	Lowest Water Level	6.52m below MP
Elevation Accuracy	< 5 m	First reading	24 May 1967
Ground Level	0.00m above MP	Last reading	16 Oct 1986
Strata Layers	0	Calc Min 80%	5.56m below MP (Estimated)
Aquifer Name		Aquifer Tests	0
Aquifer Type	Unknown	Yield Drawdown Tests	0
Drill Date		Max Tested Yield	
Driller	not known	Drawdown at Max Tested Yield	
Drilling Method	Hand Dug	Specific Capacity	
Casing Material		Last Updated	29 Sep 2020
Pump Type	Unknown	Last Field Check	23 Mar 2007
Water Use Data	No		



Bore or Well No	M34/0208		
Well Name	UPPER SEFTON RD		
Owner	ASHLEY SCHOOL		
Well Number	M34/0208	File Number	
Owner	ASHLEY SCHOOL	Well Status	Buried / unlikely still exists
Street/Road	UPPER SEFTON RD	NZTM Grid Reference	BW24:67200-08577
Locality	ASHLEY	NZTM X and Y	1567200 - 5208577
Location Description	Under conc cover by tank stand	Location Accuracy	50 - 300m
CWMS Zone	Waimakariri	Use	Domestic Supply,
Groundwater Allocation Zone	Kowai	Water Level Monitoring	--
Depth	9.80m	Water Level Count	130
Diameter	914mm	Initial Water Level	8.10m below MP
Measuring Point Description		Highest Water Level	5.34m below MP
Measuring Point Elevation	36.54m above MSL (Lyttelton 1937)	Lowest Water Level	8.10m below MP
Elevation Accuracy	< 5 m	First reading	06 Sep 1963
Ground Level	0.00m above MP	Last reading	16 Oct 1986
Strata Layers	0	Calc Min 80%	5.99m below MP (Estimated)
Aquifer Name		Aquifer Tests	0
Aquifer Type	Unknown	Yield Drawdown Tests	0
Drill Date		Max Tested Yield	
Driller	not known	Drawdown at Max Tested Yield	
Drilling Method	Hand Dug	Specific Capacity	
Casing Material		Last Updated	29 Sep 2020
Pump Type	Unknown	Last Field Check	16 Oct 1986
Water Use Data	No		

APPENDIX THREE

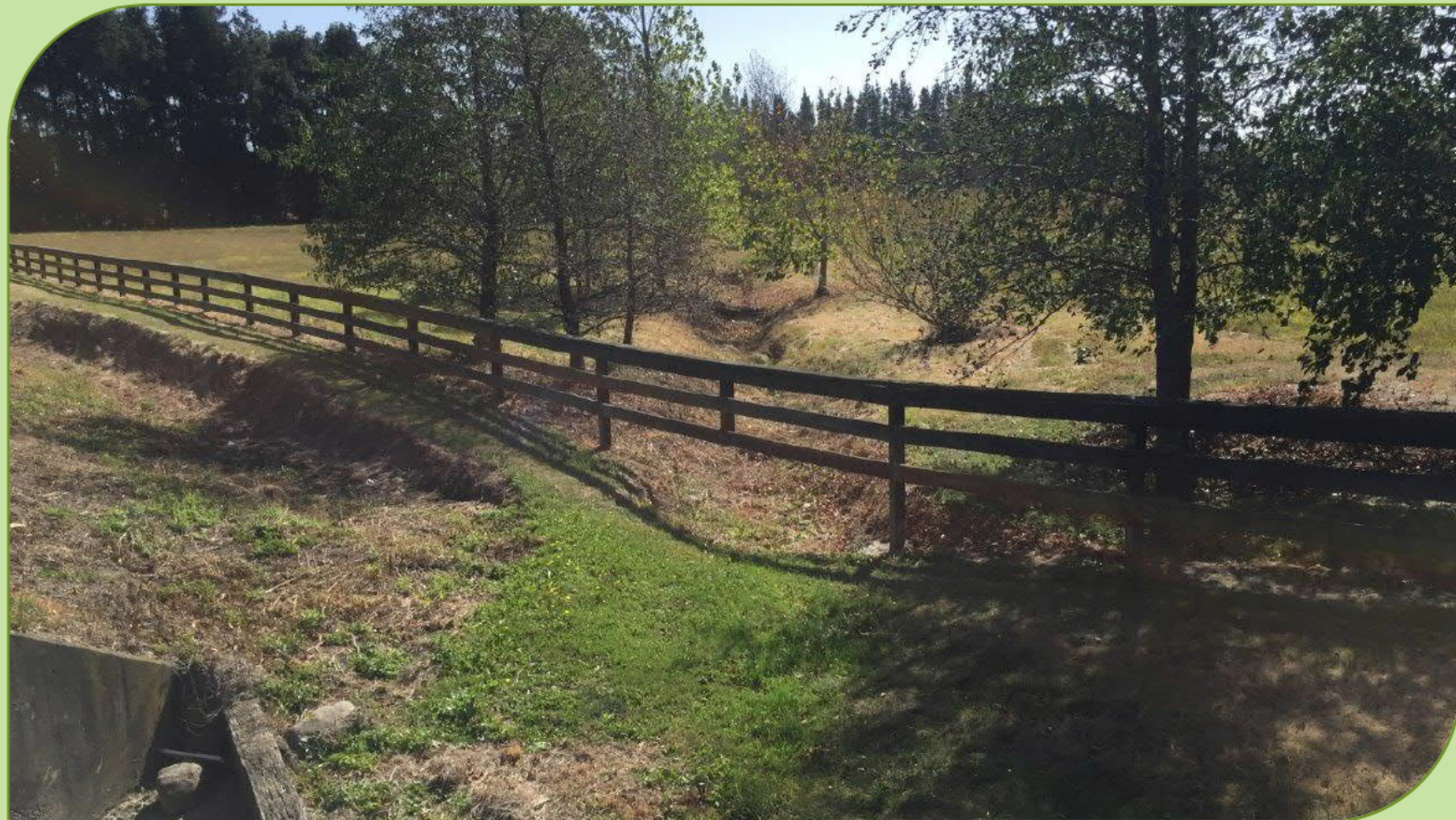
Stormwater Servicing Assessment

Fawcetts Road Private Plan Change

Stormwater Servicing Assessment

Ashley Village Landowners Group

23 Nov 2021



e2environmental Ltd.

46 Acheron Drive

PO Box 31159

Christchurch NZ



Project No. 21012

CONTENTS

CONTENTS.....	i
1 INTRODUCTION.....	2
1.1 Setting	2
1.2 Published Geology and Soil Classifications	3
1.3 Flood Hazard	3
1.4 Wider Catchment Flooding Issues	4
2 STORMWATER SERVICING.....	5
2.1 Standards and Codes of Practice	5
2.2 Conceptual Stormwater Servicing	5
2.2.1 Stormwater Attenuation Estimates	6
3 DISCUSSION ON PRELIMINARY STORMWATER SERVICING	7
3.1.1 Stormwater Estimates.....	7
3.2 Soakage to Land	7
3.3 Secondary Flow and Outfalls	7
3.4 Outfalls	7
3.5 Further Work	7
4 CONCLUSIONS.....	8
APPENDICES.....	9
APPENDIX A – Plan Change Scheme and Contours	
APPENDIX B – Stormwater Attenuation Calculations	

1 INTRODUCTION

e2Environmental Ltd (e2) have been engaged by Ashley Village Landowners Group to provide a desk top, high level feasibility assessment for stormwater servicing for a proposed plan change west of Ashley Village. This includes approximately 33.5 hectares of land bounded by Fawcetts Road and Boundary Road. There are 8 individual landowners associated with this plan change.

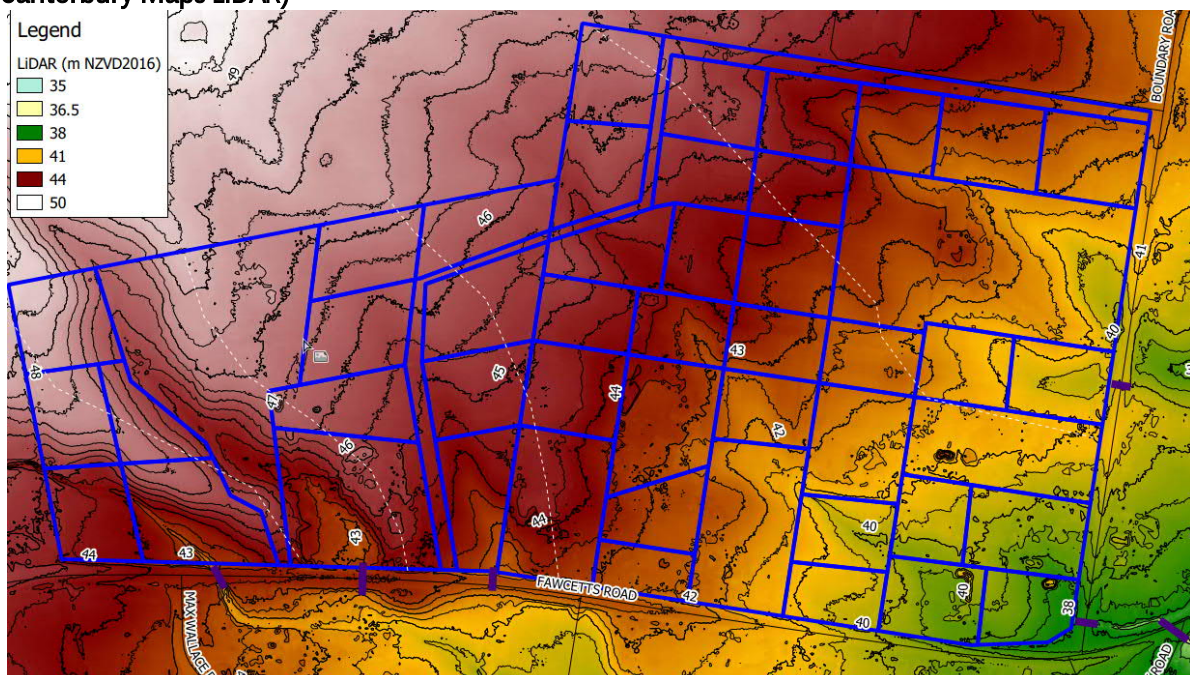
The development of this plan change is likely to be staged and progress as the individual developers develop their own blocks. This will require careful consideration and negotiations between landowners where services or stormwater are conditional on other parties for access or for construction. Fortunately, due to the land form and the resulting distribution of stormwater management areas this will not be an impediment to the development.

1.1 Setting

The plan change block is relatively flat, with gentle undulations and depressions in some areas, as evident on aerial imagery (Canterbury Maps, 2019) and on the LIDAR generated contour map (see Figure 1 below). Undulating land and depressions at the site can be attributed to paleo-channels, which cross the site in a generally northwest to southeast direction.

Land-use has largely been for grazing and rural lifestyle living.

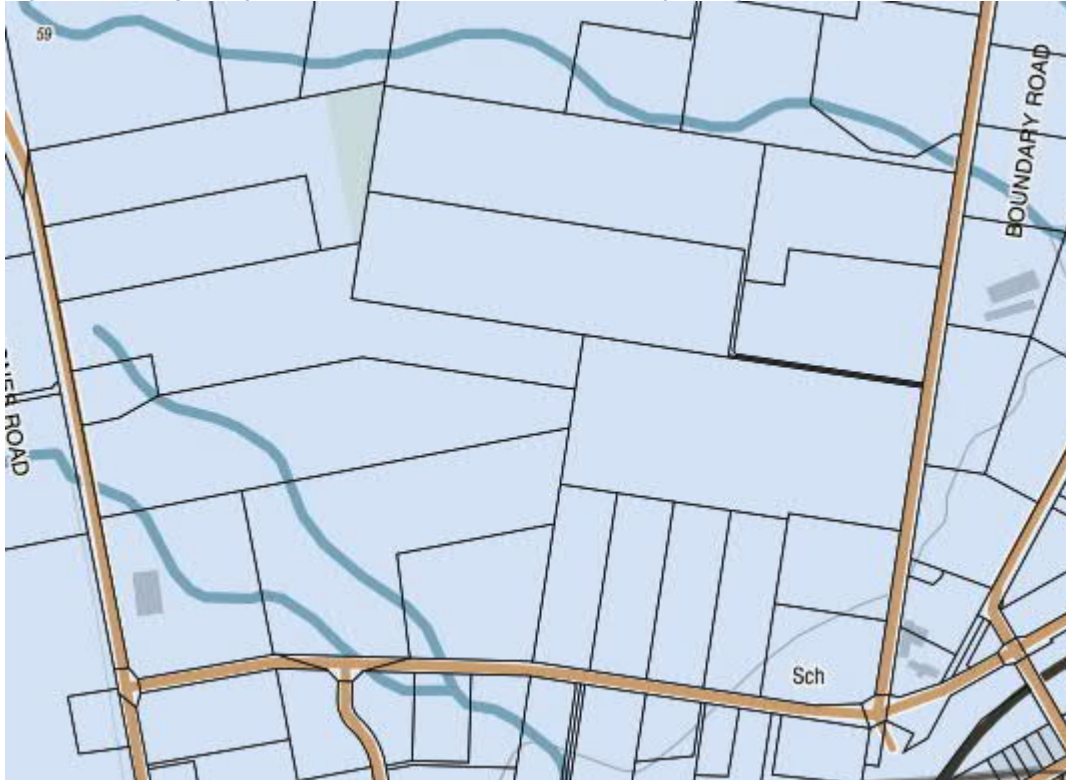
Figure 1. Contours, Sub Catchments and Outfalls of the Plan Change Site (derived from ECan Canterbury Maps LIDAR)



1.2 Published Geology and Soil Classifications

The S-Map soil information for this site indicates that the upper soils are moderately deep (i.e. 400-600mm), imperfectly drained silts that are derived from loess and graywacke parent material.

Figure 2. S-Map image for the Fawcetts Road Site, Ashley Village



These upper soils cap clay bound sandy gravels that extend to depth (ref bore logs for M34/5654 on the Wellington Property, #21 Fawcetts Road). The geotechnical report, by Engeo Ltd, notes that indicates that highest groundwater is likely to be 5-6m below ground surface in the gravels beneath the site. WDC have advised that discharge to land to the site should not be relied upon due to anecdotal poor drainage. However, some of the existing houses have soakaway's installed for their roof discharge so it maybe feasible in particular locations within the site.

1.3 Flood Hazard

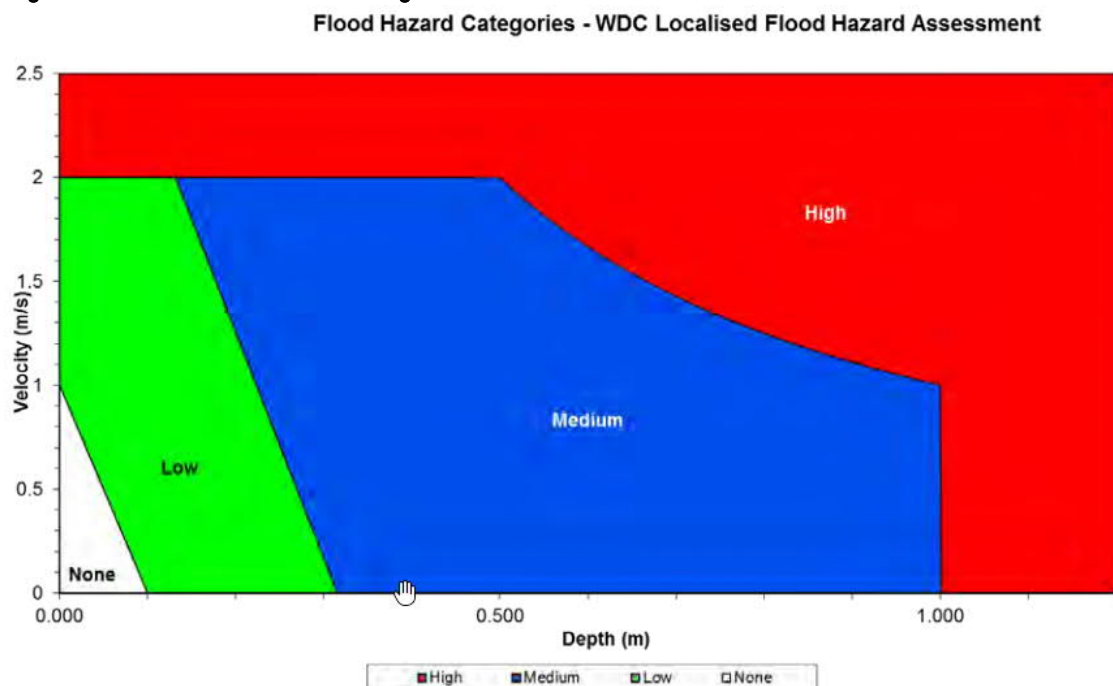
Flood modelling and hazard maps prepared by Waimakari District Council (WDC) show flooding in the paleo channels described in the geotechnical report. Most of the flood hazard in these channels ranges from low to medium hazard (see Figure 3 below)

Low flood hazard means that in the 200 yr ARI (Average Recurrence Interval) event the depth of flooding is likely to be <300mm with flood water velocities less than 2m/s (see Figure 4 below). In the Wellington Property (# 21 Fawcetts Road), the ephemeral drain has a medium hazard rating due to deeper flood waters (up to 1m).

Figure 3. WDC 200yr ARI Flood Hazard Map for Site



Figure 4. WDC Flood Hazard Categories



1.4 Wider Catchment Flooding Issues

Anecdotal observations from residents involved with this plan change are that during recent flood events flood water from the Lowburn-Lee subdivision conveyed down Cones Road diverts through some of the ephemeral channels of this block and contributes to flooding near the Max Wallace Drive intersection.

We recommend that a comprehensive stormwater model of the wider catchment is undertaken, as part of the new District Plan process, to identify and quantify flood risk and

upgrades or modifications required to the existing network and to accommodate the new developments between Lowburn-Lea subdivision and the Ashley Village.

Based on the flood hazard results sourced from WDC (see Figure 3 above) and the proposed rezoning for houses we do not see any impediment for development as houses and roads can be designed to accommodate the identified hazards.

2 STORMWATER SERVICING

2.1 Standards and Codes of Practice

The development is to be built to WDC's Engineering Code of Practice (2010) and reference applicable parts of the Christchurch City Council Waterways, Wetlands and Drainage Guide, Ko Te Anga Whakaora mō Ngā Arawai Rēpo (WWDG) (2012) Part A and B for treatment, hydrological and hydraulic modeling. The following requirements are assumed:

- First flush water quality depth of 25mm for Roads and RoW's
- Primary pipe conveyance of the 10yr ARI capacity for proposed roads and RoW's, and individual roofs.
- Stormwater Management Areas (SMA's) will be sited close to existing drainage/flow routes and will be designed with overflow points so that they can flood out in events > 10yr ARI.
- All buildings shall be constructed so that there is 400mm freeboard from the 200yr ARI floodwater levels to finished floor levels in low hazard areas.
- Houses and building platforms will be excluded from medium (flood) hazard areas but some roads may traverse these if they are appropriately designed to pass the flows and have acceptable depths of flood waters discharging over them.
- Attenuation of stormwater will be required to achieve stormwater neutrality from the site for all events up to and including the 10yr ARI event.

2.2 Conceptual Stormwater Servicing

- A zonal runoff coefficient has been applied at $C=0.41$ for the ≤ 10 yr ARI event based on a weighted average runoff coefficient based on the proposed development zonings.
- There are five natural paleo channels that divide up the plan change block. These channels all outfall to different locations which make it difficult to concentrate all the stormwater at one stormwater management area (SMA).
- Primary conveyance via roadside swales to various stormwater management areas (SMA's). Secondary flow runoff in extreme events will initially be via roads or RoW's and will combine with the flows modelled in the paleo channels (i.e. as modelled by WDC in their flood hazard modelling).

Fawcetts Road Private Plan Change
Ashley Village Landowners Group

- First flush runoff is detained for up to 24 hours and discharged to surface water.
- The indicative total first flush volume is calculated at 3,440m³ split over five SMA's. The SMA's in Catchments #3, #4 and #5 are reasonably fixed but the SMA's associated with ROW's off Fawcetts Road will require specific design and will be finalised at a later stage as part of a subdivision application (see Figure 5 below). Note also that the location of the SMA in Catchment #4 may change due to land aquisition issues.

2.2.1 Stormwater Attenuation Estimates

The basin areas required in the SMA's are detailed on the plans in Appendix A and in Table 1 below.

These estimates of attenuated volume include the first flush runoff, and also assume there is no roof soakage or diversion into rainwater tanks. Hence the volumes are considered to be conservative.

Table 1 Indicative Stormwater Management Area Requirements

SMA	Catchment (ha)	Volume m ³	TWL area m ²	Depth m	Orifice mm
1	1.81	160	400	0.5	63
2	3.884	390	900	0.5	90
3	5.134	450	1000	0.5	110
4	14.453	1650	3000	0.6	160
5	8.26	790	1600	0.55	140
	33.541	3440			

Figure 5 Sub-catchments and SMA Locations



3 DISCUSSION ON PRELIMINARY STORMWATER SERVICING

3.1.1 Stormwater Estimates

The rational method has been used to estimate the stormwater attenuation volume requirements.

We note that these volumes and initial sizings are subject to further review as the Rational Method tends to over predict runoff for catchments ≥ 7 ha. However for the purposes of initial estimation for Plan Change planning this method is considered to be conservative and at the upper end of stormwater attenuation requirements for the site.

3.2 Soakage to Land

The assessment to date assumes no soakage to land is feasible. If site specific testing finds that it is feasible, especially for roof runoff, then the volumes requiring attenuation will reduce from that reported in Table 1 above). Alternatively, future residents may choose to install rain tanks to augment water used for irrigation in summer. If these are set up correctly, they will assist in reducing peak runoff and help decrease the size of the basins in the SMA's (assuming a the development was conditioned to install such tanks).

3.3 Secondary Flow and Outfalls

The future SMA's will be set next to the drain channels and receive runoff from roads or RoW's associated with each catchment. When the capacity of the basins in the SMA are exceeded, runoff will discharge via the existing drainage routes.

The peak discharge from the plan change area will be kept below pre-developent discharge rates by the use of the various attenuation basins for all storms up to and including the critical duration (which is assumed to be 24 hours at this point).

It is anticipated that the existing ephemeral drainage routes activate in extreme storm events as secondary flow paths to convey stormwater runoff exceeding the SMA basin capacities toward Boundary and Fawcetts Roads.

3.4 Outfalls

There are a number of outfalls from the block (noted as purple lines on Figure 1 above) and SMA's will be set as close as practicable to these locations to discharge into the Ashley River via existing drainage routes.

3.5 Further Work

We recommend that during the subdivision consent phase a hydraulic and hydrological model is built of the primary stormwater network and basins within the Plan Change site to

accurately model the stormwater system and confirm the land required in for stormwater management.

On a catchment wide level there are understood to be some flooding issues that, if resolved, could mitigate or decrease the flood hazard experienced by land owners in this site. Once WDC has finalised the rural land that can be re-zoned in the Ashley District we recommend that WDC develop a catchment wide model that incorporates all existing subdivisions and their stormwater systems (i.e. Lowburn Lea) and the rezoned land and associated runoff. Such a model would assist in identifying stormwater constraints, and the likely effect of new discharges associated with the new re-zoned areas. The council can then identify infrastructure upgrades and set the appropriate development contributions for these.

4 CONCLUSIONS

It is feasible to construct a number of stormwater management areas within the proposed plan change area. These will be associated with the existing paleo channels and existing outfalls from the block. Attenuation of stormwater will be required to achieve stormwater neutrality from this block. The positions and attenuation volumes will be finalised as part of future approvals (subdivision and engineering approvals phases).

Our preliminary assessment of stormwater attenuation is considered to be conservative and the attenuation volumes are likely to reduce as a result of more accurate hydraulic stormwater modelling used to optimise the stormwater system, and if roof runoff is to discharge to land where feasible.

We conclude it is feasible to construct and build multiple stormwater management areas (that treat the first flush runoff and attenuate runoff up to and including the 10 yr-ARI storm at critical duration for the catchment).

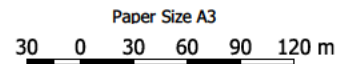
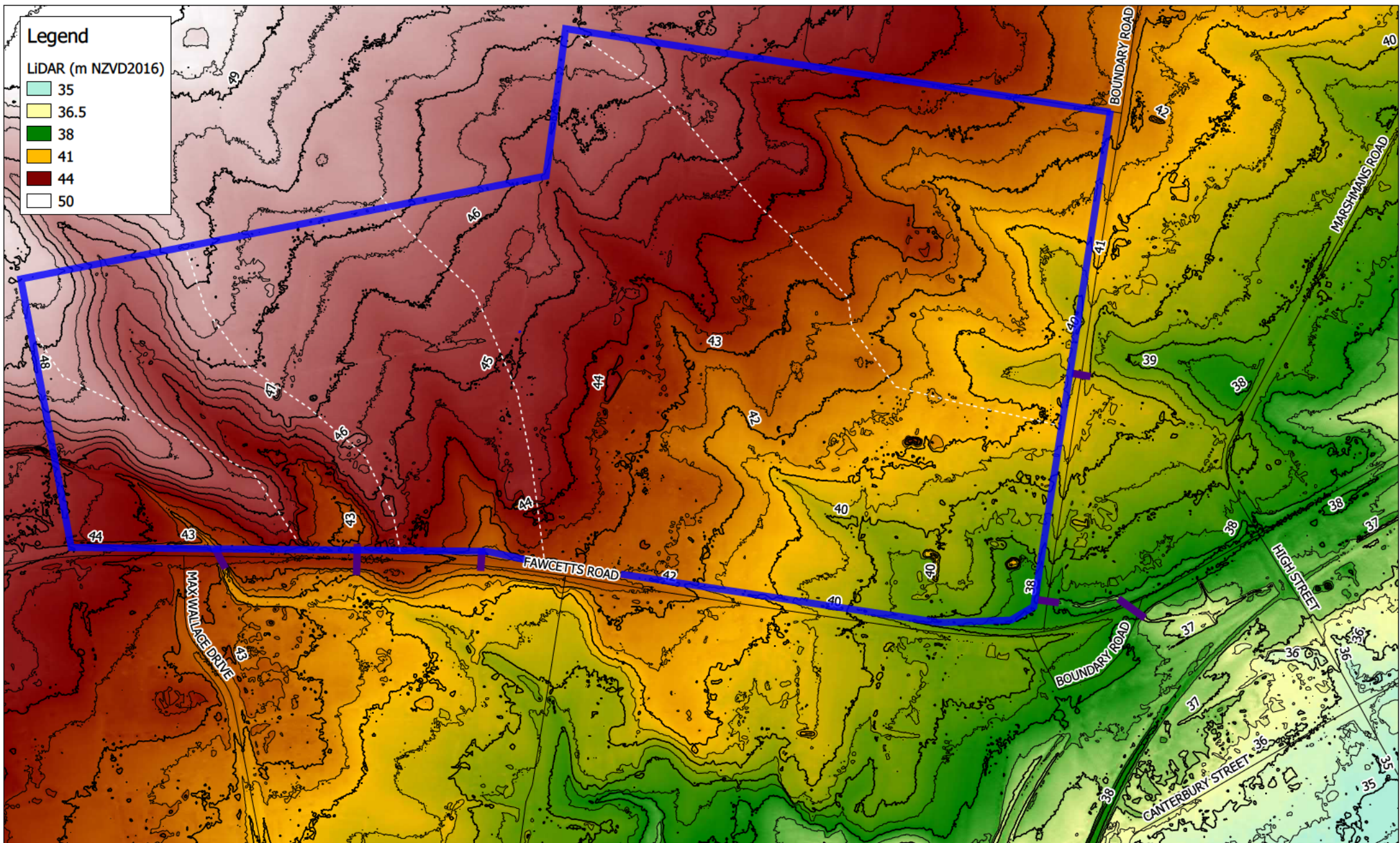
APPENDICES

APPENDIX A – Plan Change Scheme and Contours

APPENDIX B – Stormwater Attenuation Calculations

Fawcetts Road Private Plan Change
Ashley Village Landowners Group

APPENDIX A – Plan Change Scheme and Contours



Scale: 1 : 3000 (A3)
Horizontal Datum: NZGD 2000
Grid: NZGD 2000 New Zealand Transverse Mercator



- Subcatchment Boundaries
- Plan change Extent
- Existing Culverts / Outfalls



The Ashley Village Land Owners Group
Fawcetts Road Ashley PC
Site LiDAR and Contours

Job Number	21012
Revision	1
Date	2021/03/24



WDC Flood Hazard Results for 200yr -ARI flood event

Fawcetts Road Private Plan Change
Ashley Village Landowners Group

APPENDIX B – Stormwater Calculations

POND ANALYSIS



CATCHMENT PARAMETERS

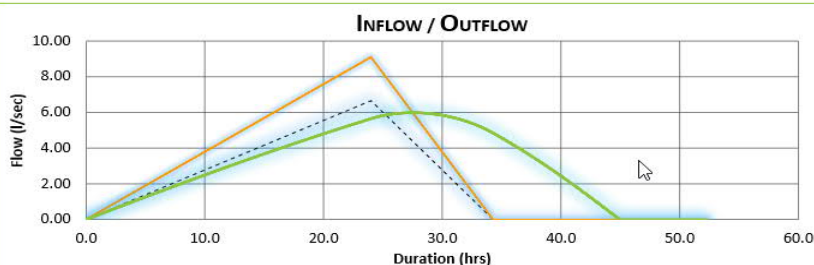
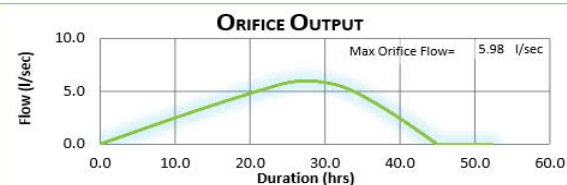
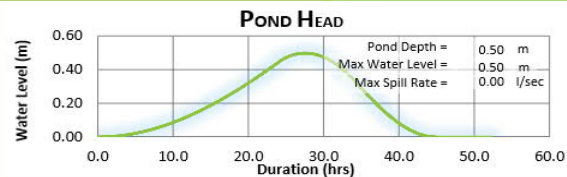
Pond Treatment Area = 18,100 m²
 Pre-development Runoff Coefficient = 0.30 (-)
 Post-development Runoff Coefficient = 0.41 (-)

DESIGN CONDITIONS

Design Rainfall Zone = Alternative Rainfall
 Design Storm Duration = 24hrs
 Design Storm Return Period = 10 yr

POND DETAILS

Pond Top Length = 20.0 m Pond Depth = 0.50 m
 Length Side Slope z_1 = 4.0 $1v:z_1h$ Pond Volume = 162.67 m³
 Pond Top Width = 20.0 m Orifice Size = (Marley Nom. Size) 63 mm
 Width Side Slope z_w = 4.0 $1v:z_w h$ Orifice Type = Short tube (C=0.80) (-)



RUNOFF RESULTS

Pre-Developed Peak Flow = 6.66 l/sec
 Pre-Developed Runoff Volume = 410.84 m³
Without Tank
 Post-Developed Peak Flow = 9.10 l/sec
 Post-Developed Runoff Volume = 561.48 m³
With Tank
 Post-Developed Peak Flow = 5.98 l/sec
 Post-Developed Runoff Volume = 561.48 m³

----- Pre Development Runoff
 ----- Post Development Runoff (without pond)
 ----- Post Development Runoff (with pond)

POND ANALYSIS



CATCHMENT PARAMETERS

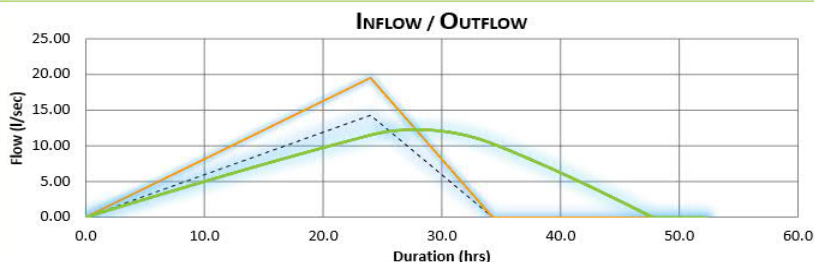
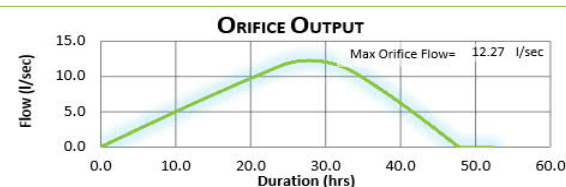
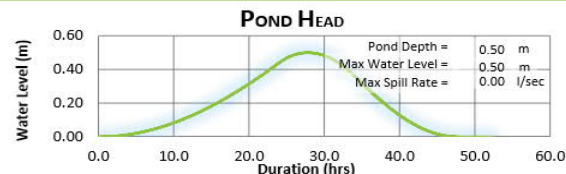
Pond Treatment Area = 38,840 m²
 Pre-development Runoff Coefficient = 0.30 (-)
 Post-development Runoff Coefficient = 0.41 (-)

DESIGN CONDITIONS

Design Rainfall Zone = Alternative Rainfall
 Design Storm Duration = 24hrs
 Design Storm Return Period = 10 yr

POND DETAILS

Pond Top Length = 20.0 m Pond Depth = 0.50 m
 Length Side Slope z_1 = 4.0 $1v:z_1h$ Pond Volume = 387.40 m³
 Pond Top Width = 45.0 m Orifice Size = (Marley Nom. Size) 90 mm
 Width Side Slope z_w = 4.0 $1v:z_w h$ Orifice Type = Short tube (C=0.80) (-)



RUNOFF RESULTS

Pre-Developed Peak Flow = 14.29 l/sec
 Pre-Developed Runoff Volume = 881.60 m³
Without Tank
 Post-Developed Peak Flow = 19.52 l/sec
 Post-Developed Runoff Volume = 1204.85 m³
With Tank
 Post-Developed Peak Flow = 12.27 l/sec
 Post-Developed Runoff Volume = 1204.85 m³

----- Pre Development Runoff
 ----- Post Development Runoff (without pond)
 ----- Post Development Runoff (with pond)

POND ANALYSIS



CATCHMENT PARAMETERS

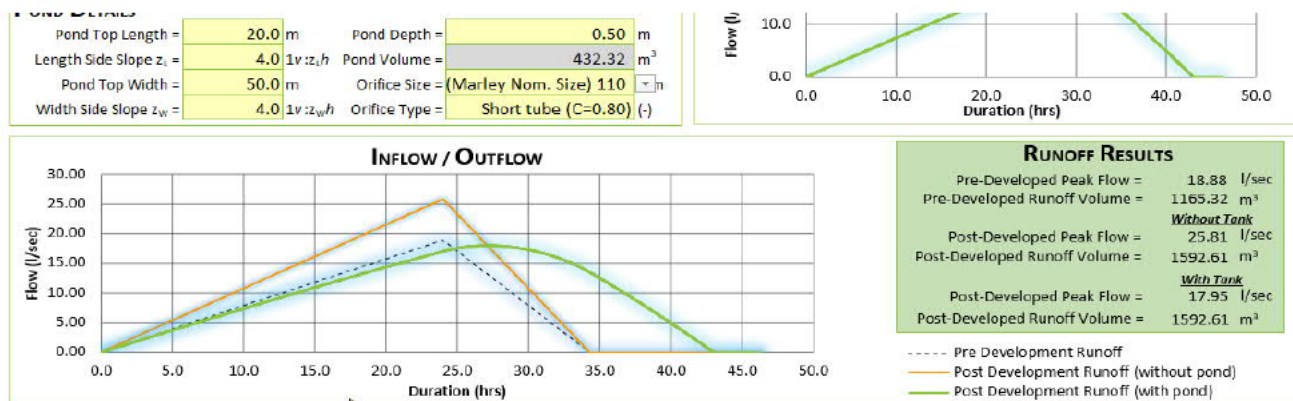
Pond Treatment Area = 51,340 m²
 Pre-development Runoff Coefficient = 0.30 (-)
 Post-development Runoff Coefficient = 0.41 (-)

DESIGN CONDITIONS

Design Rainfall Zone = Alternative Rainfall
 Design Storm Duration = 24hrs
 Design Storm Return Period = 10 yr

POND DETAILS





POND ANALYSIS



CATCHMENT PARAMETERS

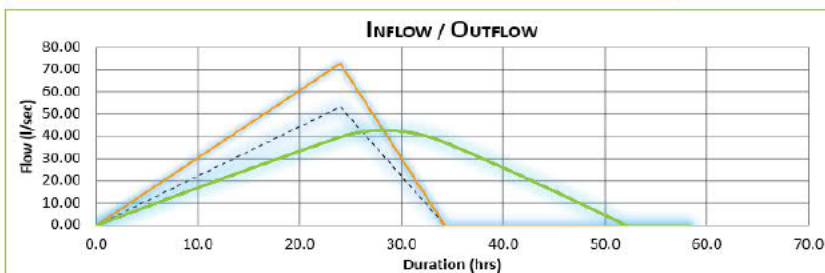
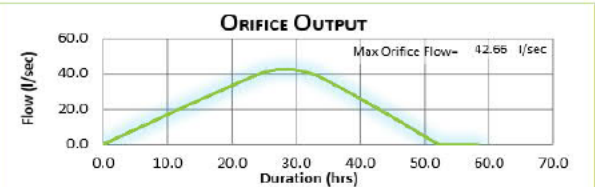
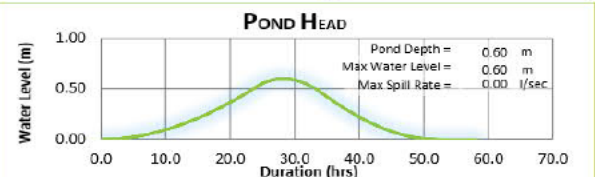
Pond Treatment Area =	144,530 m ²
Pre-development Runoff Coefficient =	0.30 (-)
Post-development Runoff Coefficient =	0.41 (-)

DESIGN CONDITIONS

Design Rainfall Zone =	Alternative Rainfall
Design Storm Duration =	24hrs
Design Storm Return Period =	10 yr

POND DETAILS

Pond Top Length =	50.0 m	Pond Depth =	0.60 m
Length Side Slope z_L =	4.0 1v:z _L h	Pond Volume =	1,646.19 m ³
Pond Top Width =	60.0 m	Orifice Size = (Marley Nom. Size)	160 mm
Width Side Slope z_W =	4.0 1v:z _W h	Orifice Type =	Short tube (C=0.80) (-)



RUNOFF RESULTS

Pre-Developed Peak Flow =	53.16 l/sec
Pre-Developed Runoff Volume =	3280.56 m ³
Post-Developed Peak Flow =	72.65 l/sec
Post-Developed Runoff Volume =	4483.44 m ³
Post-Developed Peak Flow =	42.66 l/sec
Post-Developed Runoff Volume =	4483.44 m ³

----- Pre Development Runoff
 ----- Post Development Runoff (without pond)
 ----- Post Development Runoff (with pond)

POND ANALYSIS



CATCHMENT PARAMETERS

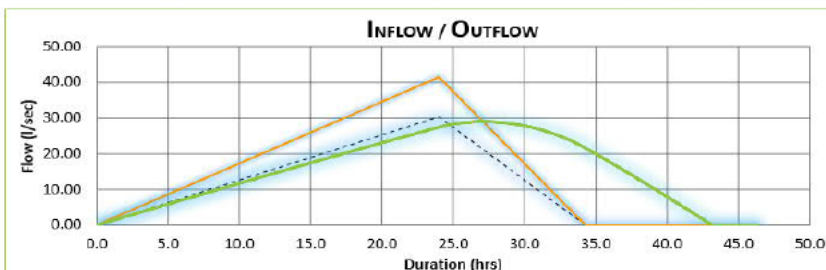
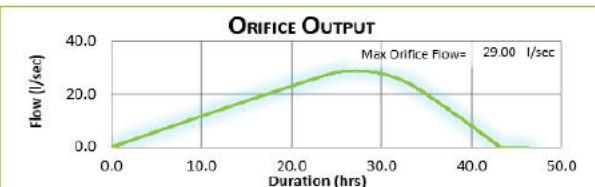
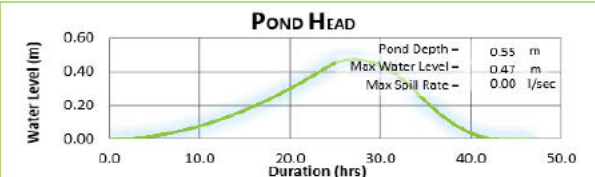
Pond Treatment Area =	82,600 m ²
Pre-development Runoff Coefficient =	0.30 (-)
Post-development Runoff Coefficient =	0.41 (-)

DESIGN CONDITIONS

Design Rainfall Zone =	Alternative Rainfall
Design Storm Duration =	24hrs
Design Storm Return Period =	10 yr

POND DETAILS

Pond Top Length =	40.0 m	Pond Depth =	0.55 m
Length Side Slope z_L =	4.0 1v:z _L h	Pond Volume =	786.75 m ³
Pond Top Width =	40.0 m	Orifice Size = (Marley Nom. Size)	140 mm
Width Side Slope z_W =	4.0 1v:z _W h	Orifice Type =	Short tube (C=0.80) (-)



RUNOFF RESULTS

Pre-Developed Peak Flow =	30.38 l/sec
Pre-Developed Runoff Volume =	1874.87 m ³
Post-Developed Peak Flow =	41.52 l/sec
Post-Developed Runoff Volume =	2562.32 m ³
Post-Developed Peak Flow =	29.00 l/sec
Post-Developed Runoff Volume =	2562.32 m ³

----- Pre Development Runoff
 ----- Post Development Runoff (without pond)
 ----- Post Development Runoff (with pond)

Fawcetts Road Private Plan Change
ESTIMATE of Post Development Runoff Coefficient
Project # 21012
By LMB
Reviewd DM
Date 23/2/21

Zonal Imperviousness
Average 5,000m² lots: Assess imperviousness based on Lee-Leith Subdivision with smaller lots of 4000m²
Pre dev runoff C = 0.3
Post dev imp assumed C = 0.9 on all surfaces (roofs and roads)

Roof Water to SMA and surface water not ground soakage									
Number	Lot area	house + out buildings	Drive		%imp		CA imp	CA perv	sum CA
#24 Leith									
Drive	4400	377	326		16%		632.7	1109.1	1741.8
#20	4100	364	335		17%		629.1	1020.3	1649.4
#12	4600	303	343		14%		581.4	1186.2	1767.6
	13100								5158.8
Carriageway									
	1616	556			34%		500.4	318	818.4
	1616								818.4
							weighted incl road		0.41
							CA imp	CA perv	sum CA
#29 Adian									
Way	4700	325	310		14%		571.5	1219.5	1791
#33	4100	342	157		12%		449.1	1080.3	1529.4
#37	4100	500	314		20%		732.6	985.8	1718.4
#34	4400	428	172		14%		540	1140	1680
#30	4300	395	350		17%		670.5	1066.5	1737
	21600								8455.8
Carriageway									
	5043	2401.5			48%		2161.35	792.45	2953.8
	5043								2953.8
							weighted incl road		0.43

Sensitivity: On larger lot size the weighted C reduces from ave C=0.42 to C=0.40, Roof SW to SMA Fawcetts Road, soakage to land for roofs assumed not possible Existing Lots are 2ha+ on this site and are assumed to have C = 0.3 to 0.32 Ave Lot size 5000 assumed									
Roof Water to SMA and surface water not ground soakage									
Number	Lot area	house + out buildings	Drive		%imp		CA imp	CA perv	sum CA
#24 Leith									
Drive	5000	377	326		14%		632.7	1289.1	1921.8
#20	5000	364	335		14%		629.1	1290.3	1919.4
#12	5000	303	343		13%		581.4	1306.2	1887.6
	15000								5728.8
Carriageway									
	1616	556			34%		500.4	318	818.4
	1616								818.4
							weighted incl road		0.39
							CA imp	CA perv	sum CA
#29 Adian									
Way	5000	325	310		13%		571.5	1309.5	1881
#33	5000	342	157		10%		449.1	1350.3	1799.4
#37	5000	500	314		16%		732.6	1255.8	1988.4
#34	5000	428	172		12%		540	1320	1860
#30	5000	395	350		15%		670.5	1276.5	1947
	25000								9475.8
Carriageway									
	5043	2401.5			48%		2161.35	792.45	2953.8
	5043								2953.8
							weighted incl road		0.41



e2environmental Ltd.

46 Acheron Drive

PO Box 31159

Christchurch NZ

<http://www.e2environmental.com>

APPENDIX FOUR

Water Supply Assessment

HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype [hdc_customer_services](https://www.skype.com/en/customer-services) | twitter.com/hurunuidc



Fletcher Consulting & Planning
C/- S Fletcher
4 Primrose Hill Lane
Casebrook
CHRISTCHURCH 8051

5 May 2021

Dear Stewart,

Water Application Number WS21078 – Fawcetts and Boundary Road, Loburn

The Council can confirm that 40 additional water units are available on the Ashley Rural Water Supply for the above address. Along with the existing 10 units currently supplying this area, 50 lots will be able to be supplied with 1 unit of Ashley Rural water.

Please note that there are several conditions that apply to this approval:

- Upgrades of the existing sub main on the northern side of Fawcetts Road will be required (this will be paid for by the applicant).
- Installation of a ring main on Boundary Road to connect with Dixons Road and Marshmans Road (this will also require a financial contribution from the applicant).
- Extension of DN125mm main on Lower Sefton Road (this has been programmed for completion by Council by the end of June 2020).
- Applicant to confirm the layout of lots and arrangement of any roads on the site at the earliest opportunity so that the council can plan the water layout accordingly.
- All restrictors will be placed at the road boundary with a tank on each individual lot.

This approval is based on hydraulic modelling and if included within the conditions of a resource consent, will be valid for the duration of that consent. If not, the hydraulic modelling will be valid for the next 12 months. Should you wish to complete a full water application, the modelling fee will not be charged.

Please note that no pipe installation can take place until the full water application has been received.

If you have any questions, please feel free to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Cynthia Otto', with a stylized, cursive script.

Cynthia Otto
Customer Support Team Leader

Phone 03 314-8816

Email cynthia.otto@hurunui.govt.nz

APPENDIX FIVE

Transport Assessment



Preliminary Traffic Assessment

Prepared for Ashley Land Owners Group

November 2021

Table of Contents

1.	Introduction	1
1.1.	Site Description	1
2.	Proposed Development	2
2.1.	Traffic Generation	3
2.2.	Trip Distribution	4
2.3.	Intersection Assessment	6
2.3.1.	Boundary Road / Fawcetts Road Intersection	7
2.3.2.	Fawcetts Road / Cones Road Intersection	8
2.4.	Potential Development Accesses	8
3.	Conclusion	8
4.	Disclaimer	9

Table Index

Table 1.	Surrounding Road Characteristics	1
Table 2.	Trip Generation	3
Table 3.	Trip Distribution	4
Table 4.	Practical Absorption Capacity for Peak Hour Flow	6

Figure Index

Figure 1.	Site Description	2
Figure 2.	Potential Development Configuration	3
Figure 3.	AM Peak Hour Flow Distribution	5
Figure 4.	PM Peak Hour Flow Distribution	5
Figure 5.	Boundary Road / Fawcetts Road Sight Lines	7
Figure 6.	Boundary Road visibility to the left	7
Figure 7.	Boundary Road visibility to the right	7
Figure 8.	Cones Road / Fawcetts Road Sight Lines	8

1. Introduction

Urban Connection Ltd has been commissioned by Fletcher Consulting & Planning on behalf of Ashley Land Owners Group to provide a preliminary traffic assessment for 33.5 hectares of rural land to potentially be rezoned for residential intensification.

It is understood that Waimakariri District Council (Council) are considering areas for identified growth and land intensification through the District Plan review process. The Ashley area has been identified as one of four areas of rural residential development across the district.

The preliminary traffic assessment assesses the surrounding transport network, determines the expected traffic to be generated by the proposed development and outlines the potential effect on the surrounding network and any conflict points.

1.1. Site Description

The proposed area is made up of 9 rural lots and is approximately 33.5 hectares of rural land which has frontages to Fawcetts Road and Boundary Road in the Ashley area of Waimakariri District Council. This area of land is north of Rangiora which has access via the upgraded Ashley Bridge on Cones Road. Refer to Figure 1.

Ashley School is located near the site on the north east corner of Boundary Road and Fawcetts Road intersection. The surrounding roads have speed limits of 80km/h and there is an electronic active school speed sign for the approaches to the School.

Table 1, below describes the characteristics of the surrounding road network. The traffic volume data is sourced from Mobile Roads and road type from the Council's Road Hierarchy Map.

Table 1. Surrounding Road Characteristics

Road	Traffic Volumes (2019 est)	Road Type
Boundary Road	170	Local
Fawcetts Road	6,254	Arterial
Cones Road	11,040	Strategic

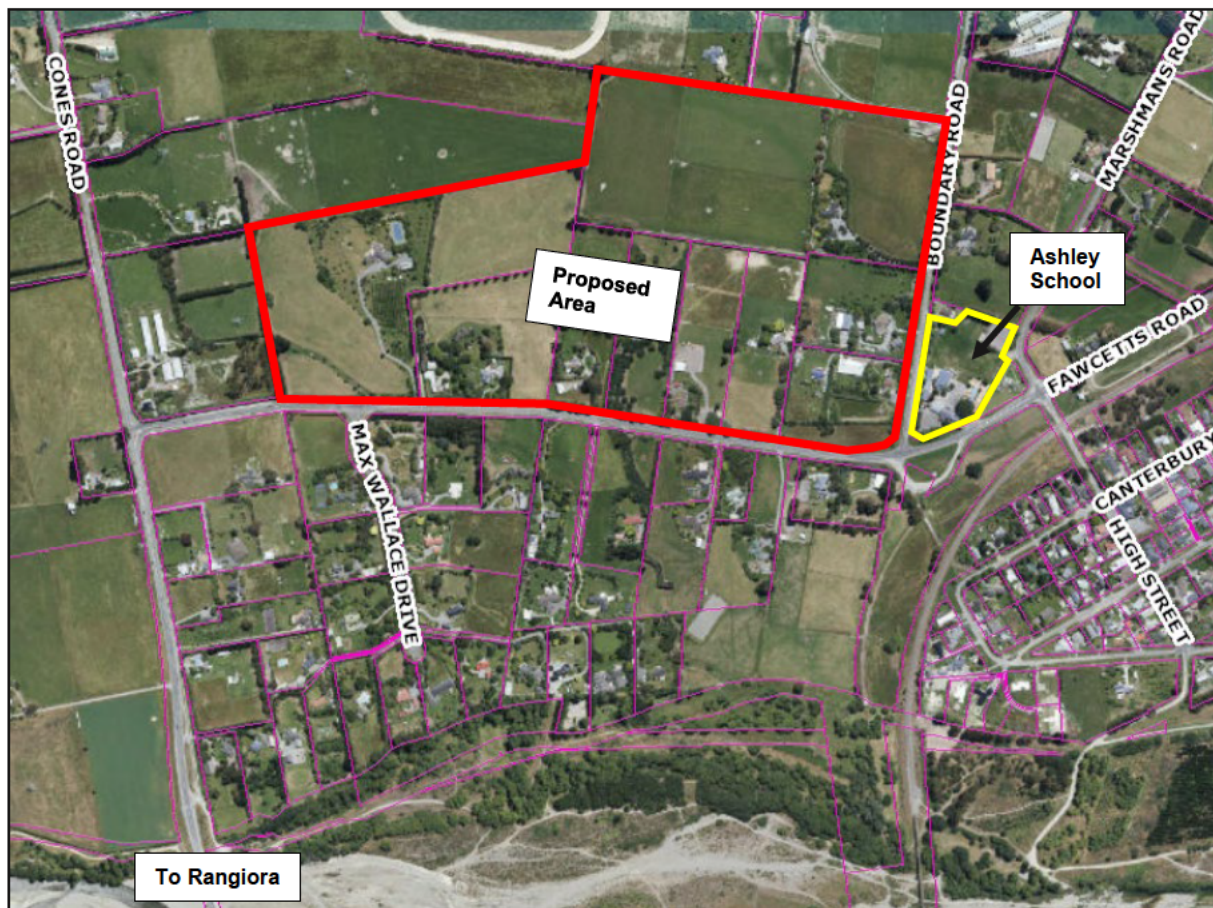


Figure 1. Site Description

2. Proposed Development

The development proposes to change the 33.5 hectares from rural to rural residential. The District Plan sets the minimum lot size for rural residential as 2,500m², with the overall configuration to achieve an average lot size of 5,000m². Based on the average lot size, this could lead to an increase from 9 lots to 61 lots, as outlined in Figure 2 below.

However, considering the final configuration of the development is not set, and the minimum lot size permissible, the number of additional allotments could range from 48 to 55. This assessment therefore considers the latter, being an increase of 55 lots to give a total of 64 lots within the site.



Figure 2. Potential Development Configuration

2.1. Traffic Generation

The existing traffic generation for 9 lots is estimated to be 72 vehicles per day (vpd). This is calculated using the household trip generation rate of 8 Trips/Household/Day for a rural area as described in the Council's Engineering Code of Practice in Part 8.4.5. This level of traffic generation is considered as the traffic base line.

Applying the same trip rate (8 Trips/Household/Day) to the proposed development of 64 lots, equates to 512 vpd. The network peak hour trips are calculated using the accepted rate of 15% of the daily trips.

The assessed increase in traffic is the estimated traffic of the proposed development less the existing base line. This is an increase of 440 vpd, which is illustrated in Table 2 below.

Table 2. Trip Generation

Total Household Trips	Number of Lots	Trips/Lot/Day	Daily trips (vpd)	Network Peak-hour trips (vph)
Existing Trip Generation	9	8	72	11
Potential Trip Generation	64	8	512	77
Difference (due to the development)	55	8	440	66

2.2. Trip Distribution

Due to the rural nature of the area, it is assumed that the mode split will be mostly passenger vehicle, i.e. only few movements will be made by active modes (walking and cycling) or public transport. While it is likely an increased amount of trips will be undertaken by active modes in future (e.g. trips to the nearby school etc), this current assumption of car based trips will provide a conservative assessment (worst case) of the likely traffic effects.

The proposed development will have accesses onto both Fawcetts Road and Boundary Road. Considering the shape and layout of the area, typical network movements and primary destinations, it is assumed that 25% of trips will enter and exit the site via Boundary Road and the remaining 75% will enter and exit the site via Fawcetts Road. A break down of daily and peak hour trips per access is displayed in Table 3.

Table 3. Trip Distribution

Access Road	Number of Lots	Trips/Lot/Day	Daily trips (vpd)	Network Peak-hour trips (vph)
Boundary Road	17	8	136	20
Fawcetts Road	47	8	376	57
Site Total	64		512	77

Using the above trip distributions, the proposed development will add traffic to Boundary Road and Fawcetts Road and the intersections of Boundary/Fawcetts Road and Fawcetts Road/Cones Road. Conservatively it is assumed that all traffic is leaving the site in the morning and vice versa in the PM with all the traffic returning in the afternoon. This is acceptable due to the relatively low volumes using the site. The diagrams below illustrate the additional trips onto the surrounding network for the morning and afternoon peak hour.

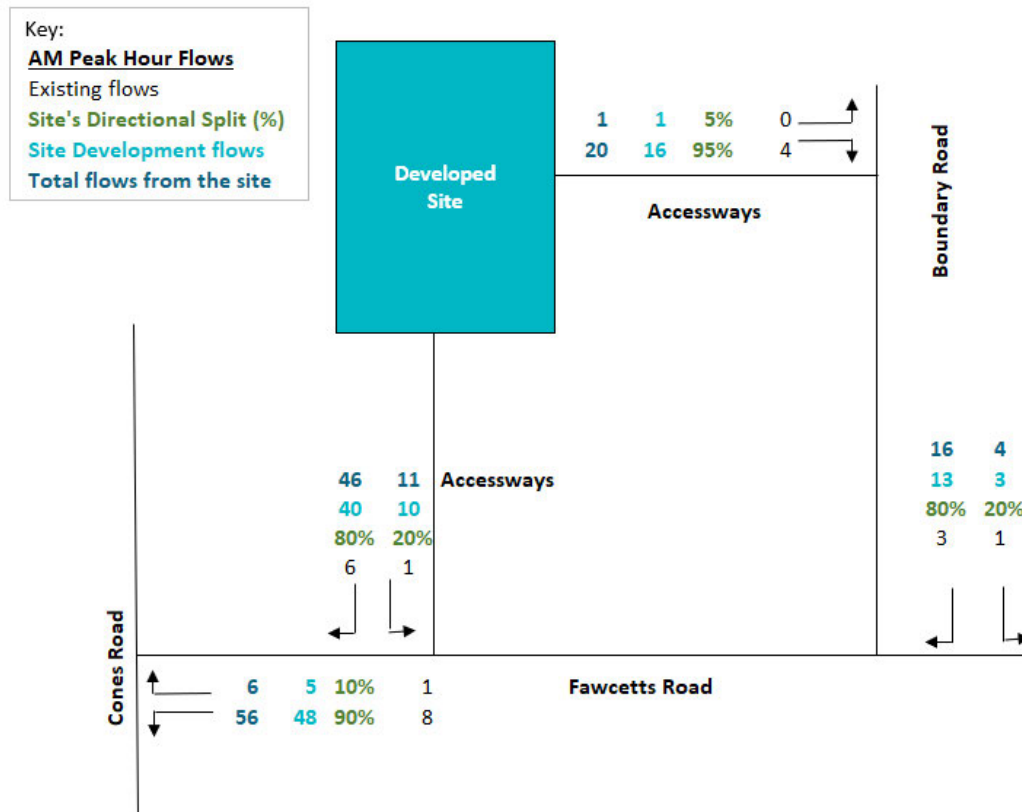


Figure 3. AM Peak Hour Flow Distribution

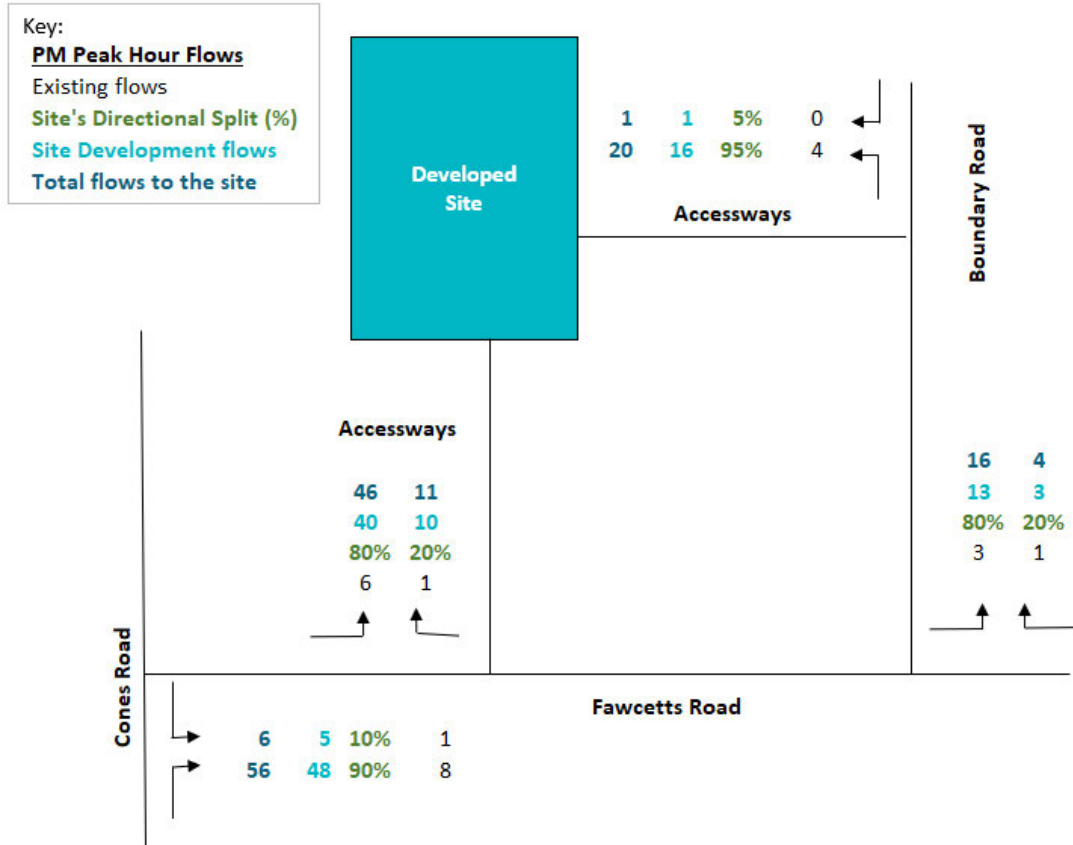


Figure 4. PM Peak Hour Flow Distribution

2.3. Intersection Assessment

Using the trip distribution for both the AM and PM network peaks, the nearby intersections have been assessed to determine the operational capacity to cater for the increased vehicle flows and understand any potential conflict points. The existing traffic flows used in the assessment have been derived using peak hour factors applied to the annual average daily traffic (AADT) volumes for the existing roads as set out earlier in the report.

The intersections assessed are Boundary Road / Fawcetts Road and Fawcetts Road / Cones Road. Refer to the results shown in Table 4.

Table 4. Practical Absorption Capacity for Peak Hour Flow

Intersection	Movement	Major Flow, Qp (vph)	Practical Absorption Capacity (vph)*	Site Trip Generation (vph)	Required Capacity (vph)
Boundary Road / Fawcetts Road	Left turn onto Fawcetts Road	469	605	3	11
Boundary Road / Fawcetts Road	Right turn onto Fawcetts Road	938	652	13	47
Boundary Road / Fawcetts Road	Right turn onto Boundary Road	938	376	3	11
Cones Road / Fawcetts Road	Left turn onto Cones Road	457	613	48	477
Cones Road / Fawcetts Road	Right turn onto Cones Road	874	401	5	53
Cones Road / Fawcetts Road	Right turn onto Fawcetts Road	457	982	48	477
Development Accesses / Fawcetts Road	Left turn onto Fawcetts Road	469	605	8	9
Development Accesses / Fawcetts Road	Right turn onto Fawcetts Road	938	652	8	9
Development Accesses / Fawcetts Road	Right turn onto Development Access	938	376	32	38

* Based on critical acceptance gap and follow up headway from Austroads GRD Part 4A, Table 3.5

In all instances, the required capacity is significantly less than the Practical Absorption Capacity for the surrounding intersections. It is assessed that each intersection can efficiently absorb the additional traffic generated by the development. This demonstrates that the relatively low volumes associated with the site will not impact adversely on the adjacent network.

2.3.1. Boundary Road / Fawcetts Road Intersection

This is a T intersection with Fawcetts Road as the major road. There is an access directly opposite Boundary Road. Fawcetts Road has a slight curve in it that can restrict visibility as shown below. As the road speed limit is 80km/h this requires Safe Intersection Sight Distance (SISD) of 181m. This is not achievable within the corridor and requires sightlines over property boundaries. There are potential improvements which could be implemented to improve the visibility. However, the additional traffic using this intersection is expected to be 176 daily trips and 26 peak hour trips, these are relatively low volumes being added to the intersection and is an already occurring situation.

These are;

1. Change in speed limit on Fawcetts Road to 60km/h which would align with the new rural residential environment, and / or;
2. Clearing vegetation and ensuring that future development have the appropriate setback to achieve the site distance to the right and good vegetation maintenance to the left.



Figure 5. Boundary Road / Fawcetts Road Sight Lines



Figure 6. Boundary Road visibility to the left



Figure 7. Boundary Road visibility to the right

2.3.2. Fawcetts Road / Cones Road Intersection

This is a T intersection with Cones Road as the major road. The intersection has a right turn bay into Fawcetts Road and a left turn slip lane into Cones Road. As the road speed limit is 80km/h this requires Safe Intersection Sight Distance (SISD) of 181m which is achievable within the corridor as the approaches on Cones Road are straight and have a flat alignment.



Figure 8. Cones Road / Fawcetts Road Sight Lines

2.4. Potential Development Accesses

The development is likely to have accesses onto Fawcetts Road and Boundary Road to connect to the road network. Both Fawcetts Road and Boundary Road have relatively straight and flat alignment which should provide the acceptable sight distance (greater than SISD of 180m) in both directions for new access points. It is noted there are currently accesses on both sections of Boundary Road and Fawcetts Road which have acceptable sight distance.

3. Conclusion

This preliminary traffic assessment shows there is suitable capacity in the network to cater for the proposed development of approximately 55 lots which is expected to generate an additional 66 vehicles per hour on the local network during peak periods. There are some minor intersection improvements required for Boundary Road / Fawcetts Road to achieve SISD.

It is noted that this is the most conservative assessment, being the highest site yield accompanied with the most conservative traffic assumptions. In reality it is likely that the development scenario will be less than that assessed and therefore adequately covered by this preliminary assessment.

4. Disclaimer

This report: has been prepared by Urban Connection Limited for Client and may only be used and relied on by Client for the purpose agreed between Urban Connection Limited and the Client as set out in report.

Urban Connection Limited otherwise disclaims responsibility to any person other than Client arising in connection with this report. Urban Connection Limited also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by Urban Connection Limited in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. Urban Connection Limited has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

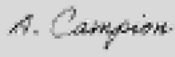
The opinions, conclusions and any recommendations in this report are based on assumptions made by Urban Connection Limited described in this report. Urban Connection Limited disclaims liability arising from any of the assumptions being incorrect.

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Ashley Land Owners Group Preliminary Traffic Assessment Rev 2

Final For Issue

Revision	Date of issue	Author	Reviewer	
			Name	Signature
Rev0	12/04/2021	Shaun Pahina	Aaron Champion	
Rev1	16/04/2021	Shaun Pahina	Aaron Champion	
Rev 2 – minor updates	26/11/2021	Fiona Chapman	Jonno Fletcher	

APPENDIX SIX

Contamination Assessment

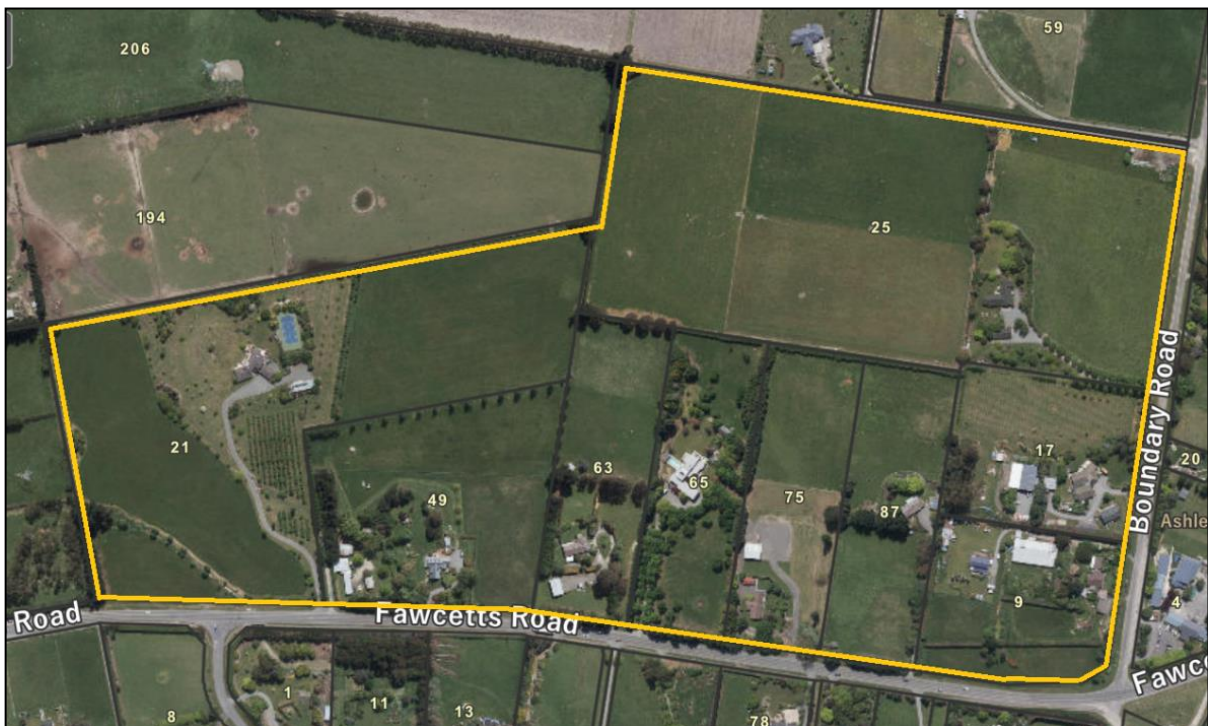


FLETCHER CONSULTING & PLANNING

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CONTAMINATION REPORT TO Ashley Group



**District Plan Review
Fawcetts / Boundary Roads
Ashley Area**

April 2021

Introduction

1. This report provides a broad overview of the potential contamination of a group of properties adjoining the Ashley Village area that are subject to a potential rezoning as part of a review of the Waimakariri District Plan.
2. The group of properties are of a rural lifestyle size and nature and connect to Fawcetts and Boundary Roads.
3. The following appendices are attached in support of, and form part of, this report:
 - Appendix One – Property Statements from Listed Land Use Register
4. This report has been prepared for the purpose of reviewing historical aerial photography and Council maintained reports regarding site contamination. The report has not been prepared by a suitably qualified and experienced practitioner and does not constitute a Preliminary or Detailed Site Investigation as defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Background

5. The Waimakariri District Council has previously approached various landowners in the District as part of determining areas for future urban growth. This has fed into the process for the review of the Waimakariri District Plan. Through those investigations, and reporting, the Council has identified the properties subject to this report as potentially being suitable for a change in zoning. This potential change is based on high level assessments undertaken by the Council.
6. It is the expectation of Council that residents / property owners would undertake a more detailed analysis of whether and how an area might be developed. The more detailed investigation would avoid issues like those encountered in the previous plan where it was not actually feasible to develop some identified areas.
7. Meetings have been held with Council and advice has been obtained as to the suite of information which should be provided in order to ascertain that the area of land is suitable for a potential change in zoning including a potential increase in residential density.
8. The advice of Council was that this information should include consideration of potential contamination of the area. It was advised that this information should be of a high level focusing on documentation available through the Environment Canterbury Listed Land Use Register. A preliminary or detailed site investigation was not considered necessary unless identified as a consequence of the review of Environment Canterbury records.
9. On this basis this report details the relevant properties, provides a basic history of the area, provides comment on Environment Canterbury records and provides recommendations based on those findings.

Description of the Sites and Surrounding Environment

10. The site area consists of a group of nine properties located around the intersection of Boundary and Fawcetts Roads in the Ashley area.
11. The addresses of the properties are as follows:

- 21 Fawcetts Road
- 49 Fawcetts Road
- 63 Fawcetts Road
- 65 Fawcetts Road
- 75 Fawcetts Road
- 87 Fawcetts Road
- 9 Boundary Road
- 17 Boundary Road
- 25 Boundary Road



Figure 1: Location of Properties

12. The properties range in size from 2.02ha up to 10.01ha. All of the properties contain at least one residential unit and are generally used for rural lifestyle purposes with some containing a productive element such as sheep grazing.

History of Area

13. As per above, the sites are currently used for lifestyle purposes. A review of historic aerial photography confirms that the sites and wider area have steadily changed from traditional larger rural holdings to smaller lifestyle properties. There is no evidence of more intensive productive activities having been undertaken on the properties with the closest in nature being a recently established hazelnut orchard. The below provides historical aerial images over the past 80 years.



Figure 2 - Properties between 1940 and 1944



Figure 2 - Properties between 1960 and 1964



Figure 3 - Properties between 1975 and 1979



Figure 4 - Properties between 1990 and 1994

Environment Canterbury Records

14. Environment Canterbury hold a database referred to as the Listed Land Use Register (LLUR). The LLUR is a publicly available database of sites where hazardous activities and industries have been located throughout Canterbury. Environment Canterbury has identified these sites and maintained the database for some years.
15. Each site has been checked through the data base and a copy of the property statement for each property is appended to this report (Appendix One).
16. Of the nine properties reported on, one has been identified as potentially contaminated. Number 49 Fawcetts Road has been identified as having had a livestock dip or spray activity. The LLUR report also identifies that no investigations have been undertaken to determine any potential contamination on the site from the activity and the identification of the activity was via a review of historic aerial photography.
17. The identification of the activity is not unexpected as historic aerial photography shows that buildings were located at 49 Fawcetts Road since the 1940's that serviced a larger rural holding. Such activities as a livestock dip are not to be unexpected in such situations and it is not considered such an activity presents such a risk as to either require immediate investigation or effect the potentially rezoning of the properties.
18. It is considered more appropriate that, at the time it is proposed to subdivide 49 Fawcetts Road, that a detailed site investigation is undertaken. As part of this, and to maximise confidence as to any subdivision, any investigation could also include a brief review of the remaining group of properties.

Recommendation

19. This report provides a broad overview of the potential contamination of a group of properties in the Ashley area that are subject to a potential rezoning as part of a review of the Waimakariri District Plan. Nine properties were reviewed against historical aerial photography and the LLUR.
20. It was identified that the properties have historically been used for traditional pastoral activities such as grazing and that one of the properties (49 Fawcetts Road) was potentially subject to contamination due to part of the site being used for a livestock dip or spray operation.
21. The records do not identify potential contamination issues that could limit or prevent the potential rezoning of the property or surrounding sites. It is instead recommended that appropriate investigations are carried out by a suitably qualified person at the appropriate time, being at the time of subdivision.

APPENDIX ONE

Property Statements from Listed Land Use Register

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



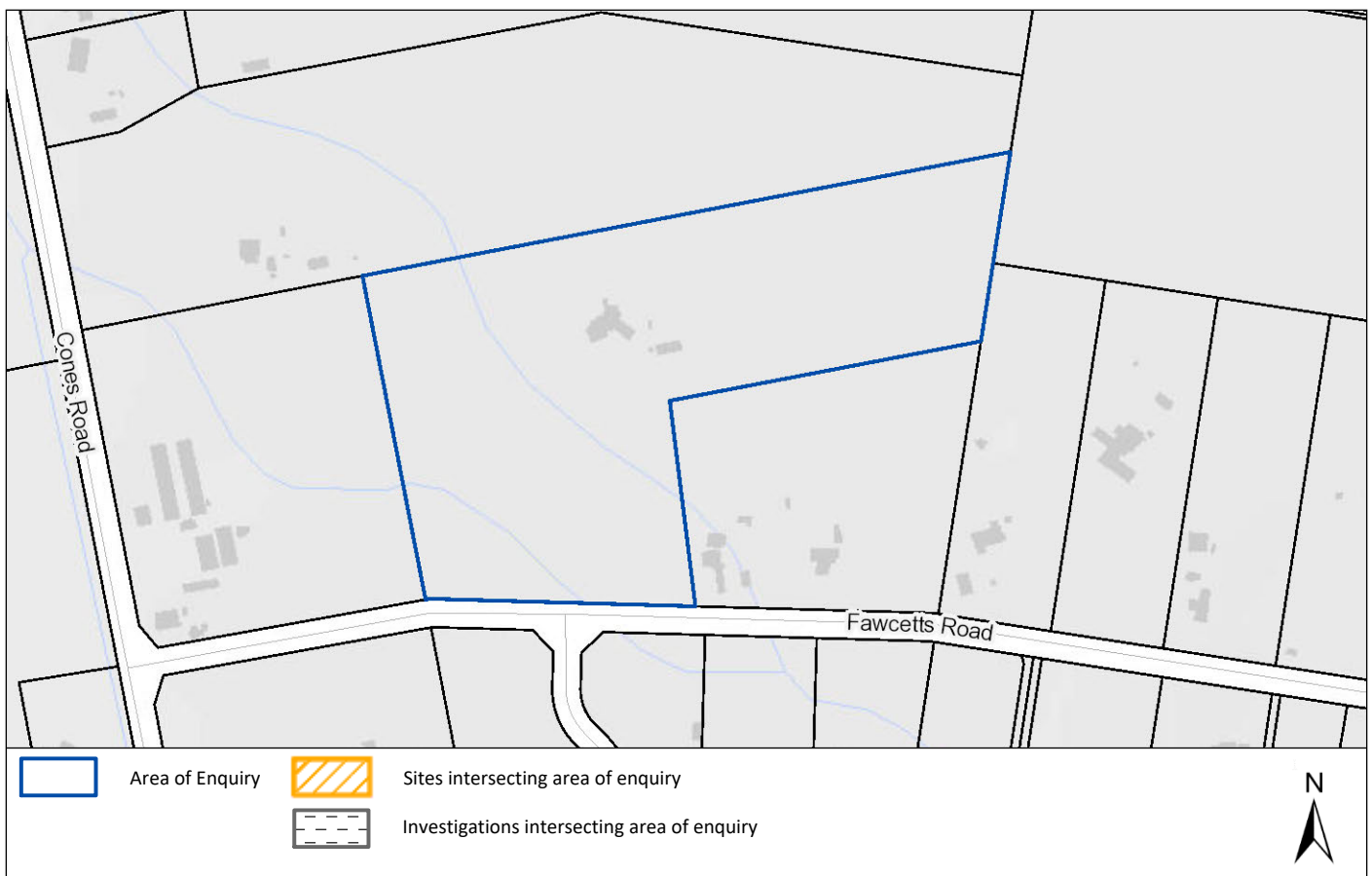
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	11 August 2020	
Land Parcels:	Lot 2 DP 75032	Valuation No(s): 2149000519



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ261077.

Disclaimer: *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Listed Land Use Register

What you need to know



Everything is connected

What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

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Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



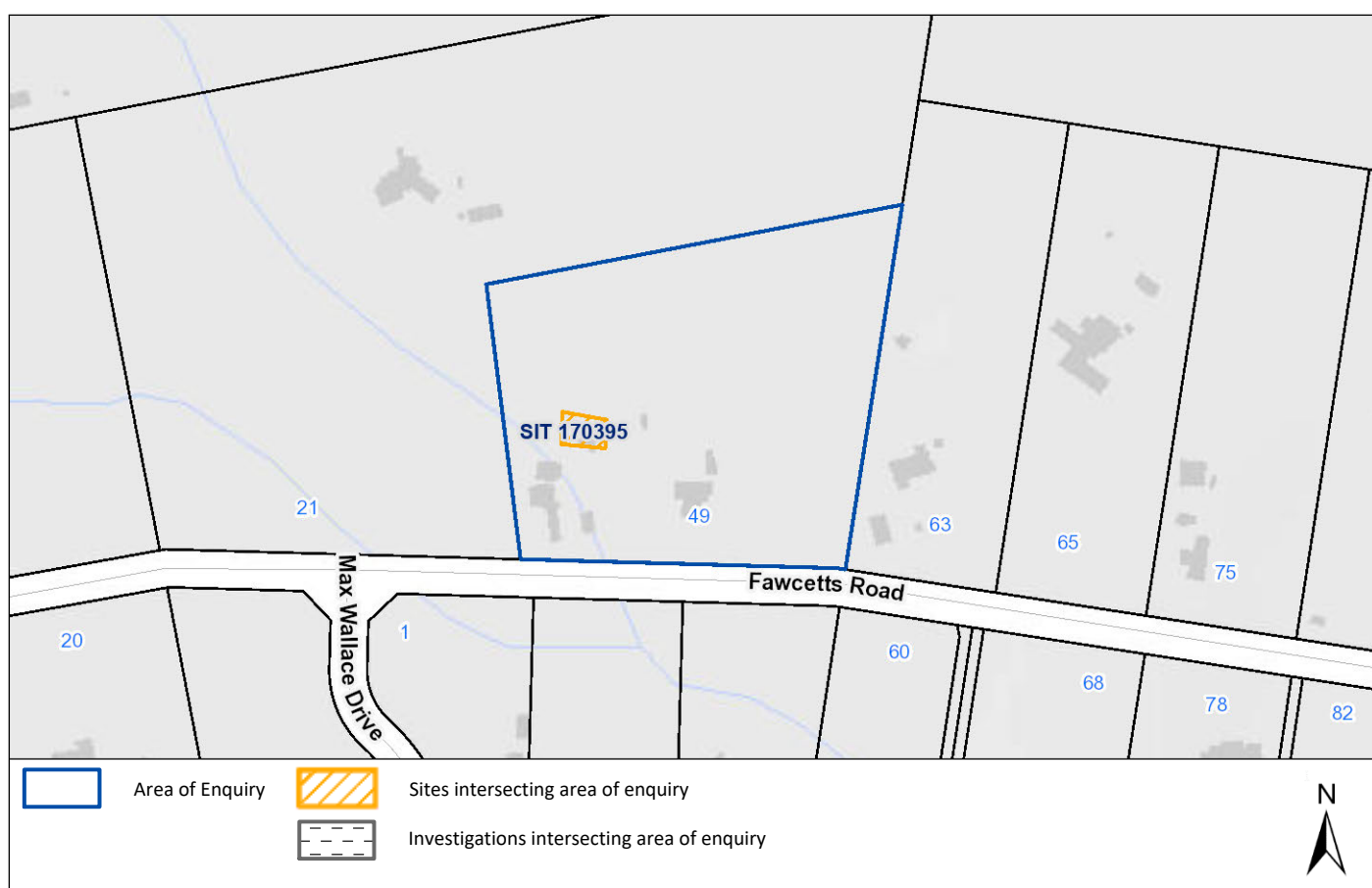
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	11 August 2020
Land Parcels:	Lot 1 DP 75032 Valuation No(s): 2149000500



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
170395	49 Fawcetts Road, Ashley	49 Fawcetts Road, Ashley	A8 - Livestock dip or spray race operations;	Not Investigated

Please note that the above table represents a summary of sites and HAILs intersecting the area of enquiry only.

Information held about the sites on the Listed Land Use Register

Site 170395: 49 Fawcetts Road, Ashley (Intersects enquiry area.)

Site Address:	49 Fawcetts Road, Ashley
Legal Description(s):	Lot 1 DP 75032

Site Category:	Not Investigated
Definition:	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1963	1973	Livestock dip or spray race operations

Notes:

13 Feb 2017	This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
7 Jul 2017	Area defined from 1963 to 1973 aerial photographs. A8 - Livestock dip or spray race operations was noted in aerial photographs reviewed.

Investigations:

There are no investigations associated with this site.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ261078.

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Listed Land Use Register

What you need to know



Everything is connected

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Why do we need the LLUR?

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How does Environment Canterbury identify sites to be included on the LLUR?

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You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

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If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

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The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

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- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

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If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

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Yours sincerely

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Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	11 August 2020	
Land Parcels:	Lot 1 DP 29067	Valuation No(s): 2149000101



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

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Customer Services
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PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	11 August 2020	
Land Parcels:	Lot 2 DP 29067	Valuation No(s): 2149000102



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Summary of sites:

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Information held about the sites on the Listed Land Use Register

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If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
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Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
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If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz

Dear Sir/Madam

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The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

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The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	11 August 2020	
Land Parcels:	Lot 3 DP 29067	Valuation No(s): 2149000103



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ261081.

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Listed Land Use Register

What you need to know



Everything is connected

What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



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If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)

Listed Land Use Register

Site categories and definitions

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Yours sincerely

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Date:	11 August 2020	
Land Parcels:	Lot 4 DP 29067	Valuation No(s): 2149000104



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Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ261082.

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Listed Land Use Register

What you need to know



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Please refer to the Site Categories and Definitions factsheet for further information.

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Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

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Listed Land Use Register

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The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

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Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

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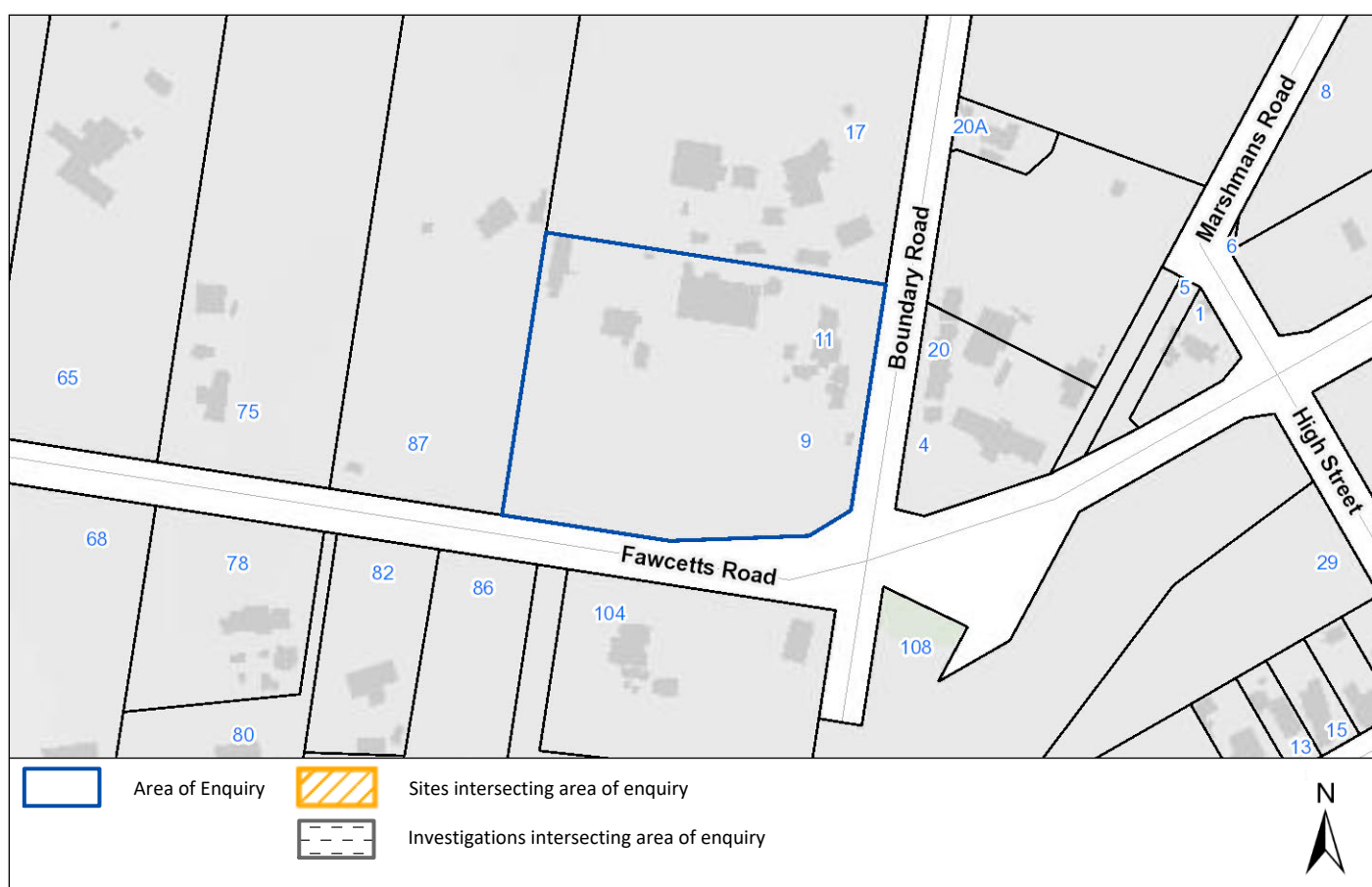
Customer Services
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PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	11 August 2020
Land Parcels:	Lot 5 DP 29067 Valuation No(s): 2149000105



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ261083.

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Listed Land Use Register

What you need to know



Everything is connected

What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

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You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

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Listed Land Use Register

Site categories and definitions

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If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
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The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

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Verified non-HAIL:

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Yours sincerely

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Property Statement from the Listed Land Use Register

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Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	11 August 2020
Land Parcels:	Lot 6 DP 29067 Valuation No(s): 2149000106



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Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

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Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ261084.

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Listed Land Use Register

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Date:	11 August 2020	
Land Parcels:	Lot 10 DP 29067	Valuation No(s): 2149000202



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Summary of sites:

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If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz