

**BEFORE THE ENVIRONMENT COURT  
CHRISTCHURCH REGISTRY**

**I TE KŌTI TAIAO O AOTEAROA  
KI ŌTAUTAHĪ**

**ENV-2025-CHC-**

**IN THE MATTER**

the Resource Management Act 1991

**AND**

an appeal under clause 14(1) of the First  
Schedule of the Act

**BETWEEN**

**MARK PROSSER AND MELISSA PROSSER**

**Appellant**

**WAIMAKARIRI DISTRICT COUNCIL**

**Respondent**

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**NOTICE OF APPEAL TO ENVIRONMENT COURT  
AGAINST DECISION ON PROPOSED WAIMAKARIRI  
DISTRICT PLAN**

Dated: 21 August 2025

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**Saunders & Co**  
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**TO:** The Registrar  
Environment Court  
Christchurch

**Name of appellant**

1. Mark Prosser and Melissa Prosser (the **Appellant**) of Christchurch.

**Decision appealed against**

2. This is an appeal against a decision (the **Decision**, being the decision to which this appeal relates) of the Waimakariri District Council (the **Respondent**) on a submission (the **Submission**) by the Appellant to the Proposed Waimakariri District Plan (the **Proposed Plan**).
3. The Appellant is a person who made a submission on the Proposed Plan.

**Trade competition**

4. The Appellant is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 (the **Act**).

**Date of receipt of decision**

5. The Appellant received notice of the Decision on or about 12 July 2025.

**The part of the Decision being appealed**

6. The Appellant is appealing that part of the Decision which rejected the Appellant's Submission on the Proposed Plan seeking:
  - (a) To amend the zoning of approximately 72 ha of the property located at 2 Ashworths Road, Mandeville, legally described as Lot 6 DP 2038, RoT CB21K/781 (the **Site**) from Rural Lifestyle Zone (**RLZ**) to Large Lot Residential Zone (**LLRZ**); and
  - (b) To insert a corresponding Outline Development Plan to guide future subdivision and development of the Site, together with any amendments that may be identified as desirable during the submission hearing process.



## Reasons for the Appeal

### Appellant's Submission

7. The Site is situated on the northern boundary of Mandeville, North Canterbury, and has road frontages to Ashworths Road to the north and Dawsons Road to the west and comprises approximately 72 ha. The Appellant's submission requested that the Site be accepted by the Respondent for rezoning from RLZ to LLRZ.
8. The Site is highlighted yellow in Figure 1 below.<sup>1</sup> Approximately 1.5ha of the adjoining 9 Aschens Road (Lot 8 DP 314202, 5.3ha, RoT 56165), also owned by the Appellants, is highlighted red and is intended for stormwater management purposes as part of the Proposal.

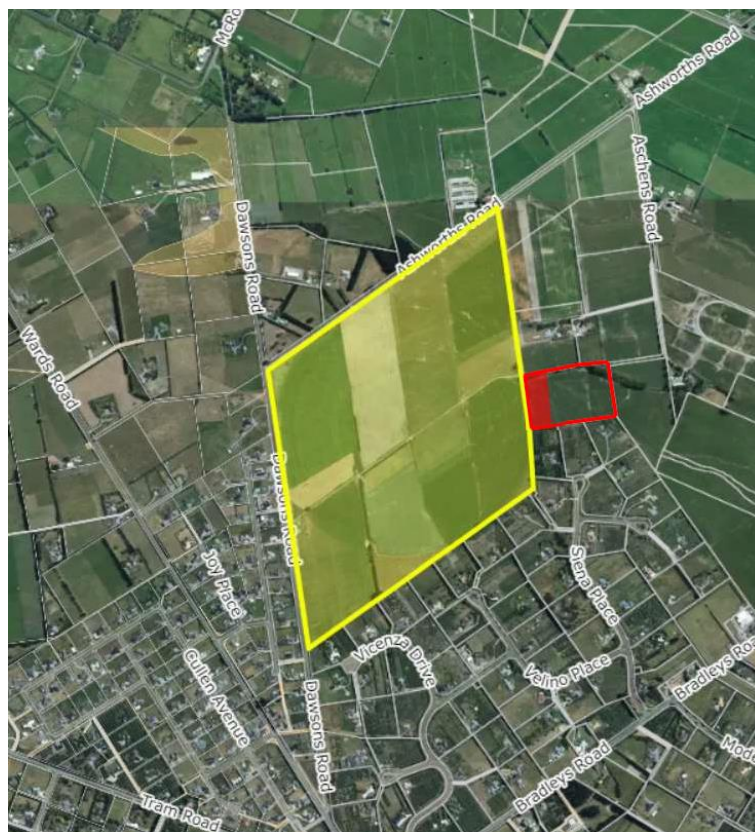


Figure 1: The Site

9. The Submission proposed that subdivision and development of the Site would be subject to an Outline Development Plan (**ODP**), and a proposed ODP was included at Appendix 9 of the Submission.

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<sup>1</sup> Figure 1 is an excerpt from the Evidence in Chief of Mark Allan (planning) at [12] filed in support of the rezoning Submission



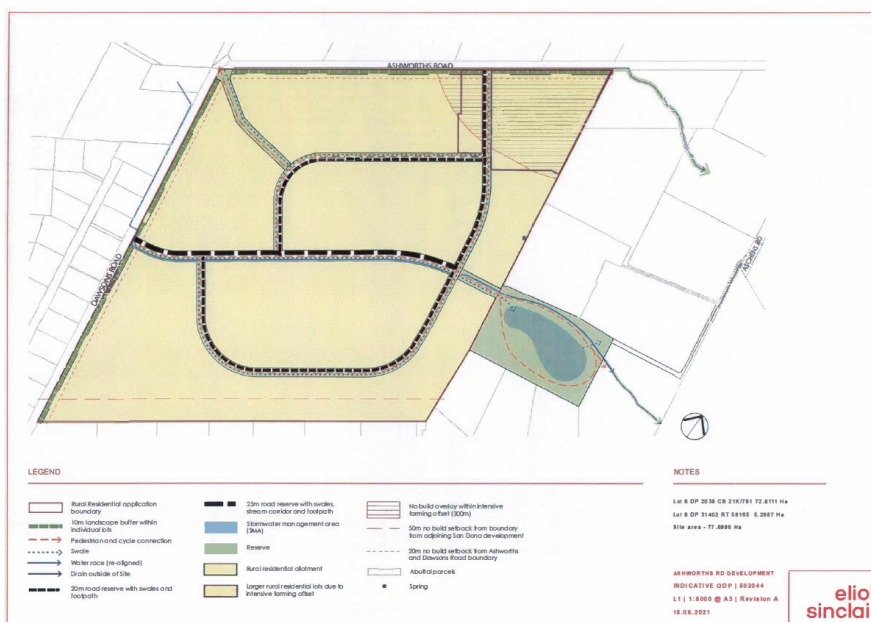


Figure 2: Proposed ODP included in the Submission

Evidence filed in support of Submission and Officer Report recommendation

10. On 5 March and 24 April 2024 the Appellant filed evidence from multiple experts in support of the Submission seeking to rezone the Site LLRZ.
11. The s42A Officer's Report: Hearings Stream 12C Rezoning Large Lot Residential Zone (at section 5.2.3 page 31) responded to the Appellant's Submission and expert evidence as follows:

[161] *I do not support the rezoning request given the following major constraints associated with the proposed rezoning and future development of the land:*

- (a) *The proposed rezoning is not consistent with the NPS-UD, as I do not consider that it would contribute towards a well function urban environment;*
- (b) *Rezoning would be inconsistent with the RRDS and supporting RPS policies (Policy 6.3.9);*
- (c) *The land use of site is more consistent with Objectives RURZ-O1 and GRUZ-O1 of the Proposed Plan;*
- (d) *There is insufficient capacity within Councils wastewater and stormwater network for any development of the area;*
- (e) *Groundwater resurgence is an issue for the area and has not been adequately addressed to cater for new development; and*



(f) *The transport assessment was inadequate and assumes that public transport will become available, and not provision has been made for wider active transport options.*

[162] *I recommend that the submissions from Mark and Melissa Prosser [224.1] and [224.2], and David Cowley [FS41], be rejected.*

Appellant's response to s42A Officer Report

12. In response to the s42A Officer Report, on 8 July 2024 the Appellant filed further expert evidence as follows:

- (a) Evidence of Mark Prosser (Land owner/Developer)
- (b) Evidence of Mark Pringle (Real Estate Agent)
- (c) Evidence of Robert Wilson (Transport GHG Emissions)
- (d) Supplementary Evidence of Sharn Hainsworth (Soils)
- (e) Supplementary Evidence of David Smith (Traffic)
- (f) Supplementary Evidence of David Delagarza (Stormwater)
- (g) Supplementary Evidence of Fraser Colegrave (Economics)
- (h) Supplementary Evidence of Roland Payne (Ecology)
- (i) Supplementary Evidence of Stuart Ford (Agricultural Productivity)
- (j) Supplementary evidence of Danash Sookdev (Infrastructure)
- (k) Supplementary Evidence of Mark Allan (Planning)
- (l) Supplementary Evidence of Fraser Miller (Landscape) – Including Updated Graphic Attachment

13. The Updated Graphic Attachment included in the Supplementary Evidence filed by Mr Miller included the following images:

- (a) Image showing zoning of the Site and surrounding land under the Proposed Plan (attached as **Appendix 1**);



(b) Image showing Mandeville Growth Boundary and Walkability Plan (attached as **Appendix 2**); and

(c) Image showing updated Outline Development Plan (attached as **Appendix 3**).

14. The above evidence was supported by detailed legal submissions for the Appellant in support of the proposed rezoning.

#### Expert witness conferencing

15. After hearing from submitters (including the Appellant), the Hearings Panel appointed by the Respondent to hear submissions on the Proposed Plan seeking rezoning to LLRZ (the **Hearings Panel** or **Panel**) issued a Minute dated 29 July 2024 directing expert conferencing in respect of wastewater, stormwater, and transportation.

16. Technical experts engaged by the Appellant attended each of these conferences. Joint Witness Statements (**JWS**) were subsequently filed regarding each of these expert conferences.

#### Hearings Panel recommendation on Submission

17. By Report 34 dated 12 June 2025 the Hearings Panel recommended rejection of the rezoning requests in the Swannanoa/Mandeville area on the basis of the wastewater constraints in the area. The Panel considered that the JWS regarding wastewater did not provide adequate certainty around the capacity to serve the developments proposed in any co-ordinated and efficient way, without other properties connected to the existing Septic Tank Effluent Pumping (**STEP**) system at Mandeville potentially being disadvantaged by an increase in the extent of overloading of the system that occurs during storm events,

18. Nonetheless the Hearings Panel stated that when this wastewater constraint is overcome, most of the rezoning requests are likely to contribute to and improve the function of the established low-density urban environment at Mandeville and Swannanoa. Further, the Panel considered that many, if not all, of the requested rezonings in this area seem logical and a more efficient use of land that will increase support for the existing facilities in Mandeville and Swannanoa.



19. Against this context, the Panel recommended that the Council considers future development of the Mandeville and Swannanoa area in a strategic and integrated manner, potentially culminating in a separate plan change process to rezone the subject land.
20. The full text of the Hearings Panel comments regarding the rezoning requests in the Swannanoa/Mandeville area follows below (underlining added):

[57] *Overall, we agree with the s42A report author's recommendations to reject the rezoning requests in the Swannanoa/Mandeville area. While we are adopting an exceptions approach to reporting, we consider it is nevertheless appropriate to provide additional commentary in relation to these rezoning requests, given the significant amount of evidence and legal submissions we heard.*

...

[74] *Unfortunately, the [wastewater] JWS does not provide us with any further certainty around the capacity to serve the developments proposed in any co-ordinated and efficient way, without others in the system potentially being disadvantaged. While we appreciate and understand Mr Sookdev's position, recommending approval of one or two of the requested rezonings through this process is essentially 'picking winners' which the Panel is not prepared to do.*

[75] *We agree with Mr Mars' position that any additional connections, including from development that is already catered for by the current system, will act to further overload the system. We also agree with him that allowing the rezonings will increase the financial viability of a new system, but we do not consider that there has been a robust enough assessment of how that could be enabled through this process. We consider many, if not all, of the requested rezonings in this area seem logical and a more efficient use of land that will increase support for the existing facilities in Mandeville and Swannanoa. However, to progress what are currently 'piece-meal' developments will require a co-ordinated approach most likely lead by the Council given the multiple landowners involved (although we accept that the larger developers could combine to drive this).*

[76] *We therefore agree with the s42A report author that these submissions should not be accepted on the basis of the wastewater constraints in the area. When that is overcome, we agree that most of the rezoning requests are likely to contribute to and improve the function of this low-density urban area. We recommend that the Council considers future development of the Mandeville and Swannanoa area in a strategic and integrated manner, potentially culminating in a plan change.*

21. The Respondent subsequently adopted all of the recommendations of the Hearings Panel regarding submissions on the Proposed Plan, including the



recommendation to reject the Appellant's submission, at a meeting of the Council on 24 June 2025.

Appellant's response to the Hearings Panel recommendation

22. It is clear from the additional commentary of the Hearings Panel that the remaining issue preventing rezoning of the Site to LLRZ is the need to overcome wastewater constraints in the Mandeville and Swannanoa area.
23. The Hearings Panel recommended that the Council considers future development of the Mandeville and Swannanoa area, and signalled that a plan change to LLRZ may potentially culminate from such assessment.
24. The Panel considered a co-ordinated approach, most likely lead by Council, was needed to progress what are currently 'piece-meal' developments. However it is noteworthy that the Panel also acknowledged that larger developers could combine to drive this.
25. Against this context, the Appellant considers that the wastewater constraints identified by the Hearings Panel needn't be delayed until notification of a future plan change by the Respondent.
26. Instead, the Appellant considers that this issue can be resolved in a much shorter timeframe through further expert analysis and dialogue between the Appellant and the Respondent.

*Resolution of the wastewater constraint*

27. The Appellant's preliminary view is that wastewater constraints can be resolved through one of more of the following approaches:
  - (a) Adoption of the approach recommended by Mr Sookdev (the Appellant's wastewater expert) that pumping wastewater during "off peak" periods would provide a workable solution coupled with temporary retention of wastewater provided on the Site during periods of inundation and infiltration; or



- (b) Development of a broader, strategic and integrated, approach that addresses wastewater constraints in the Mandeville and Swannanoa area; or
- (c) Development of an approach that sits somewhere between the above approaches that provides an integrated wastewater solution for the Site without causing disadvantage to existing properties connected to the abovementioned STEP system.

28. The Appellant has already commenced work on assessment of the above options and seeks dialogue with the Respondent to discuss these matters further.

*Resolution via appeal better than waiting for plan change process*

29. The Appellant considers that resolution of the wastewater constraint through an appeal process rather than via a future plan change process achieves a better resource management outcome for the following reasons:

- (a) The Hearings Panel has already concluded that when this constraint is overcome, most of the rezoning requests are likely to contribute to and improve the function of this low-density urban environment and that many, if not all, of the requested rezonings in this area seem logical and a more efficient use of land that will increase support for the existing facilities in Mandeville and Swannanoa;
- (b) There is virtually no greenfields land zoned LLRZ at Mandeville which has caused a substantial shortfall in supply of LLRZ sections. The proposed rezoning to LLRZ will enable at least 115 LLRZ sections and provide immediate assistance in meeting the significant demand for LLRZ in this part of the district; and
- (c) The proposed rezoning to LLRZ will better achieve and implement the objectives and policies of the Proposed Plan, the Canterbury Regional Policy Statement and the National Policy Statement for Urban Development 2022, and will also better address the statutory tests at section 32 and Part 2 of the Act.



### **Relief sought**

30. The Appellant seeks the following relief in relation to the Site (being approximately 72 ha located at 2 Ashworths Road, Mandeville, legally described as Lot 6 DP 2038):
- (a) Rezone the Site from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) to enable the development of at least 115 LLRZ sections;
  - (b) Insert the updated Outline Development Plan at Appendix 3 into the Proposed Plan to guide future subdivision and development of the Site;
  - (c) Insert any addition provisions (objectives, policies, rules or methods) required to manage wastewater constraints in the Mandeville and Swannanoa area in a strategic and integrated manner; and
  - (d) Any further or other relief as may be just or necessary to address the matters raised in this appeal.

### **Attached documents**

31. The Appellant attaches the following documents to this notice:
- (a) a copy of the Appellant's Submission on the Proposed Plan;
  - (b) a copy of the Notice of Decision notified by the Respondent dated 12 July 2025;
  - (c) a copy of Report 34 dated 12 June 2025 containing recommendations of the Hearings Panel on the Appellant's Submission; and
  - (d) a list of names and addresses of persons to be served with a copy of this notice.

**DATED** this 21st day of August 2025




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C S Fowler  
Counsel for the Appellant



**ADDRESS FOR SERVICE OF APPELLANTS:**

Saunders & Co  
131 Victoria Street  
Christchurch

Telephone: 021 311 784 or (03) 288 2192  
Email: chris.fowler@saunders.co.nz  
Contact Person: Chris Fowler

**Note to appellant**

You may use this form for any appeal for which you cannot identify a prescribed form.

You must lodge the original and 1 copy of this notice with the Environment Court. The notice must be signed by you or on your behalf. You must pay the filing fee required by regulation 35 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

Your right to appeal may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

Advice to recipients of copy of notice of appeal

*How to become a party to proceedings*

If you wish to become a party to the appeal, you must,—

- (a) within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- (b) within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (*see* form 38).

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

**Advice**

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.



Legend

The Site

Local Centre Zone (LCZ)

General Residential Zone (GRZ)

Large Lot Residential Zone (LLRZ)

Rural Lifestyle Zone (RLZ)

Open Space Zone (OSZ)

Sport and Active Recreation Zone (SARZ)

An aerial photograph of a rural area in the Waimakariri District, overlaid with various zoning boundaries and labels. A red dashed line outlines a specific area labeled 'The Site' in the upper right quadrant. The map shows several distinct zones: a large light grey area labeled 'LLRZ' (Large Lot Residential Zone) in the lower left; a green area labeled 'SARZ' (Sport and Active Recreation Zone) at the bottom center; a light green area labeled 'OSZ' (Open Space Zone) to the right of the LLRZ; and a tan area labeled 'RLZ' (Rural Lifestyle Zone) on the far right. A small pink area, representing the 'Local Centre Zone (LCZ)', is located near the intersection of the LLRZ and SARZ. The background is an aerial view of fields and some buildings.

Scale: Not to Scale  
Data Source: Waimakariri District - Proposed District Plan

RMM

Ohoka Farm Holdings Ltd - Mandeville Rezoning Proposal

06



# Mandeville Growth Boundary and Walkability Plan

Legend

Proposed ODP Boundary

Proposal Site (Lot 6 DP2038 + Lot 8 DP314202)

Mandeville Village (Local Centre Zone)

San Dona Development  
(1.5 to 2.5ha zoned Rural Lifestyle Zone)

Millfield Development  
(Large Lot Residential Zone)

Open Space Zone (OSZ)

Mandeville Growth Boundary

The map displays an aerial view of the Mandeville area with various planning overlays. A red dashed line outlines the 'Mandeville Growth Boundary'. Concentric orange dashed circles represent walkability distances from a central point: 400m / 5min walk, 800m / 10min walk, 1,200m / 15min walk, and 1,600m / 20min walk. A blue shaded area represents the 'Proposal Site (Lot 6 DP2038 + Lot 8 DP314202)'. Other colored zones include 'Mandeville Village' (red), 'San Dona Development' (tan), 'Millfield Development' (yellow), and 'Open Space Zone' (green). Roads shown include Dawson's Road, Ashworths Road, Ashens Road, Bradleys Road, Whites Road, Tram Road, and M'Chugh's Road.

Scale: Not to Scale  
Data Source: Aerial photographs sourced from Google Earth (imagery date - 21/08/18)  
Zone Boundaries sourced from Waimakariri Proposed District Plan

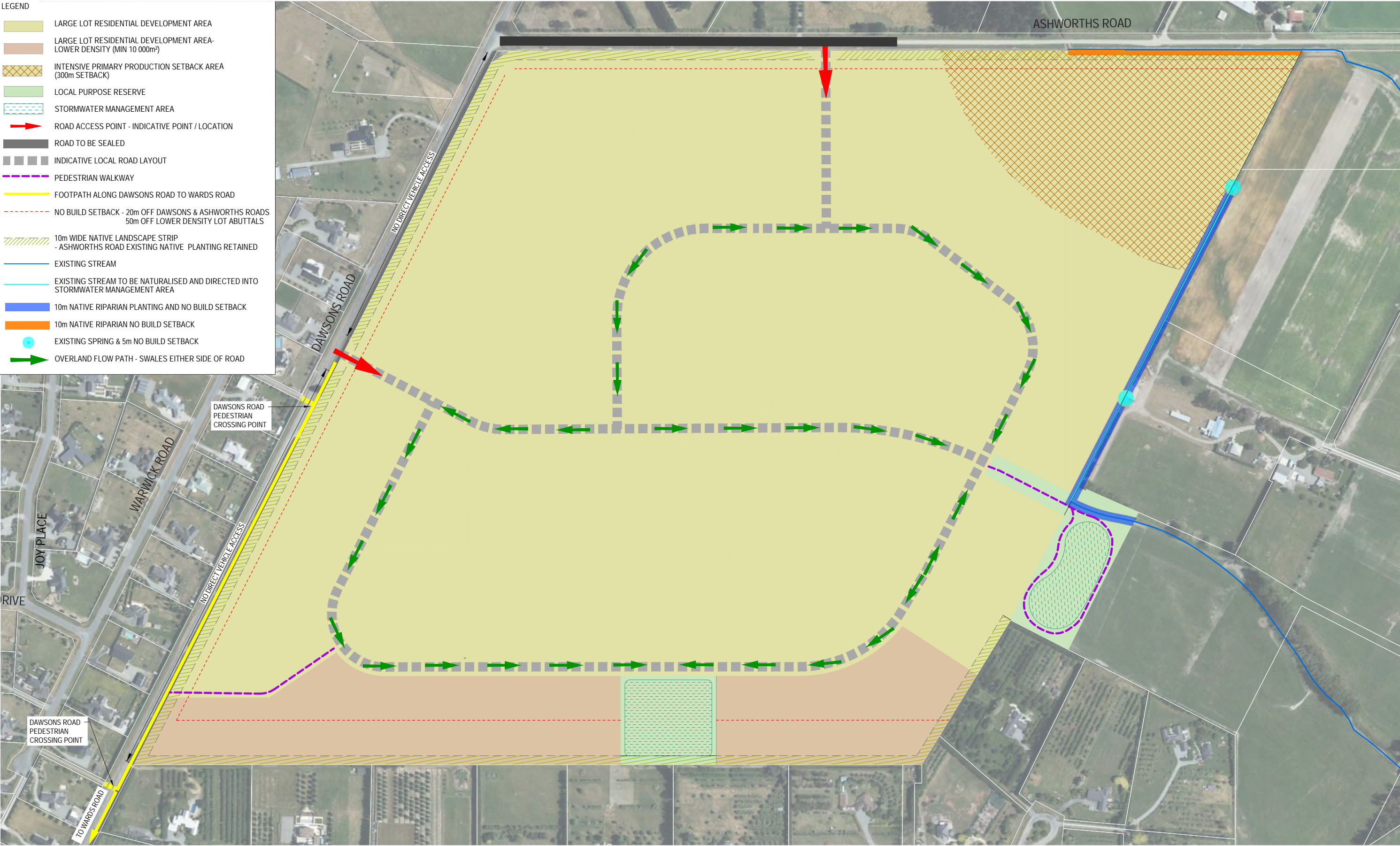
RMM

Ohoka Farm Holdings Ltd - Mandeville Rezoning Proposal

07



# Outline Development Plan



Data Source: Outline Development Plan provided by Aurecon



## DISTRICT PLAN REVIEW

# Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

### Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: Mark and Melissa Prosser C/o. McCracken and Associates Ltd

Email address: office@rgmc.co.nz

Phone (Mobile): 021363497 Phone (Landline): \_\_\_\_\_

Postal Address: PO Box 2551, Christchurch Post Code: 8140

Physical address: 26 Peterborough Street, Christchurch Post Code: 8013

(if different from above)

Please select one of the two options below:

☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)

☐ I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

☐ I **am** 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 effect of trade competition.

☐ I **am not** 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 effect of trade competition.



## Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

The Rural Lifestyle Zone proposed for our property at Mandeville, and statements of Plan objectives and policies for the Mandeville rural residential area and the Large Lot Residential Zone. Please refer to the attached reports for full details of the property, the matters covered by the submission, and the reasons. The attached reports are listed in the appendices.

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My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

The zoning of the subject property should be changed to Large Lot Residential Zone together with amendments to statements of objectives and policy, plus the adoption of an Outline Development Plan, to enable the development and subdivision of the property for rural-residential purposes. Please refer to the attached reports for further details., and an explanation of the reasons for this submission.

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I/we have included **7 additional pages and 8 appendices**.

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

That the submission be accepted in full and given effect to as follows:

1. **Zoning** – Amend the zoning of the property from Rural Lifestyle Zone to Large Lot Residential Zone.
2. **Outline Development Plan** – Adopt and include in the District Plan the ODP attached as part of this submission (refer Appendix 9), together with any amendments that may be identified as desirable during the submission hearing process.
3. **Policy** – UFD-P3, the policy on identification and extension of Large Lot Residential Zone areas. This submission supports Policy UFD-P3, Part 2 which enables a new LLR Zone development to be include in the District Plan even though that has not been included in the Rural Residential Development Strategy or the District Plan Review as notified. The request for re-zoning in this submission is consistent with this policy.
4. **Objective for Subdivision Design – SUB-01** – This submission supports objective SUB-01 in principle, but seeks a small amendment to recognize that rural residential is a desirable housing choice and part of a flexible and diverse housing market, and which should be included in the subdivision design objectives. The decision sought is to amend objective SUB-01, item 2, to read:  
  
*“2. Consolidates urban and rural residential development and maintains rural character except where required for, and identified by the District Council, for urban or rural residential development.”*  
  
This amendment would be consistent with objective RESZ-05, and would remove an inconsistency in the application of District Plan objectives.
5. **Objectives and Policies for Outline Development Plans** – This submission supports the approach to the preparation and use of ODP’s and specifically:
  - **SUB-P6**, criteria for ODP’s
  - **RESZ-P12**, policy for the use of ODP’s
  - **LLRZ – P5**, policy to ensure that in the Large Lot Residential Zone an ODP is developed in accordance with SUB-P6 and incorporated in the District Plan.



## Submission at the Hearing

- ☒ I/we wish to speak in support of my/our submission
- ☐ I/we do not wish to speak in support of my/our submission
- ☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

## Signature

*Of submitters or person authorised to sign on behalf of submitter(s)*

Signature 

Date 25 November 2021

*(If you are making your submission electronically, a signature is not required)*

## Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

### Send your submission to:

Proposed District Plan Submission  
Waimakariri District Council  
Private Bag 1005, Rangiora 7440

### Email to:

developmentplanning@wmk.govt.nz

**Phone:** 0800 965 468 (0800WMKGOV)

**You can also deliver this submission form to one of our service centres:**

**Rangiora Service Centre:** 215 High Street, Rangiora

**Kaiapoi Service Centre:** Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

**Oxford Service Centre:** 34 Main Street, Oxford

**Submissions close 5pm, Friday 26 November 2021**

**Please refer to the Council website [waimakariri.govt.nz](http://waimakariri.govt.nz) for further updates**



**WAIMAKARIRI DISTRICT COUNCIL**  
**SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN REVIEW (2021)**  
**BY M. AND M. PROSSER (OHOKA FARM HOLDINGS LIMITED)**

**REPORT ON PLANNING ISSUES**

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**Introduction**

1. The submitters are the owners of a block of land situated on the northern boundary of Mandeville. It is shown on the attached site plan (Appendix 2) and draft Outline Development Plan (Appendix 9) and has road frontages to Ashworths Road to the north and Dawsons Road to the west. It is described as Lot 6 DP 2038 and Lot 1-9 DP 314202 and comprises approximately 115 hectare in area.
2. The submission asks that the part of this property shown on the attached site plan and draft ODP (approximately 70 hectares) be accepted by the Council as an appropriate extension to the Mandeville rural-residential area and be included within the Large Lot Residential Zone in this review of the Wamakariri District Plan. The subdivision and development of the land would be subject to an Outline Development Plan, and a draft ODP has also been proposed as part of the submission.

**Background**

3. The planning provision for rural residential development in Greater Christchurch, and especially within Waimakariri District, has been a contentious planning issue since before the district was formed by amalgamating councils in 1989. Rangiora County and Eyre County Councils provided a lead by zoning areas for rural residential settlement at about 1.0 ha average lot size as a strategy to reduce the pressure for 10 acre (4ha) subdivisions of productive farm land in those districts. One of the favoured locations was Mandeville.
4. After the first few developments in the 1980's and 1990's policy changes with regard to on-site effluent treatment and disposal and water supply wells for drinking water motivated a policy shift from on-site systems to requiring Council or collective provided services, with increasing standards required to be met by developers and subdividers. These policy evolutions can be seen in the form of Mandeville today, with areas of 1.0ha lots, others an average of 5000m2 but with some smaller, and the San Dona area with lots up to about 1.5ha. Also, a mixture of servicing arrangements.
5. Mandeville has continued to be popular for rural residential density housing, which led the Council to impose a Mandeville Growth Boundary by Plan Change 32 in 2012. The reasons were summarised in the decision on submissions to the Plan Change as follows:



- The need to address peripheral and piecemeal development;
- The need to manage adverse effect on the environment;
- The need to ensure integrated management of growth and maintain and enhance the characteristics of Mandeville;
- The need to assess how well the current plan provisions provide for continued growth at Mandeville given recent private plan changes and resource consents;
- Development that occurs on the periphery of the Mandeville settlement may have cumulative effects on the environment, particularly the ability for such development to integrate into the existing settlement and avoid Mandeville losing its relationship with the Rural zone;
- The Mandeville Community Survey and the Residential 4 Zone survey identified that the Mandeville community highly value the amenity and character of the environment;
- The eastern districts sewerage scheme will bring the opportunity for existing and new subdivision and development to be provided with cost effective reticulation, however, the opportunity for new household growth provided by this scheme needs to be weighed against the resulting effects on the rural character of the Mandeville settlement;
- In assessing the preferred growth areas within Mandeville the RRDP signals that specific controls are necessary to manage the spatial extent and layout of future development in Mandeville;
- A GAP analysis showed that current plan provisions were not necessarily achieving the objectives relating to rural character (14.1.1), residential zones (17.1.1) and promotion of alternative transport modes (13.1.1 and 11.1.1).

Some of these concerns are still relevant today, both in regard to the expansion of rural residential opportunities generally, and in regard to the future development of Mandeville. They can be seen in some of the objectives and policies of the Proposed District Plan Review, in particular UFD-P3 Part 2, LLRZ-01 and LLRZ-P1.

### **The Waimakariri Rural Residential Development Strategy**

6. In 2019 additional rural residential growth at Mandeville was considered during the preparation of the draft Rural Residential Development Strategy. The Strategy described the selection process which was followed, resulting in five preferred sites/locations being identified. Possible locations were tested against seven criteria and excluded from consideration if they were:
  1. Within high flood hazard area
  2. Within areas yet to be developed inside of the existing infrastructure boundary of the District's main eastern towns
  3. On the direct edges of main towns outside of the Infrastructure boundary thereby foreclosing more intensive long term urban developments
  4. Not connected to existing rural residential nodes or small settlements
  5. Not able to economically connect to the network scheme for wastewater
  6. Within the Christchurch International Airport noise contour



7. Within areas that would compromise the operational capacity of the Rangiora Airfield
8. The submitters participated in the public consultation for the Waimakariri Rural Residential Development Strategy, and sought Council support for their property to be identified in the Strategy as being suitable for development as a well-managed rural residential extension to Mandeville. The submitters understand that an extension of the rural residential area north of Mandeville, including their land, satisfied these criteria, but that Mandeville was excluded because of two “special circumstances”. The assessment summary report records:
  - *Does not trigger any Preliminary Criteria*
  - *However removed under special circumstances as Mandeville has the Mandeville Growth Boundary around it which was put in there during Council Plan Change 32 in 2012 in order to address sprawl issues in Mandeville. Given this was only 6 years ago, there is no argument that the basis for this growth boundary has changed. Also Mandeville is affected by undercurrents/groundwater resurgence, along with high groundwater levels and overland flows.*
9. The submitters do not accept this reasoning, and believe that the current District Plan Review process is the appropriate opportunity to now revisit the policy decisions and plans for the future of Mandeville as a small settlement in this part of the District.
10. With regards to possible undercurrents and ground water resurgence, the submitters can now show that the proposed site is not seriously affected. This aspect of the site suitability has been investigated in detail, and it is understood to be amenable to site design and subdivision layout so that it will not be a barrier to a rural residential development. This is covered in the attached Site PSI Inspection and Natural Hazards Risk Assessment reports (Appendix 5 and 6). These reports confirm the physical suitability of this land for rural residential development from the point of view of possible contamination and natural hazard risk. The reports conclude:

*“...it is concluded that the NESCS dos not apply and the land is suitable for the proposed zone change.”*

And:

*“The natural hazards have been assessed with risk levels found to be acceptable or tolerable and can be managed as part of a future subdivision and developed with normal good practice design and development controls. Given this, we have found no risk from natural hazards that would be of concern for rezoning the land and future residential development.”*

### **Potential Environmental Effects from Growth of Mandeville**

11. Having regard to the nine reasons given by the Council for the establishment of the Mandeville Growth boundary by PC32 in 2012, and the selection criteria for identifying new rural residential locations as part of the Rural Residential Development Strategy in 2019, and the justification given then for the decision to not provide for any extension to Mandeville, the



submitters believe that an objective consideration of the pros and cons of the Council now agreeing to an extension to Mandeville clearly favour the submitters proposal.

12. It is submitted that the concerns expressed over the past ten years can be managed to avoid adverse environmental effects and other negative outcomes by way of the proposed ODP. It is further submitted that the development of the subject property will be able to be integrated into the form of the Mandeville Settlement, is not piecemeal development, and will support the newly established commercial and community service activities at Mandeville, and maintain the relationship with the surrounding rural area.
13. The proposed development is able to be serviced to the standards required, and will bring the opportunity to further support the upgrading of utility services, and the protection of ecosystems on the adjoining part of the property which has not been included in the development proposals. Further details of the servicing and land drainage/waterway enhancement possibilities are attached as Appendix 7. The report concludes: *"Rezoning can be provided with the necessary services and there are no servicing constraints to the rezoning."*

#### **Potential Effects of Mandeville Settlement Character and Rural Character**

14. A recent report "Waimakariri District – Rural Character Assessment" (6 June 2018) is helpful in assessing the potential character effects that could arise from the development of the submitter's land for rural residential activity. The report identifies the "character areas" that make up the rural areas of Waimakariri District, and identifies areas that may be capable of, and suitable for, rural residential development. It considers the provisions of the CRPS and the Waimakariri District Plan.
15. The report identifies the rural context of Mandeville settlement as "Lower Plains", which is *"... Defined by its increasingly finer grained settlement pattern and human induced characteristics that overlay the rural environment"* (page 11). The report identifies that the "lower plains" character area does have the potential to absorb further rural residential development without adverse landscape character effects, and identifies Mandeville as a suitable rural residential node which can be accommodated within *"...a matrix of less dense rural development or land uses."* The submitters believe that their proposed rural residential development is consistent with these findings.
16. It is submitted that potential sprawl and adverse impacts on the character of Mandeville Settlement that might arise from the rural residential development of the submitter's property can be managed through the details of the Outline Development Plan and conditions imposed on subdivision consents. The submitters have prepared an ODP as part of their submission and recommended that to the Council in order to achieve a beneficial physical outcome for both the environment and the community. This conclusion is confirmed in the Elliot Sinclair Urban Design report and the Rough, Milne and Mitchell Landscape report (Refer Appendices 3 and 4) This concludes;



*“At a broad scale, the proposed site presents a logical expansion of the Mandeville settlement, given the majority of site infills a gap between existing developments in the absence of a natural barrier and extends the built form of Mandeville out to a road boundary. In my opinion any landscape or visual issues/effects will be avoided and or mitigated through an appropriately designed ODP and supporting design guidelines.*

*Given the recent establishment of a commercial centre, the existing infrastructure including recreation facilities, it makes geographic sense to extend the spatial footprint of the township in appropriate and managed locations. This parcel of land present such and opportunity.*

*The draft ODP illustrates how the site could be developed to sensitively integrate with its setting while maintaining rural character and amenity.*

*The enhancement of the waterways with indigenous riparian planting and provision for pedestrian access along these would have positive effects.”*

### **Need for additional RR Opportunties**

17. Figure 3 in the Draft Rural Residential Development Strategy, illustrates the difficulty of predicting the demand for rural residential housing opportunities. Looking at the four years prior to 2019 it can be said that demand for rural residential lots in Waimakariri District is between 20 and 50 households per year, but on a rising trend. The report (page 9) estimates a zoned capacity at that time of around 260 lots, against an estimated need for about 385 further lots over the next 10 years. Having regard for the trend line in figure 3 this may well be an under-estimate.
18. In addition, the demand for rural residential lots seems to be quite fickle as to location. The draft Strategy (page 4) notes that out of the eight locations proposed in the 2010 Rural Residential Development Plan only three of those eight areas proceeded to rezoning and subsequent development. Those three were Mandeville, Ohoka and South-east Woodend, all situated towards the east of the district.
19. The submitters have sought expert advice as to the current supply and demand for rural residential housing opportunities in the Waimakariri District. A report prepared by Bayleys REA is attached (Appendix 8), which confirms that there is serious unmet demand. It can be concluded that both the RRDS and the District Plan review are under providing for the future demand for rural residential lots.

### **Statutory Context**

20. The statutory framework for the Council to consider the alternative policy positions on the future growth and consolidation of Mandeville, being the status quo of the Mandeville Growth



Boundary versus the submitters' proposal, is provided for in Part 2 and s74 of the RMA. The purpose of the RMA is the sustainable management of natural and physical resources, including *"the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

It is submitted that the submitters' proposed development will make better provision for people and the community and their social, economic and cultural wellbeing, including health and safety, by providing a well-designed rural residential development integrated with the existing Mandeville settlement. Any potential adverse effects can be avoided, remedied or mitigated.

## **Conclusion**

21. It is submitted that:

- a) The provision for rural residential growth set out in the Proposed District Plan Review is likely to fall short of the number of new lots required.
- b) The changes that have occurred at Mandeville over the past nine years, since the adoption of the Mandeville Growth Boundary (Plan Change 32) mean that it is desirable to reassess the boundary now. These changes include the development of most of the available land and the establishment of a commercial/service hub.
- c) The proposed site brings the advantages of an experienced developer who is motivated and resourced to ensure a good outcome and will be able to manage the environmental and amenity effects of the development.
- d) Mandeville has a track record of providing rural residential lots that are popular in the housing market.
- e) The proposed site is of sufficient scale (80-100 lots) for an ODP to be developed and agreed upon which will manage environmental and amenity effects. This will be an integrated development, not piecemeal or small scale.
- f) The proposed development will provide support for the upgrading of utility service and adjacent roads. (Refer attached servicing report – Appendix 7). The proposed development would provide support for the range of community facilities and amenities at Mandeville and in the wider locality.

22. The submitter thanks the Council for its consideration of this submission. The submitters and their advisors are prepared to meet with Council officers to clarify or resolve any matters.



**APPENDICES:**

- 1 Title – Refer Appendix 5
- 2 Site Plan
- 3 Urban Design Statement
- 4 Landscape Assessment (2021)
- 5 Preliminary Site Investigation – Elliot Sinclair, 2021
- 6 Natural Hazards Report – Elliot Sinclair, 2021
- 7 Servicing Report – (Elliot Sinclair, 2021
- 8 Assessment of Rural-Residential Land – Bayleys Ltd 2021
- 9 Outline Development Plan - Elliot Sinclair, 2021



APPENDIX 2  
SITE PLAN

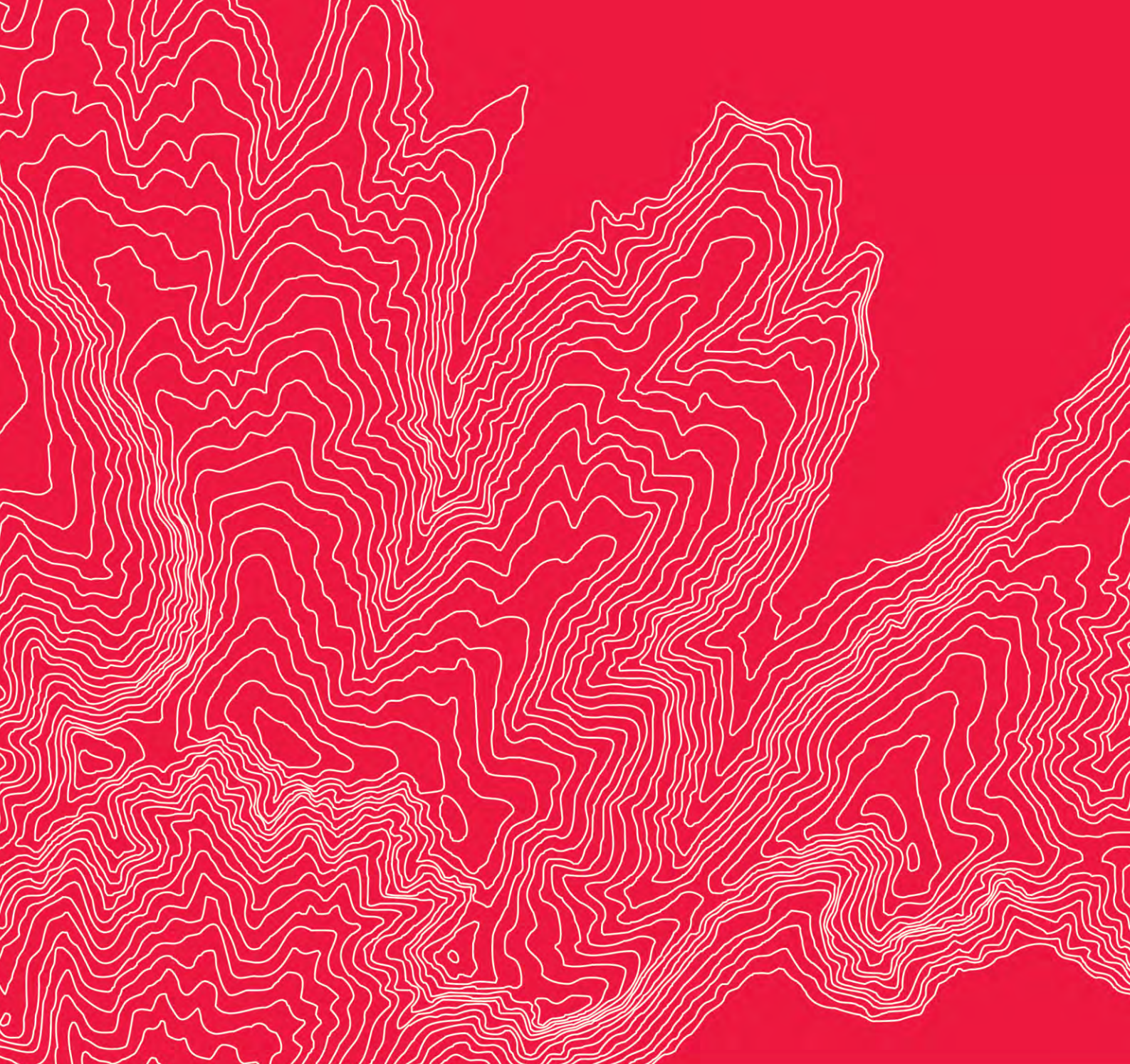






APPENDIX 3  
URBAN DESIGN STATEMENT





# Urban Design Summary Report

**eliot  
sinclair**

2 Ashworths Road, Ohoka  
Prepared for Ohoka Farm Holdings Ltd.  
502044



# Urban Design Summary Report

2 Ashworths Road, Ohoka

Prepared for Ohoka Farm Holdings Ltd.

502044

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
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Directed and approved for release by:	Bruce Sinclair Surveyor   Principal BSc MS+SNZ RPSurv LCS bruce.sinclair@eliotsinclair.co.nz		26.07.2021
Status:	Draft		
Release date:	27.07.2021		
Reference no:	502044		
Distributed to:	Ohoka Farm Holdings Ltd. Waimakariri District Council		

## Limitations

*This report has been prepared for Ohoka Farm Holdings Ltd. according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.*



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## 1. Introduction

Eliot Sinclair and Partners has been approached by Ohoka Farm Holdings Ltd. to provide an Outline Development Plan and Urban Design summary report that investigates the background and options for the Application Site (the Site) at 2 Ashworths Road and 9 Achens Rd, and its suitability for a change in zoning from rural to rural residential as part of the Waimakariri District Plan Review.

The Site is located 1.2 km from Ohoka Township. The Site is currently zoned as rural, and it is abutted by residential 4a to the west, rural land uses to the north and east, and by rural residential land use to the south. The Site currently has a rural land use and is 77.94 hectares in area. The portion at 2 Ashworths Road is approximately 72.65 hectares in size, and the portion at 9 Achens Road is 5.29 hectares. The portion of land at 9 Achens Rd shown as a stormwater management area (SMA) is part of the ODP area and therefore part of the submission, however the current rural zoning will remain over this portion.

## 2. Proposal description



Figure 1. Draft Outline Development Plan



## 2.1. Land Use

- This development requires a zone change from rural to rural residential.
- The minimum average allotment size proposed within the ODP area will be 5,000 m<sup>2</sup>.
- Considered location and alignment of allotments and the roading network in relation to the Site contours, which fall to the east, ensures stormwater is directed to the SMA area identified in Figure 1, which will be located outside of the zone change area.
- A 50m building setback adjacent to the San Dona development to the south is proposed to ensure existing properties are substantially distanced from any new dwellings within the proposed rural residential area.
- Larger allotments affected by the 300m intensive farming setback to the north of the Site can be subdivided at a later date when the nearby intensive farming is no longer operational. This will avoid any reverse sensitivity issues.
- A 10m landscape buffer within individual allotments is proposed along the Ashworths Rd and Dawsons Rd frontages. This will visually soften the interface between the proposed rural residential allotments and the existing rural properties across the road.
- The building setbacks and landscape buffers described above are proposed to be complemented by specific fencing typology controls that achieve a rural aesthetic, such as post and rail or post and wire fencing.

## 2.2. Connectivity

- Two entrances into the development, off Ashworths Rd and Dawsons Rd respectively, creates an easily accessible development.
- The main road corridor has a legal width of 25m and is designed to allow for minor swales either side of the carriageway, as well as a separate naturalised water race corridor and a footpath.
- The other road corridors have a legal width of 20m wide to allow for swales either side and a footpath on one side of the carriageway.
- The development layout allows for a connected pedestrian network with a combination of on-road and off-road linkages.
- The pedestrian link to the north west of the development improves permeability and enhances the active transport network.

## 2.3. Green Network

- A 10m planted buffer within all allotments fronting onto Ashworths and Dawsons Rd will add to the visual amenity and biodiversity of the Site, as well as visually softening these interfaces.
- The green link at the north west corner of the Site function as an access reserve incorporating a swale and a shared pedestrian cycleway, increasing the visual permeability of the development.
- The 20m road reserves will allow for swales either side of all roads.
- The additional width of the main road will allow for an open space corridor next to the roadside swale, creating a significant visual, pedestrian, and ecological feature through the central spine of the development. Located on the south side of the main road carriageway, it will be beneficial if this green corridor is uninterrupted by driveways to retain its value as a recreational and amenity corridor within the road reserve.
- The water race corridor is proposed to be planted with native riparian plant species, enhancing its ecological value.
- The proposed SMA reserve will also be planted with native riparian vegetation.



- The SMA reserve will have a dual function of a recreational space as well as stormwater conveyance and treatment.
- Street trees will provide a further ecological and visual asset to the development.
- Active and passive recreational opportunities will be available throughout the Site via the pedestrian network and reserve.

#### 2.4. Blue Network

- Roads are located either in areas where current flood modelling projects the most water during high rainfall events, or in locations best aligned to convey stormwater efficiently.
- The natural contours of the Site are taken into account, ensuring the swales present throughout the development will convey water effectively with minimal earthworks.
- The carriageways will also provide secondary overland flow paths during high rainfall events.
- The green link at the north west of the development will convey stormwater to the internal roadside swale network.
- The existing water race will be naturalised and realigned alongside the main road, providing improved ecological and aesthetic value to the development.
- A roadside swale will run alongside the water race to avoid mixing of water from different sources, and all water from swales will be treated in the SMA before entering the water race to the south east of the Site.

### 3. Summary

The re-zoning of the Site from rural to rural residential would enable a well-connected and visually appropriate development that would improve the ecological value of the Site. The ground conditions and water table have been considered to create an ODP that works in with the Site's contours, which enables a considered approach to stormwater management at the development stage.



APPENDIX 4  
LANDSCAPE ASSESSMENT



# **PROPOSED MANDEVILLE EXPANSION**

## GRAPHIC ATTACHMENT TO LANDSCAPE REPORT

Prepared for Mark Prosser by Rough and Milne Landscape Architects Ltd | November 2021

rough & milne landscape architects



# DOCUMENT INFORMATION

## project

Proposed Mandeville Expansion

## project no.

19076

## address

Corner of Dawsons & Ashworths Roads

## client

Mark Prosser

## status

FOR CLIENT REVIEW

## revision

A    PLAN CHANGE    25th NOVEMBER 2021

## reviewed by

AUTHOR:                      FM

CHECKED BY:                TM

PEER REVIEWED:            NA

## document

GRAPHIC ATTACHMENT TO ACCOMPANY A LANDSCAPE REPORT (A4 WRITTEN REPORT)

## prepared by

ROUGH & MILNE LANDSCAPE ARCHITECTS LTD.

## disclaimer

These plans and drawings have been produced as a result of information provided by the client and/or sourced by or provided to Rough and Milne Landscape Architects Limited (**r+m**) by a third party for the purposes of providing the services. No responsibility is taken by **r+m** for any liability or action arising from any incomplete or inaccurate information provided to **r+m** (whether from the client or a third party). These plans drawings are provided to the client for the benefit and use by the client and for the purpose for which it is intended.

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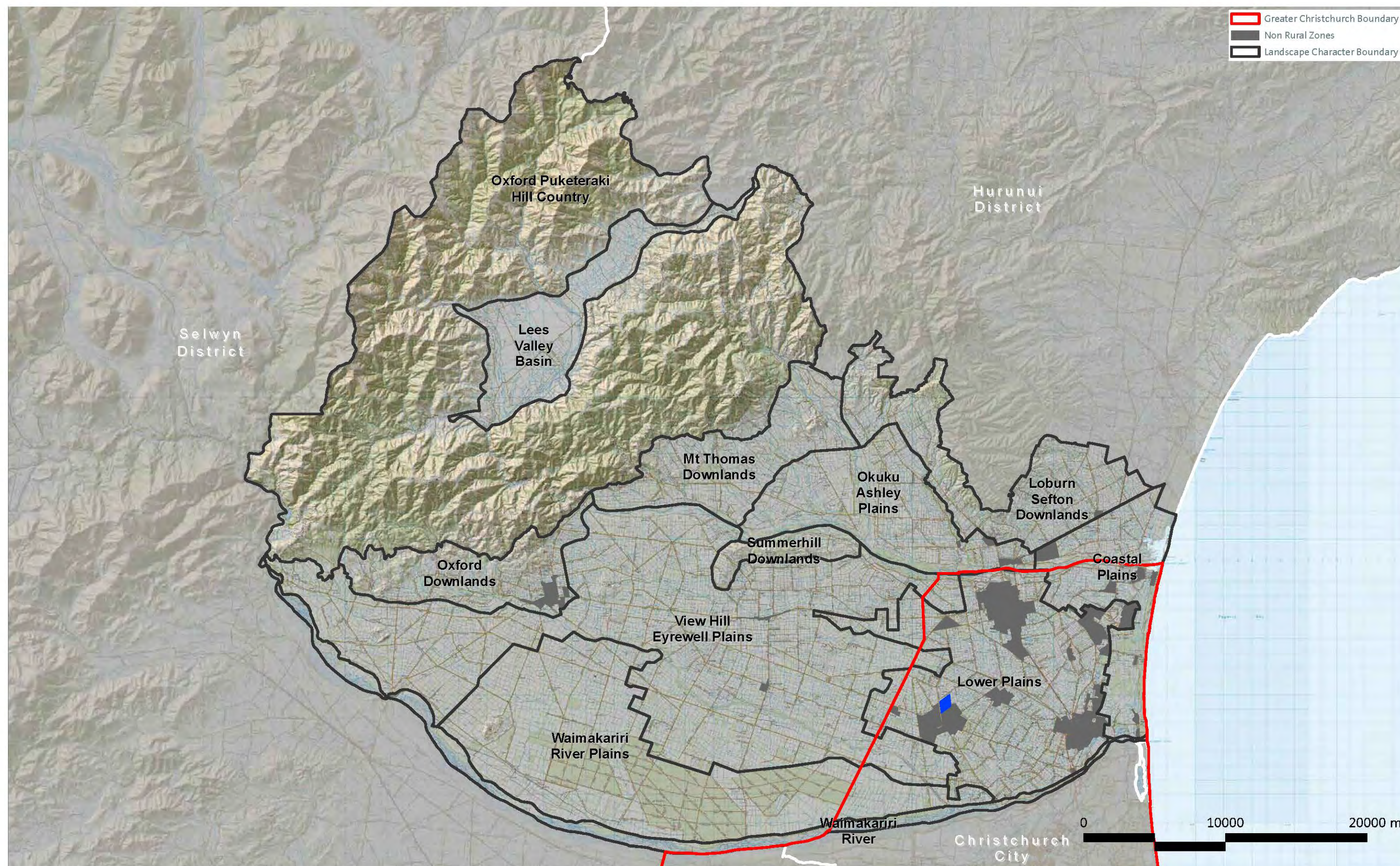


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05	Lower Plains Character Area Plan
06	Mandeville Zoning Plan
07	Site Context Plan
08	Undeveloped Land Plan
09	Site Photographs
10	Site Photographs
11	Outline Development Plan

NB: This document is intended to be printed A3 Landscape format





Not to scale

Rural Character Areas

rough & milne landscape architects

Data Source: Waimakariri District – Rural Character Assessment  
prepared by Boffa Miskell (6 June 2018)

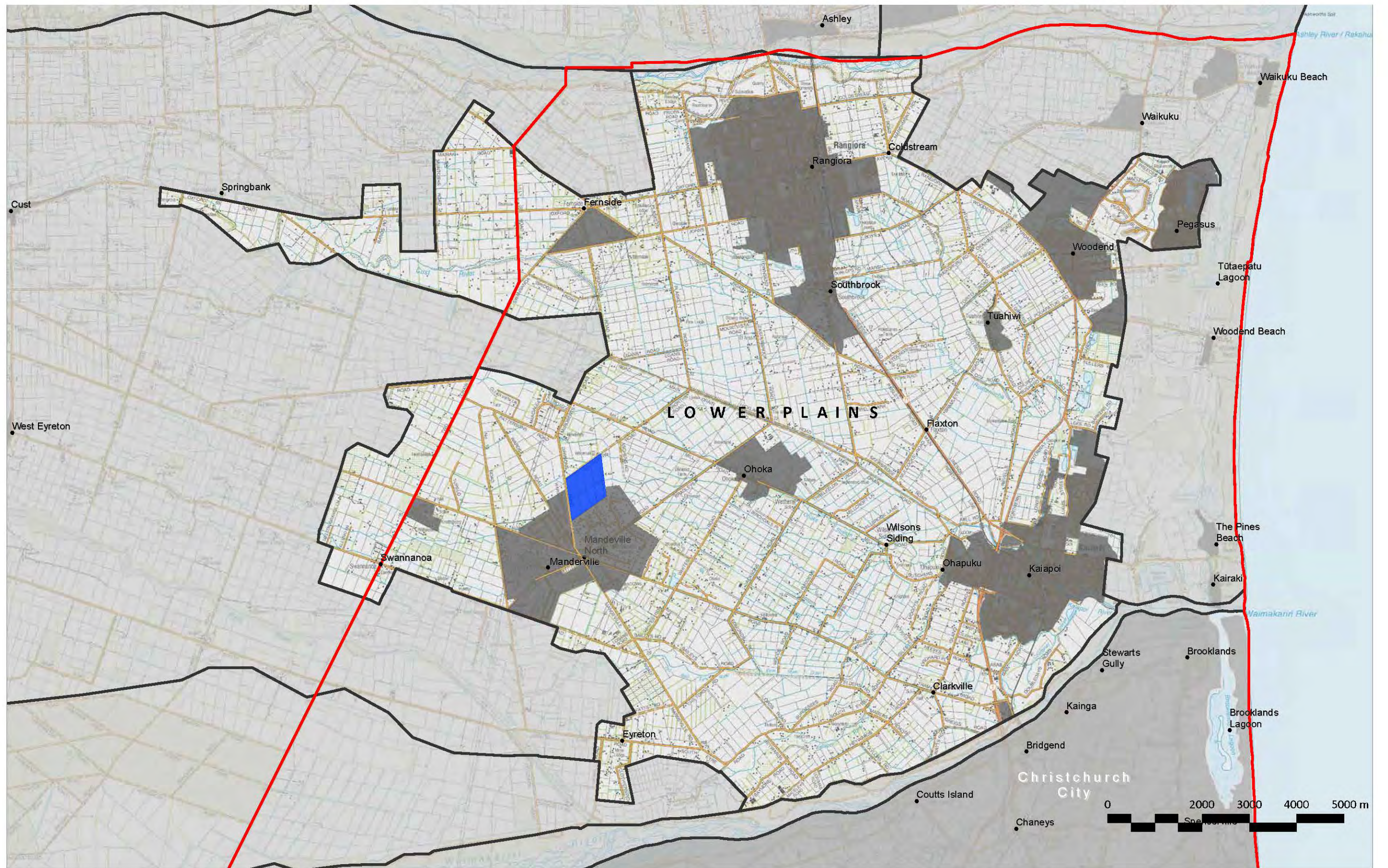
The Site



PROPOSED MANDEVILLE EXPANSION  
NOVEMBER 2021

SHEET  
4





Not to scale

## Lower Plains Character Areas

rough & milne landscape architects

**Data Source:** Waimakariri District – Rural Character Assessment  
prepared by Boffa Miskell (6 June 2018)

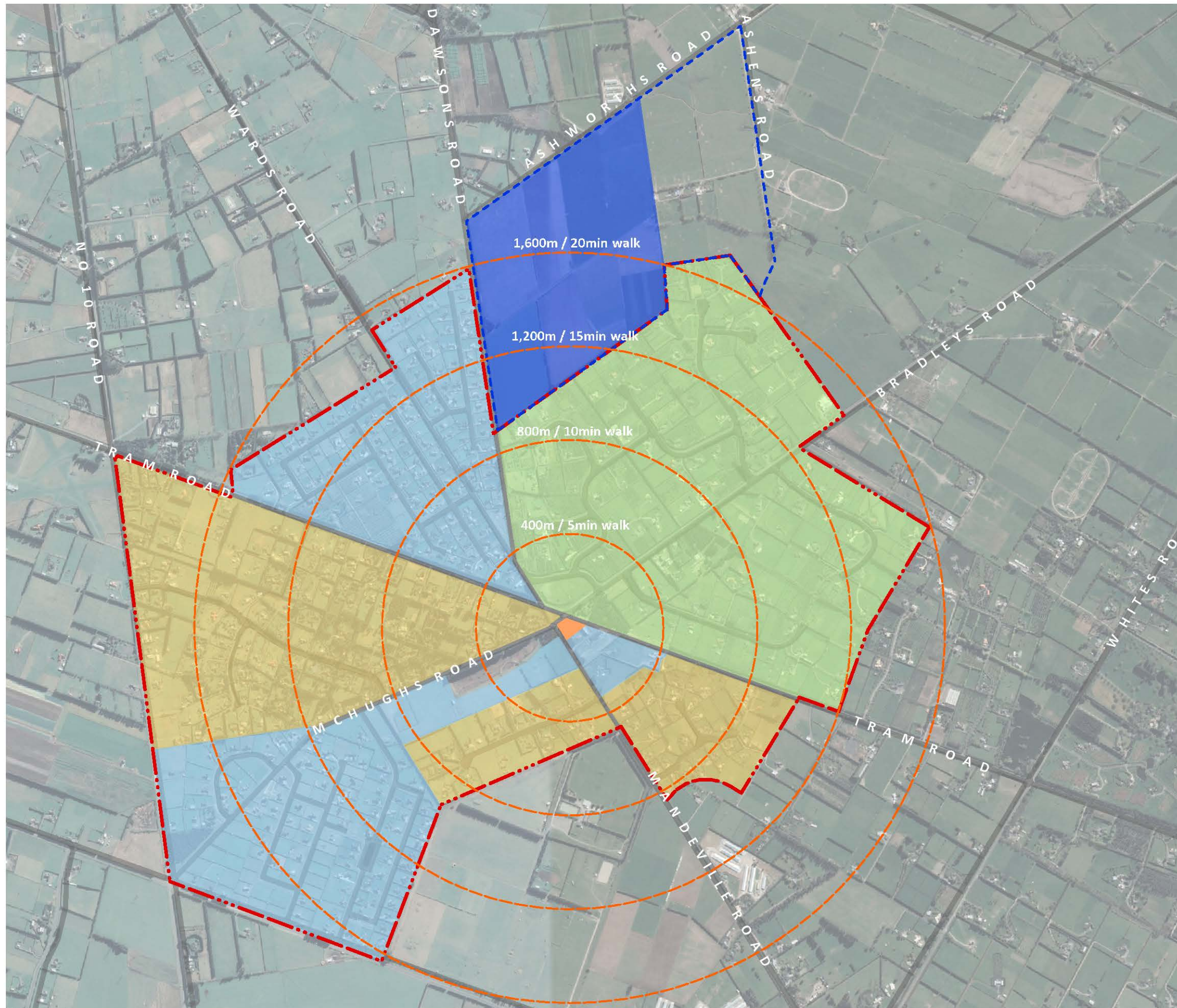
■ The Site








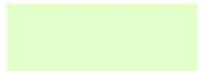

**PROPOSED MANDEVILLE EXPANSION**  
**NOVEMBER 2021**

**SHEET**  
**5**





## LEGEND

-  Proposed ODP Boundary
-  Proposal Site (Lot 6 DP2038)
-  Commercial / Business Area
-  Residential 4A Zone
-  Residential 4B Zone
-  San Dona Development (1.5ha lots)
-  Mandeville Growth Boundary - Refer WDC policy 18.1.3.1

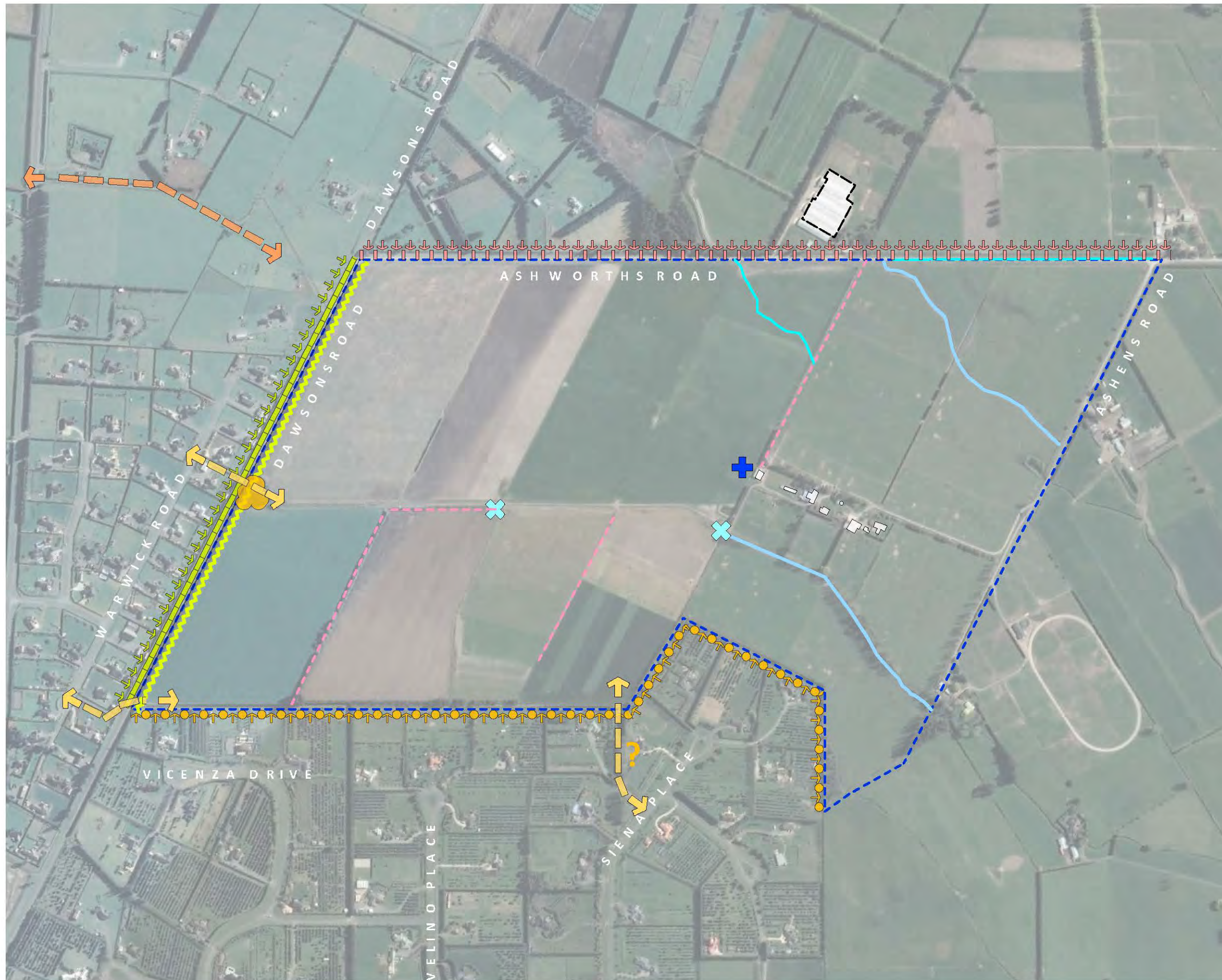


Not to scale

Mandeville Zoning Plan







# LEGEND

- Site Boundary
- Leyland cypress shelterbelt along western boundary
- Formed Pedestrian / Cycleway linkages
- Easement linkages
- Existing well
- Existing spring
- Existing shelterbelt + hedgerows
- Existing waterway
- Existing swales / ditches
- Restricted Views into Site
- Partial / Open Views into Site
- Open Views into Site
- Existing stand of pine trees
- Existing buildings
- Existing chicken farm

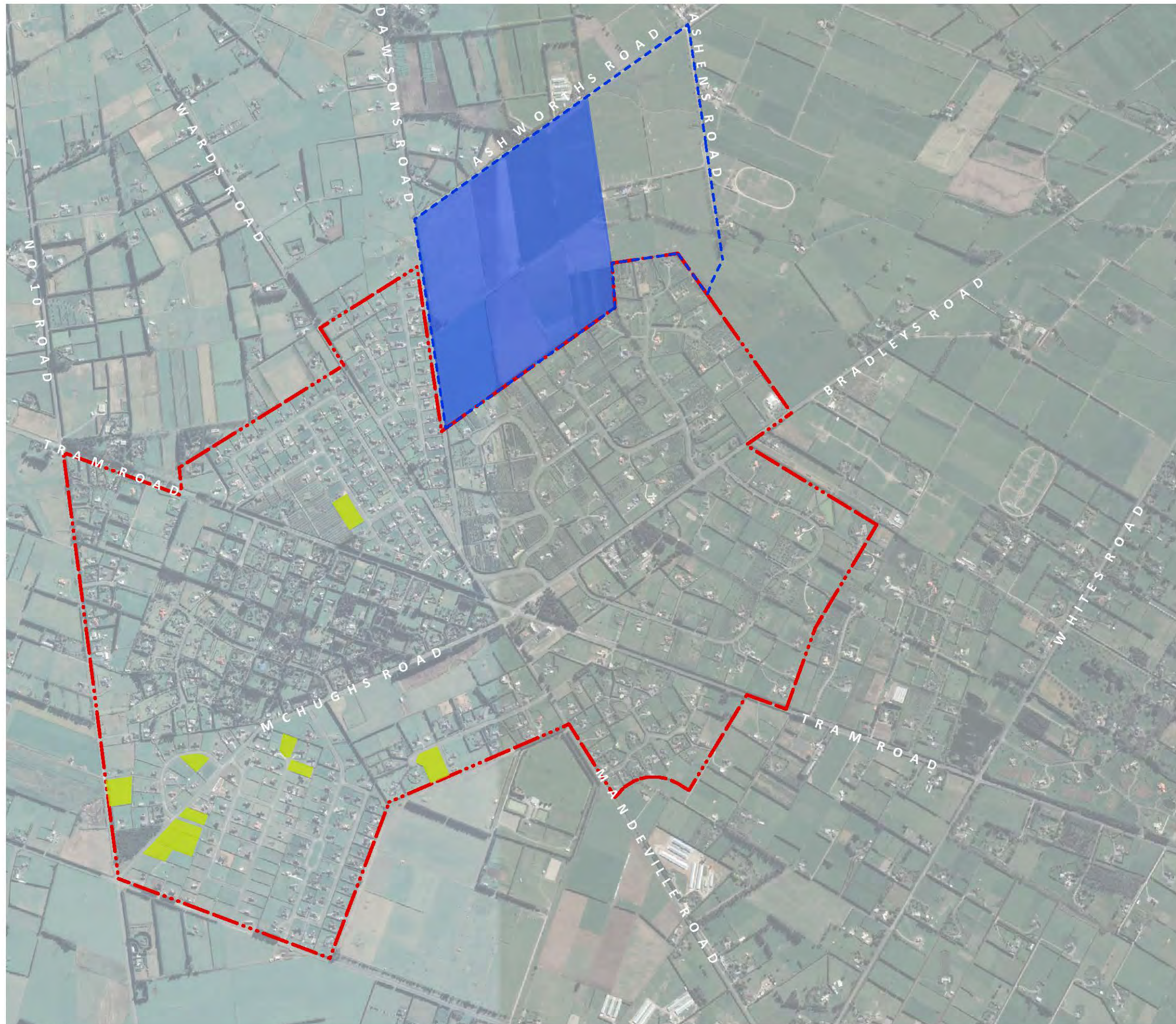


Scale 1:7,000 @ A3

Site Context Plan







# LEGEND

- Proposed ODP Boundary
- Proposal Site (Lot 6 DP2038)
- Undeveloped Lots remaining at 21-08-18
- Mandeville growth boundary - Refer WDC policy 18.1.3.1



Not to scale

Undeveloped Land Plan







Site Photograph 1: Laneway between Dawsons Road & Warwick Road



Site Photograph 2: Residential 4a Zone interface with Dawsons Rd adjacent to the site. Looking south



Site Photograph 3: Residential 4a Zone interface with Dawsons Rd adjacent to the site. Looking north



Site Photograph 4: The leyland shelterbelt + pine trees on the site's western boundary with Dawsons Road

Site Photographs





**Site Photograph 5:** The chicken farm on the northern side of Ashworths Rd opposite the northeast corner of the site



**Site Photograph 6:** From Ashworths Rd looking northeast towards the existing poplar shelterbelt on the eastern boundary of the site



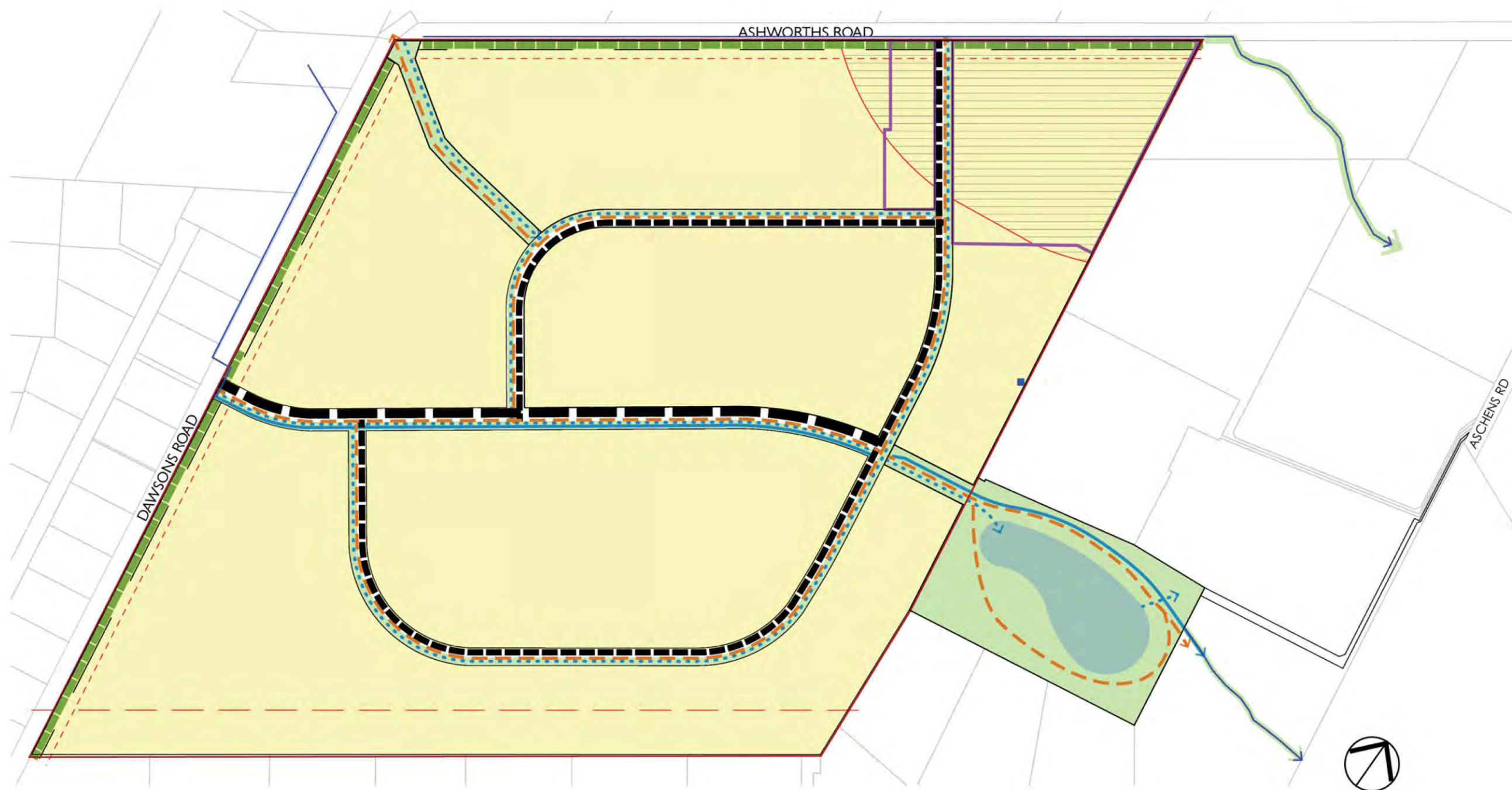
**Site Photograph 7:** Looking south from Ashworths Rd towards existing building immediately east of the site inside the ODP boundary



**Site Photograph 8:** From Ashworths Rd, looking southwest across the site to the leyland shelterbelt on the western boundary in the background

Site Photographs





## LEGEND

	Rural Residential application boundary		25m road reserve with swales, stream corridor and footpath		No build overlay within intensive farming offset (300m)
	10m landscape buffer within individual lots		Stormwater management area (SMA)		50m no build setback from boundary from adjoining San Dona development
	Pedestrian and cycle connection		Reserve		20m no build setback from Ashworths and Dawsons Road boundary
	Swale		Rural residential allotment		Abuttal parcels
	Water race (re-aligned)		Larger rural residential lots due to intensive farming offset		Spring
	Drain outside of Site				
	20m road reserve with swales and footpath				

Scale 1:5,000 @ A3

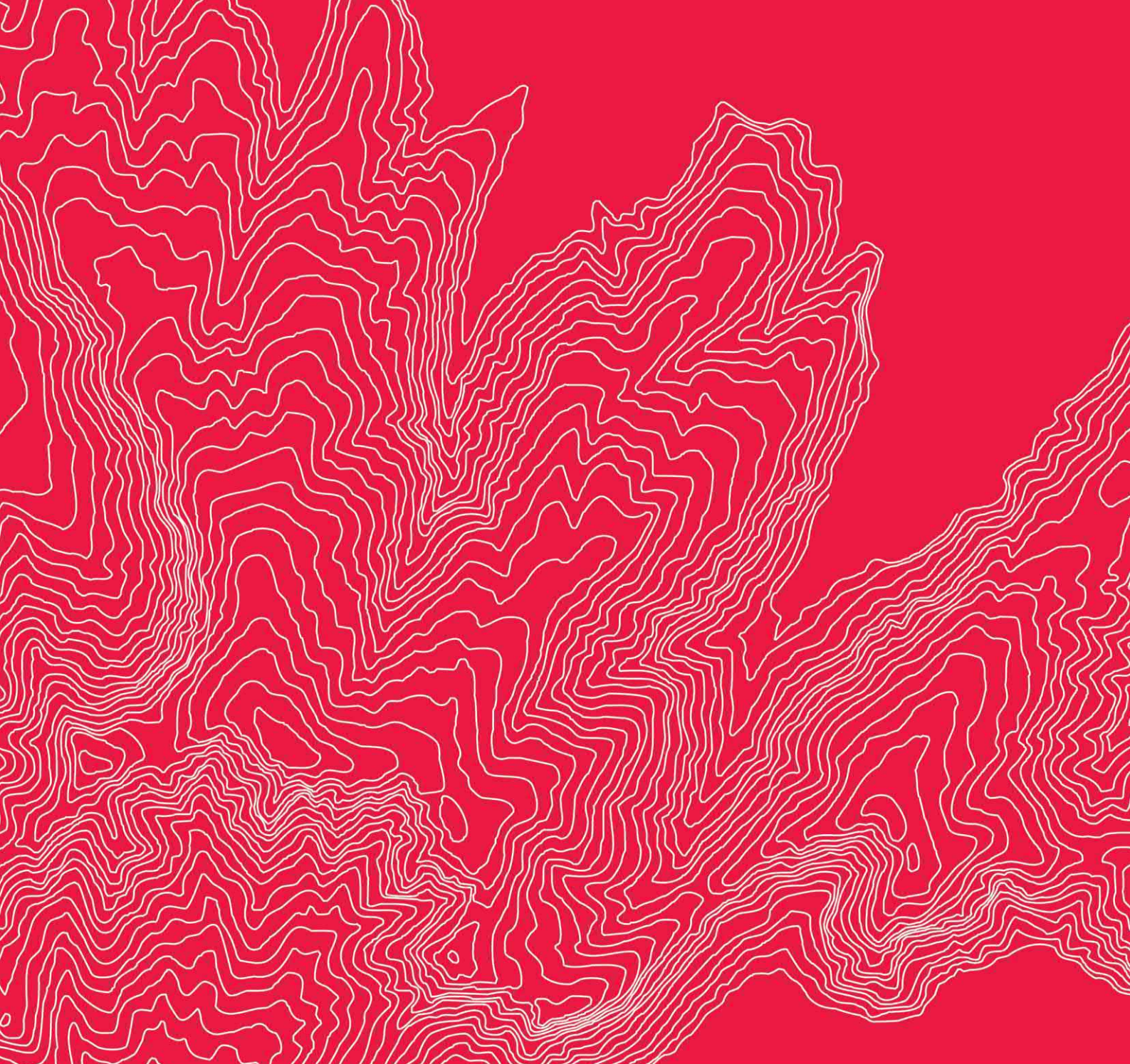
Outline Development Plan





APPENDIX 5  
PRELIMINARY SITE INVESTIGATION





# Preliminary Site Investigation (PSI)

**eliot  
sinclair**

2 Ashworths Road and 9 Aschens Road,  
Ohoka

Prepared for Ohoka Farm Holdings Ltd

502044



## Preliminary Site Investigation (PSI)

2 Ashworths Road and 9 Aschens Road, Ohoka

Prepared for Ohoka Farm Holdings Ltd

502044

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
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Reviewed by:	Kristel Franklin Engineering Geologist MSc (HAZM) BSc (Geology) CMEngNZ PEngGeol SQEP		19 July 2021
Directed and approved for release by:	Bruce Sinclair Surveyor   Principal BSc MS+SNZ RPSurv LCS		19 July 2021
Status:	Final		
Release date:	19 July 2021		
Reference no:	502044		
Distributed to:	Ohoka Farm Holdings Ltd		
<hr/>			
Limitations			
<i>This report has been prepared for Ohoka Farm Holdings Ltd according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.</i>			
<hr/>			



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Appendix G. Site Walkover Photos 28 November 2019	
Investigative Dig in Backfilled Borrow Pit 24 June 2020	
Appendix H. Racetrack Removal	



## Executive Summary

Site Address	2 Ashworths Road and 9 Aschens Road	
Legal Description	Lot 6 DP 2038 (72.6537ha) Lot 8 DP 314202 (5.2935ha)	
Owner	Ohoka Farm Holdings Ltd	
Local authority	Waimakariri District Council	
Proposed activity	Re-zone from rural to rural residential	
Adopted NESCS land-use scenarios	Rural-residential/lifestyle block (25% produce consumption) for rural-residential lots Recreational for recreational and utility reserve areas	
Records reviewed	Waimakariri District Council Property File	No HAIL activities identified
	ECan Listed Land Use Register (LLUR)	No HAIL activities identified
	ECan Resource consent database	No HAIL activities identified
	ECan GIS/aerial images	Borrow pit identified on aerial image from early 1970s; the pit appears to be backfilled since the late 1970s; possibly (HAIL G3) Horse racetrack identified on aerial images between early 1990s and 2018 (potentially HAIL G5 if coal ash is spread)
Site walkover	A site walkover was undertaken in November 2019. The walkover confirmed that the land-use has not significantly changed since the latest reviewed aerial image from 2019.	
Investigation of backfilled access ramp/borrow pit (possibly HAIL G3)	Three test pits were undertaken to investigate the backfilled area identified on an aerial image from the early 1970s. The excavated material of Test Pit 1, which was dug in the location of the access ramp, comprised loose river-run gravel. The side walls collapsed due to the loose nature of the gravel. The test pit was terminated once groundwater was encountered at approximately 1.4m bgl. Test Pit 2 and Test Pit 3 comprised sandy gravel. No anthropogenic material was observed in the three test pits and the excavated material did not show any olfactory or visual signs of contamination. The material was assessed as non-HAIL.	
Racetrack (possibly HAIL I)	Correspondence from the contractor who removed the racecourse states that the track was formed with sand and crusher dust. The track was removed by ploughing and levelling. Assessed as non-HAIL.	
Conclusion	No HAIL activities have been identified in the council records, during the site walkover, subsequent correspondence, and three investigative test pits within the area of historical backfill. Consequently, the NESCS does not apply. Site suitable for re-zoning from rural to rural residential.	



Risk assessment

Within the limitations of the Accidental Discovery Protocol, it is considered that the likelihood of any activity described in the HAIL having been undertaken is low.

It is considered highly unlikely that there will be a risk to human health if the activity (subdivision) proceeds.

---



## 1. Introduction

Eliot Sinclair was commissioned to complete a Preliminary Site Investigation (PSI) at 2 Ashworths Road and 9 Aschens Road, Ohoka. The PSI has been prepared in accordance with regulations of the NESCS<sup>1</sup> and supports the submission to WDC.

Refer to the site location plans attached in Appendix A. The proposed outline development plan is attached as Appendix B.

## 2. Objective and Scope

The NESCS requires that a PSI report is prepared in accordance with MfE's Contaminated Land Management Guidelines (CLMG) No. 1 and 5<sup>2</sup>. The scope of the investigation comprises:

- Reviewing Environment Canterbury's Listed Land Use Register (LLUR) and resource consent database.
- Reviewing the property file and any hazardous goods records.
- Reviewing historical and recent aerial images of the area taken between 1940 and 2018.
- Conducting a site inspection and interview with the owner who is familiar with the history of the site.
- Investigating identified potential HAIL G3 (backfilled borrow pit) and HAIL I activities (horse racetrack)
- Compilation of the findings in accordance with the NESCS and MfE's CLMG 1 and 5.

## 3. Site Identification

The site comprises two land parcels, as summarised in Table 1. The environmental setting is summarised in Table 2. Records of the title are attached in Appendix C.

Table 1. Street address, legal description, and owner

Street address	2 Ashworths Rd, Ohoka	9 Aschens Road, Ohoka
Legal description	Lot 6 DP 2038	Lot 8 DP 314202
Parcel area	72.6537 ha	5.2935 ha
Owner	Ohoka Farm Holdings Ltd	Ohoka Farm Holdings Ltd

<sup>1</sup> Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

<sup>2</sup> Ministry for the Environment (MfE) 2011. Contaminated Land Management Guidelines No. 1. Reporting on Contaminated Sites in New Zealand, and No. 5: Site Investigation and Analysis of Soils (Revised 2011).



Table 2. Environmental setting

Environmental setting	
Current land-use	Production land, grazed, cropped and irrigated
Neighbouring land-use	N: rural production land and rural residential (lifestyle block, 25% produce) E: rural production land and rural residential (lifestyle block, 25% produce) S: rural residential (lifestyle block, 25% produce) W: residential (10% produce consumption)
Adopted NESCS land-use scenario	Residential 10% produce consumption
Topsoil	YBST: Regional (southern and western part) and GLEY: Regional (northern and eastern part). Source: ECan GIS
Surface water	A drain traverses the central southwest area of the site; further drains run along Ashworths Road near the northern boundary and along the eastern boundary.
Groundwater	ECan GIS indicates that the depth to groundwater is between 1 and 5m (the 1m, 2.5m and 5m depth to groundwater contour line traverse the site). Well M35/0350 is located in the southeastern corner of the site. The summary records for L35/0925 (on site) indicate an initial water level of 2m below measuring point.  Groundwater generally flows in a northeast direction.
Topography	The site is flat with a general fall to the east. The western boundary along Dawsons Road is approximately 41m asl, which is 6m higher than the eastern boundary (35m asl). Source: LiDAR data accessed on ECan GIS.

#### 4. Waimakariri District Council Property File

The property file was accessed on 3 December 2019. It contains a letter to residents about Mandeville flood mitigation works and a lodgement of resource consent with ECan to use the land for farming.

The property file holds no information on HAIL activities occurring on the site or having occurred on the site in the past.

#### 5. Environment Canterbury Listed Land Use Register (LLUR)

The two land parcels are not recorded on ECan's LLUR.

Search records are attached in Appendix D.

#### 6. Environment Canterbury Resource Consent Database

ECan's resource consent database holds three records for the site. A further 16 consents have been granted within a 200m radius of the site. The consents generally permit the taking of groundwater and the discharge of treated domestic wastewater.

None of the consents reviewed are considered HAIL activities. A copy of the search records is attached in Appendix E.



## 7. Historical Aerial Images

Thirteen historical and recent aerial images were reviewed to identify visible HAIL activities between the 1940s and 2018. Annotated aerial images are attached in Appendix F and summarised in Table 3. Note that the images have been inspected at a higher resolution than shown in this document.

The reviewed images identified a small backfilled borrow pit near the central eastern boundary and a horse track. The horse track was removed pre-2019; the backfilled borrow pit remains on site.

Table 3. General landuse and identified potential HAIL activities on aerial images

Aerial Imagery Year	General landuse	Potential HAIL activities
1940-1944	The general landuse is grazing	none
1960-1964	The general landuse is grazing and/or cropping	none
1965-1969	The general landuse is grazing and/or cropping	none
1970-1974	The general landuse is grazing and/or cropping A borrow pit and associated access to the borrow pit has been excavated near the central eastern boundary	none
1975-1979	The general landuse is grazing and/or cropping The borrow pit and access area to the borrow pit has been backfilled and remains filled to date	Possibly HAIL G3
1980-1984	The general landuse is grazing and/or cropping	Possibly HAIL G3
1985-1989	The general landuse is grazing and/or cropping	Possibly HAIL G3
1990-1994	The general landuse is grazing and/or cropping A horse racetrack is visible in the SE corner of the site. Racetracks can be HAIL I when covered with coal ash, which this track was not. Refer to Section 8.	Possibly HAIL I and G3
1995-1999	The general landuse is grazing and/or cropping A horse racetrack is visible in the SE corner of the site	Possibly HAIL I and G3
2000-2004	The general landuse is grazing and/or cropping A horse racetrack is visible in the SE corner of the site	Possibly HAIL I and G3
2004-2010	The general landuse is grazing and/or cropping A horse racetrack is visible in the SE corner of the site	Possibly HAIL I and G3
2010-2015	The general landuse is grazing and/or cropping A horse racetrack is visible in the SE corner of the site	Possibly HAIL I and G3
28/2/2019	The general landuse is grazing and/or cropping The horse racetrack has been removed A pond surrounded by a bund has been excavated near the central eastern boundary, adjacent to the north of the backfilled borrow pit	Possibly HAIL I and G3



## 8. Site Walkover

A site walkover inspection by an Eliot Sinclair environmental scientist was undertaken on 28 November 2019. The following was noted:

- The site is generally flat, surrounded by shelter belts and mostly covered with grass (Photo 1, Photo 2 in Appendix G). Some areas are cropped (Photo 3).
- A pond is located near the central eastern boundary of the site. The pond is surrounded by an earthbund (Photo 4, Photo 5).

The walkover confirmed that the horse track has been removed and that the general use of the land has not changed since the latest reviewed aerial image from 2019.

A letter supplied by Gilchrist Brothers Ltd (Appendix H) indicates that the racetrack was formed with sand and crusher dust. This is supported by aerial images showing a reflecting (white or light grey) surface from sand and crusher dust, rather than a dark surface from the spreading of coal ash.

The letter also states that the contractor ploughed and levelled the paddock to remove the racetrack. Subsequently, the paddock was sowed (oats) for a season and grassed in the following seasons. The owner had no issues growing oats or grass in this paddock. Based on the site inspection and the attached correspondence the racetrack is considered non-HAIL.

## 9. Test Pits in Backfilled Borrow Pit Area

On 24 June 2020, three test pits were excavated in a backfilled borrow pit identified on an aerial image from 1970-1974. The location of the access area and borrow pit was geo-referenced and overlaid onto a recent aerial image from 2016 (source: ECan GIS). In addition, the area was surveyed to ensure the test pits were excavated at the intended location. A site plan with the location of the three test pits is shown in Figure 1.

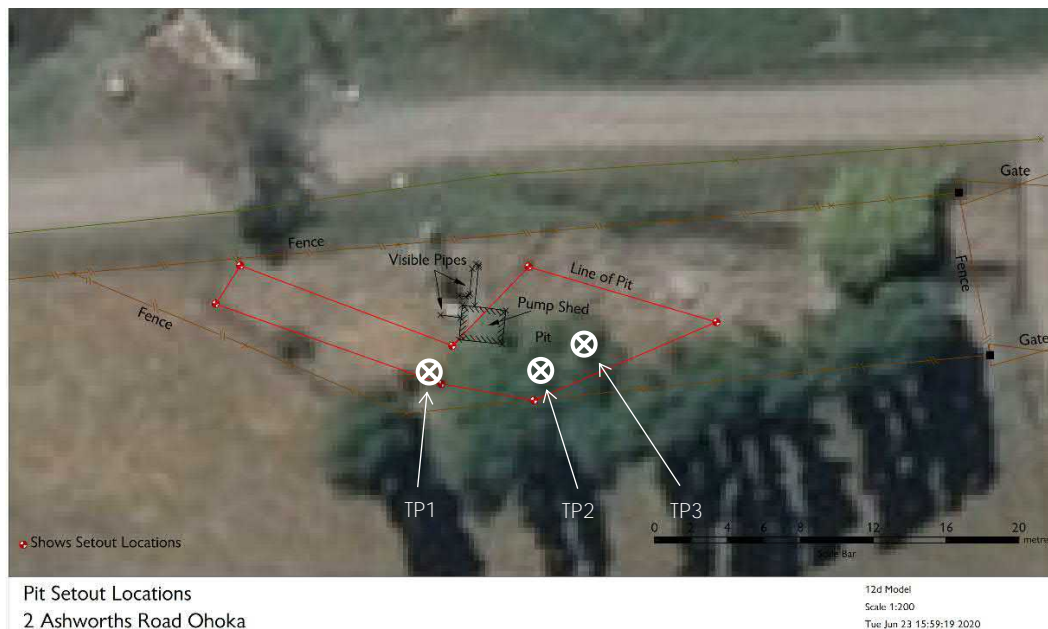


Figure 1. Location of three investigative test pits in a backfilled borrow pit identified on an aerial image from 1970-1974. The trees have been removed since the photo was taken (10/04/2016). Image source: ECan GIS.



The material in the Test Pit 1 comprised visually clean river-run gravel. The side walls of Test Pit 1, which was excavated in the borrow pit access area, collapsed due to the presence of loose gravels. The test pit was terminated at approximately 1.4m bgl when groundwater was encountered.

Test Pit 2 and Test Pit 3 comprised visually clean sandy gravel. The material was more compact than in Test Pit 1. Refer to Photo 6 to Photo 11 in Appendix G.

No olfactory or visual signs of contamination were noticed, and the excavated material did not comprise anthropogenic material. Accordingly, the material observed is assessed as non-HAIL.

## 10. Conclusion

The reviewed council records indicate that the site has been grazed and/or cropped since the 1940s. Apart from the centre pivot irrigation and associated well structures the site remains to be without built structures to date.

Two potential HAIL activities (backfilled borrow pit and racecourse track) have been investigated and were assessed to be non-HAIL.

Based on the above, it is concluded that the NESCS does not apply and the land is suitable for the proposed zone change.

The reviewed records and investigations are summarised in Table 4.

Table 4. Summary of reviewed council records reviewed, site walkover, correspondence with the landowner and investigation of backfill area.

Information sources reviewed	HAIL activities
Waimakariri District Council Property File	No HAIL activities identified
Environment Canterbury's Listed Land Use Register (LLUR)	No HAIL activities recorded
Environment Canterbury resource consent database	No HAIL activities identified
Environment Canterbury GIS/aerial images	Potential HAIL G3 (backfilled borrow pit) investigated and assessed to be non-HAIL Racecourse track (potential HAIL I) correspondence with the landowner indicates that the track was formed with crusher dust and sand (not coal ash). Assessed to be non-HAIL
Site walkover inspection in November 2019	No HAIL activities identified
Horse racetrack	Assessed as non-HAIL.
Backfilled borrow pit	No anthropogenic material, olfactory or visual signs of potential contamination. Assessed as non-HAIL.



## 11. Risk Assessment/Site Characterisation

This PSI report is based on a review of Council records including historical aerial images and Eliot Sinclair's site inspections on 28 November and 6 December 2019, and test pits in the borrow pit on 24 June 2020.

In accordance with NESCS Regulation 6 (3) no activity or industry described in the HAIL:

- is being undertaken on the site,
- has been undertaken in the past, or
- is more likely than not to have been undertaken on the site.

There is no information that indicates that the site has been used for a HAIL activity or may have been affected by HAIL activities on neighbouring land. Within the limitations of the Accidental Discovery Protocol, it is considered that the likelihood of any activity or industry described in the HAIL having been undertaken is low.

Accordingly, it is considered highly unlikely that there will be a risk to human health if the activity (subdivision) proceeds.

## 12. Recommendations

No works proposed.

## 13. Disclaimer

The comments made in this report are based on Council records accessed in December 2019, a site walkover inspection on 28 November 2019 and test pit excavations on 24 June 2020. It is possible these may not provide a complete or accurate assessment of the entire site. As a result, Eliot Sinclair provides this information on the basis that it does not guarantee that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

All reasonable effort has been made to ensure that the conclusions drawn in this report are correct at the time of reporting. However, activities described on the HAIL may change in the future as knowledge about potentially hazardous activities develops.

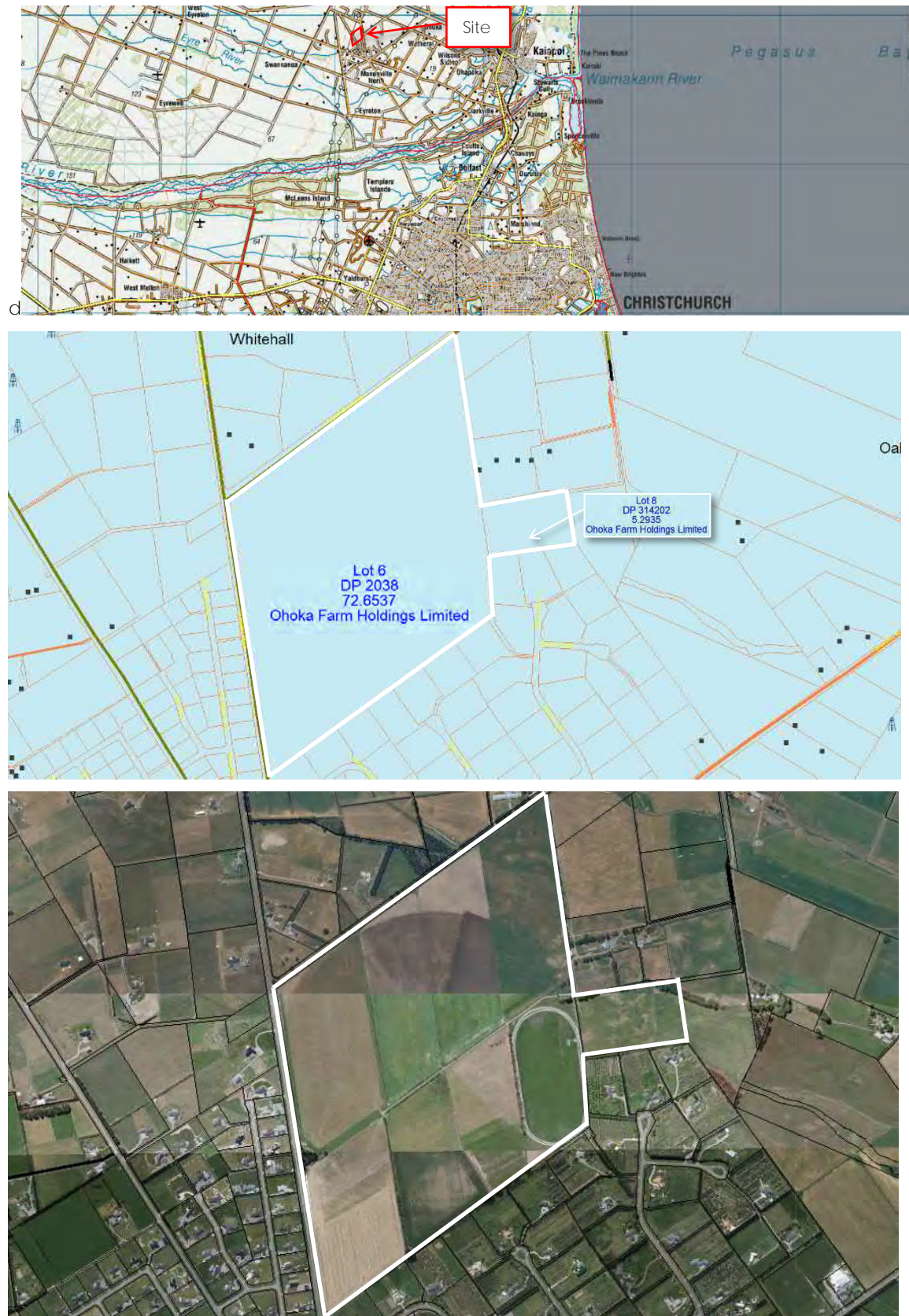
It is possible there may be unidentified subsoil conditions that are not obvious from the information obtained by our desktop investigation and site inspection, and that differ from the conclusions of this report. Should unusual geotechnical conditions be encountered then Eliot Sinclair should be advised so that they can review any new information and to advise if the recommendations of this report are still valid.

This report has been prepared for the benefit of Ohoka Farm Holdings Ltd. No liability is accepted by this company or any employee of this company with respect to the use of this report by any other party or for any other purpose other than what is stated in our scope of work.

This report is not intended to relieve contractors of their responsibilities under the Health and Safety at Work Act 2015. Site 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, at their own expense.



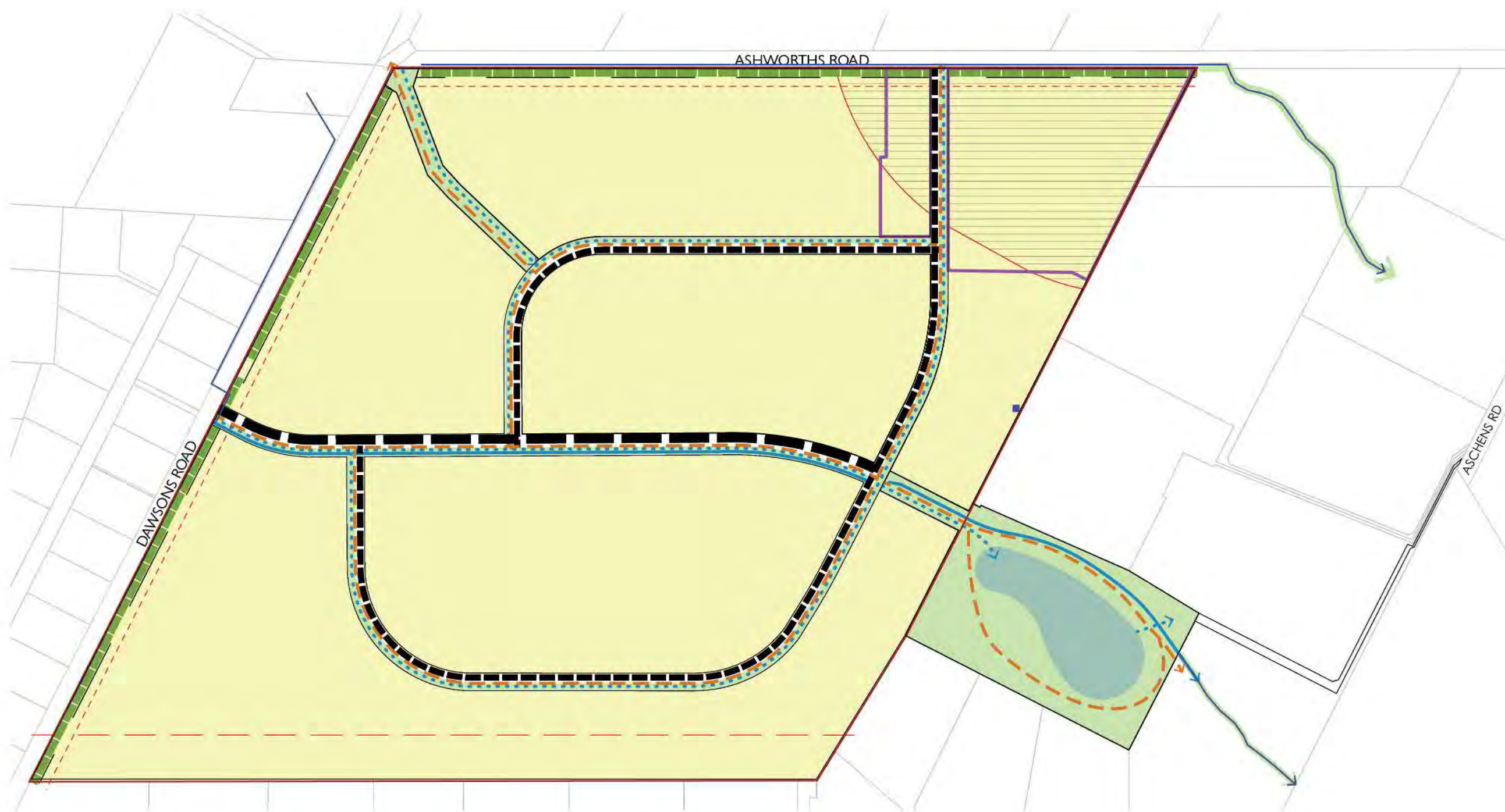
## Appendix A. Site Plans





## Appendix B. Proposed Outline Development Plan





## LEGEND

	Rural Residential application boundary		25m road with swales, stream corridor and footpath		No build overlay from intensive farming offset (300m)
	10m landscape buffer within individual lots		Stormwater management area (SMA)		50m no build setback from boundary from adjoining San Dona development
	Pedestrian and cycle connection		Reserve		20m no build setback from road boundary
	Swale		Rural residential lot		Abuttal parcels
	Water race (re-aligned)		Larger rural residential lots due to intensive farming offset		Spring
	Drain outside of Site				
	20m road reserve with swales and footpath				

## NOTES

Lot 6 DP 2038 CB 21K/781 72.6111 Ha  
 Lot 8 DP 31402 RT 56165 5.2887 Ha  
**Site area - 77.8998 Ha**

**ASHWORTH'S RD DEVELOPMENT**  
**INDICATIVE ODP | 502044**  
 L1 | 1:5000 @ A3 | Revision A  
 15.06.2021





## Appendix C. Record of Titles

ORDER TITLE

### Quickmap Title Details

Information last updated as at 01-Dec-2019



#### RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier **CB21K/781**  
Land Registration District **Canterbury**  
Date Issued 21 October 1980

##### Prior References

[CB224/50](#)

---

Type	Fee Simple
Area	72.6537 hectares more or less
Legal Description	Lot 6 Deposited Plan 2038

##### Registered Owners

Ohoka Farm Holdings Limited

---

[556578.1](#) Land Improvement Agreement pursuant to Section 30(3) of the Soil Conservation and Rivers Control Act 1941 - 16.7.1985 at 11.33 am

Appurtenant hereto is a right to drain water created by Easement Instrument [6444034.5](#) - 2.6.2005 at 9:00 am

The easement created by Easement Instrument [6444034.5](#) is subject to Section 243 (a) Resource Management Act 1991

HISTORIC

ORDER TITLE

*The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.*





## RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

**Identifier**                      **56165**  
**Land Registration District**   **Canterbury**  
**Date Issued**                      21 June 2005

### Prior References

[CB414/39](#)

Type	Fee Simple
Area	5.2935 hectares more or less
Legal Description	Lot 8 Deposited Plan 314202

### Registered Owners

Ohoka Farm Holdings Limited

Outstanding Agreement [52393 \(89/531\)](#) to clean cut the creek or stream - 23.5.1878 at 12:00 pm

[556578.1](#) Land Improvement Agreement pursuant to Section 30 (3) of the Soil Conservation and Rivers Control Act 1941 - 16.7.1985 at 11:33 am

[6444034.2](#) Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 2.6.2005 at 9:00 am and entered 21.6.2005 at 9:00 am

[6444034.3](#) Consent Notice pursuant to Section 221 Resource Management Act 1991 - Produced 2.6.2005 at 9:00 am and entered 21.6.2005 at 9:00 am

Subject to a right to drain water over part marked L on DP 314202 created by Easement Instrument [6444034.5](#) - Produced 2.6.2005 at 9:00 am and entered 21.6.2005 at 9:00am

The easement created by Easement Instrument [6444034.5](#) is subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electric power in gross over parts marked D & I on DP 314202 to Mainpower New Zealand Limited created by Easement Instrument [6444034.6](#) - Produced 2.6.2005 at 9:00 am and entered 21.6.2005 at 9:00am

The easement created by Easement Instrument [6444034.6](#) is subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument [6444034.7](#) - Produced 2.6.2005 at 9:00 am and entered 21.6.2005 at 9:00am

Subject to a right of way, right to drain sewage, right to convey water, electric power and telecommunications over parts marked D and I on DP 314202 created by Easement Instrument [6444034.8](#) - Produced 2.6.2005 at 9:00 am and entered 21.6.2005 at 9:00am

The easements created by Easement Instrument [6444034.8](#) are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way, right to drain sewage, right to convey water, electric power and telecommunications created by Easement Instrument [6444034.8](#) - Produced 2.6.2005 at 9:00 am and entered 21.6.2005 at 9:00am



## Appendix D. Listed Land Use Register (LLUR)

Lot 6 DP 2038

(Having trouble finding your address?)

Environment Canterbury Regional Co...

OVERVIEW

FINDING YOUR ADDRESS

SEARCH SUMMARY

Thank you for your enquiry.

The Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

If you would like a property statement, please fill in your details below.

Records Found

No records found.

Lot 8 DP 314202

(Having trouble finding your address?)

Environment Canterbury Regional Co...

OVERVIEW

FINDING YOUR ADDRESS

SEARCH SUMMARY

Thank you for your enquiry.

The Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

If you would like a property statement, please fill in your details below.

Records Found

No records found.



## Appendix E. Environment Canterbury Resource Consent Database



ConsentNo	ConsentType	ConsentSource	ConsentStatus	Location	GivenEffectTo	Expires	GIS_Catchment	GIS_SWAllocationZone
CRC130148	Permitted Activity (s15)	NA	Issued - Inactive	238 Wards Road, MANDEVILLE NORTH			6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC8908398	Water Permit (s14)	New Consent	Terminated - Expired	Aschens Rd, OHOKA		April 30, 1999	6640460 - Ohoka Creek	Ohoka Creek
CRC133098	Discharge Permit (s15)	Full Transfer	Issued - Active	187 Dawsons Road, MANDEVILLE	May 28, 2010	May 27, 2045	6640440 - Cust River	Cust Main Drain
CRC094138	Discharge Permit (s15)	New Consent	Terminated - Replaced	242 Wards Road, MANDEVILLE	August 28, 2009	June 23, 2044	6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC102459	Land Use Consent (s9)	New Consent	Terminated - Expired	242 Wards Road, MANDEVILLE		March 9, 2013	6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC101954	Land Use Consent (s9)	New Consent	Terminated - Expired	237 Wards Road, OHOKA		January 19, 2013	6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC890840	Discharge Permit (s15)	New Consent	Terminated - Surrendered	Aschens Rd, OHOKA		April 30, 1999	6640460 - Ohoka Creek	Ohoka Creek
CRC063338	Water Permit (s14)	Part Transfer Site2Site (-)	Issued - Active	590 No 10 Road, RANGIORA	October 22, 2006	March 16, 2034	6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC102168	Discharge Permit (s15)	New Consent	Terminated - Surrendered	238 Wards Road, MANDEVILLE	March 17, 2010	February 10, 2045	6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC103391	Land Use Consent (s9)	New Consent	Terminated - Expired	253 Wards Road, MANDEVILLE		June 23, 2013	6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC094138.1	Discharge Permit (s15)	Full Transfer	Terminated - Surrendered	242 Wards Road, MANDEVILLE	August 28, 2009	June 23, 2044	6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC063336	Land Use Consent (s9)	New Consent	Terminated - Expired	590 No 10 Road, RANGIORA		April 12, 2009	6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC090828	Permitted Activity (s15)	NA	Issued - Inactive	253 Wards Road, MANDEVILLE			6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC101650	Discharge Permit (s15)	New Consent	Terminated - Replaced	237 Wards Road, MANDEVILLE	April 7, 2010	December 11, 2044	6650300 - Waimakariri Water Race	Waimakariri Water Race
CRC143136	Land Use Consent (s13)	New Consent	Terminated - Annulled	22 Aschens Road, Rangiora			6640460 - Ohoka Creek	Ohoka Creek
CRC176565	Land Use Consent (s9)	New Consent	Terminated - Replaced	715 Mill Road, Ohoka	December 4, 2017	June 30, 2025	6640460 - Ohoka Creek	Cust Main Drain, Ohoka Stream
CRC186098	Discharge Permit (s15)	Full Transfer	Issued - Active	237 Wards Road, MANDEVILLE	April 7, 2010	December 11, 2044	6650300 - Waimakariri Water Race	Ohoka Stream
CRC191029	Land Use Consent (s9)	Full Transfer	Issued - Active	715 Mill Road, Ohoka	December 4, 2017	June 30, 2025	6640460 - Ohoka Creek	Cust Main Drain, Ohoka Stream
CRC150686	Discharge Permit (s15)	New Consent	Terminated - Surrendered	Ashworths & Aschens Road, Ohoka		August 29, 2029	6640460 - Ohoka Creek	Ohoka Creek



## Appendix F. Historical Aerial Images





**Eliot Sinclair**  
surveyors | engineers | planners

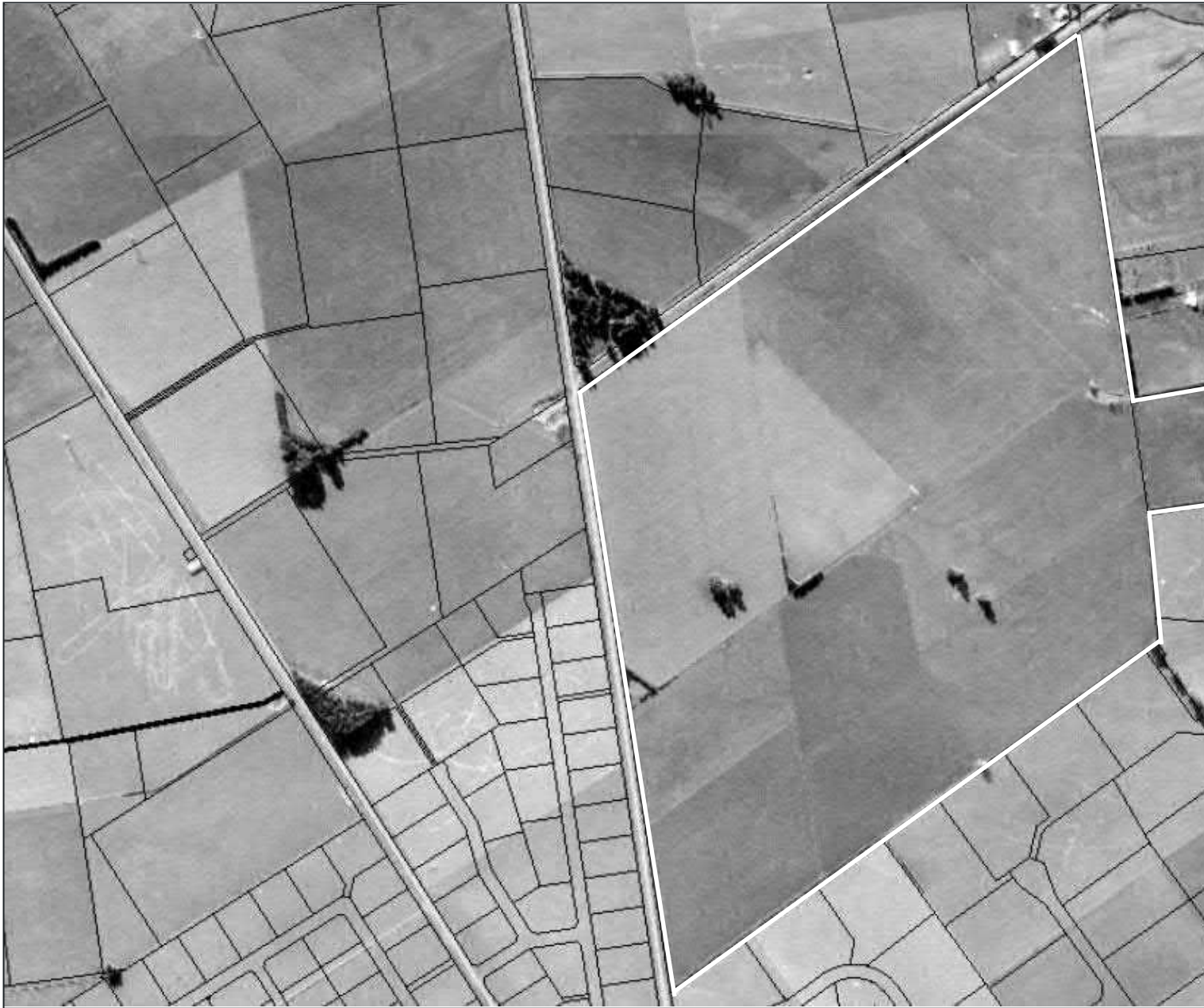
1940-1944 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road, Ohoka

Scale:  
NTS  
Source:  
ECan GIS

20 Troup Drive, PO Box 9339, Town





**Eliot Sinclair**  
surveyors | engineers | planners

1960-1964 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road, Ohoka

Scale:  
NTS  
Source:  
ECan GIS

20 Troup Drive, PO Box 9339, Tower Junction





**Eliot Sinclair**  
surveyors | engineers | planners

1965-1969 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road, Ohoka

Scale:

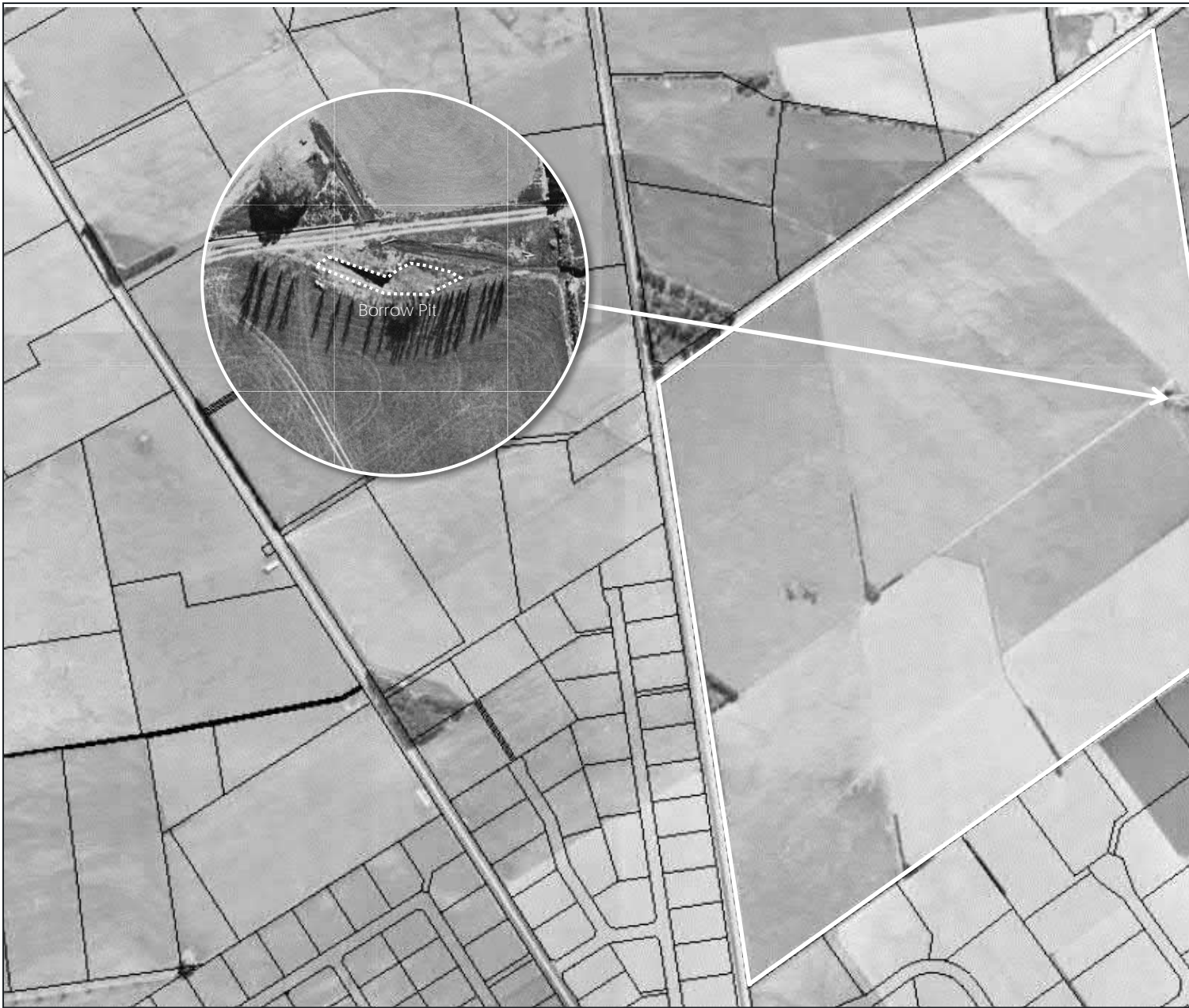
NTS

Source:

ECan GIS

20 Troup Drive, PO Box 9339, Town





**Eliot Sinclair**  
surveyors | engineers | planners

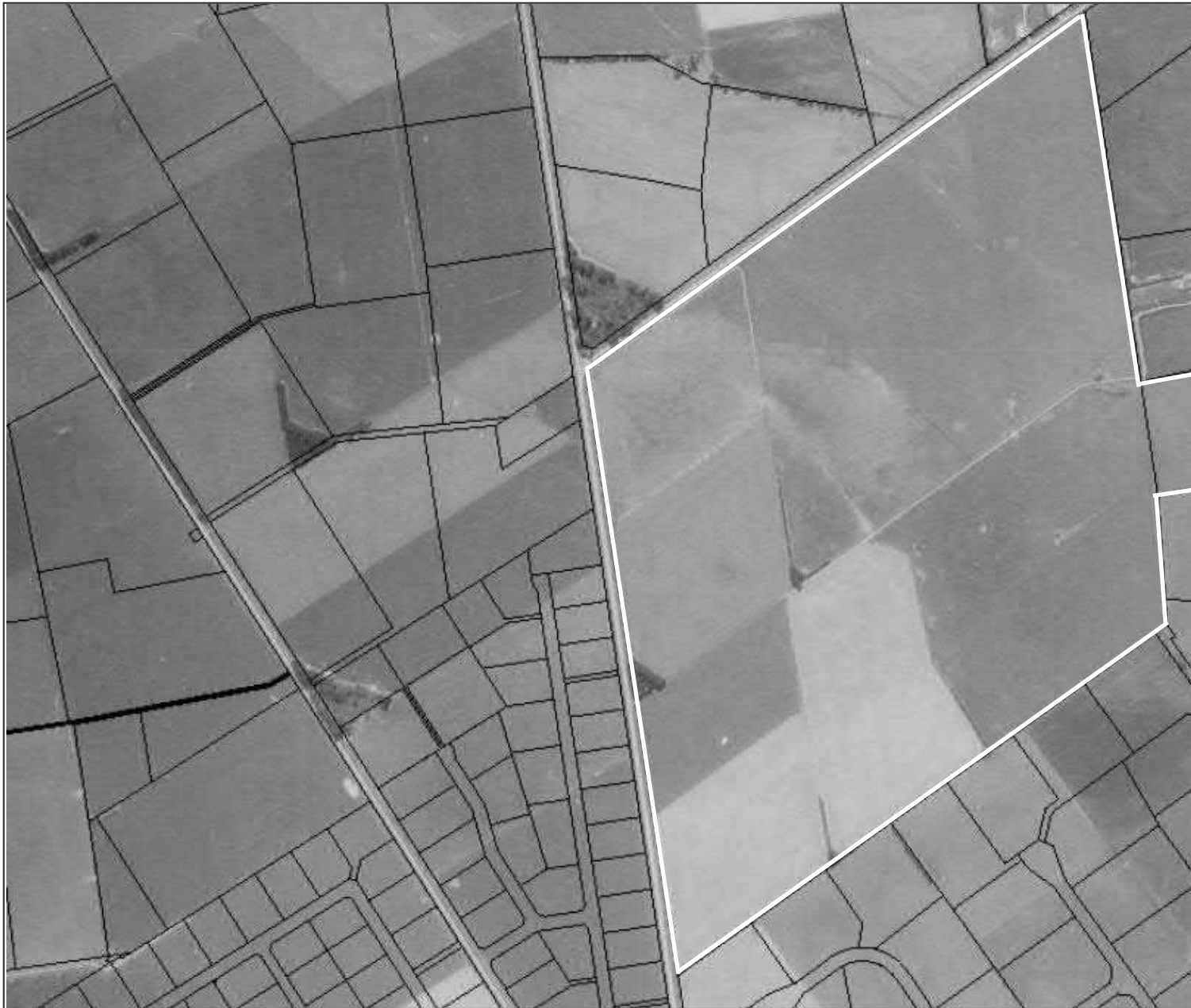
1970-1974 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road, Ohoka

Scale:  
NTS  
Source:  
ECan GIS

20 Troup Drive, PO Box 9339, Tower





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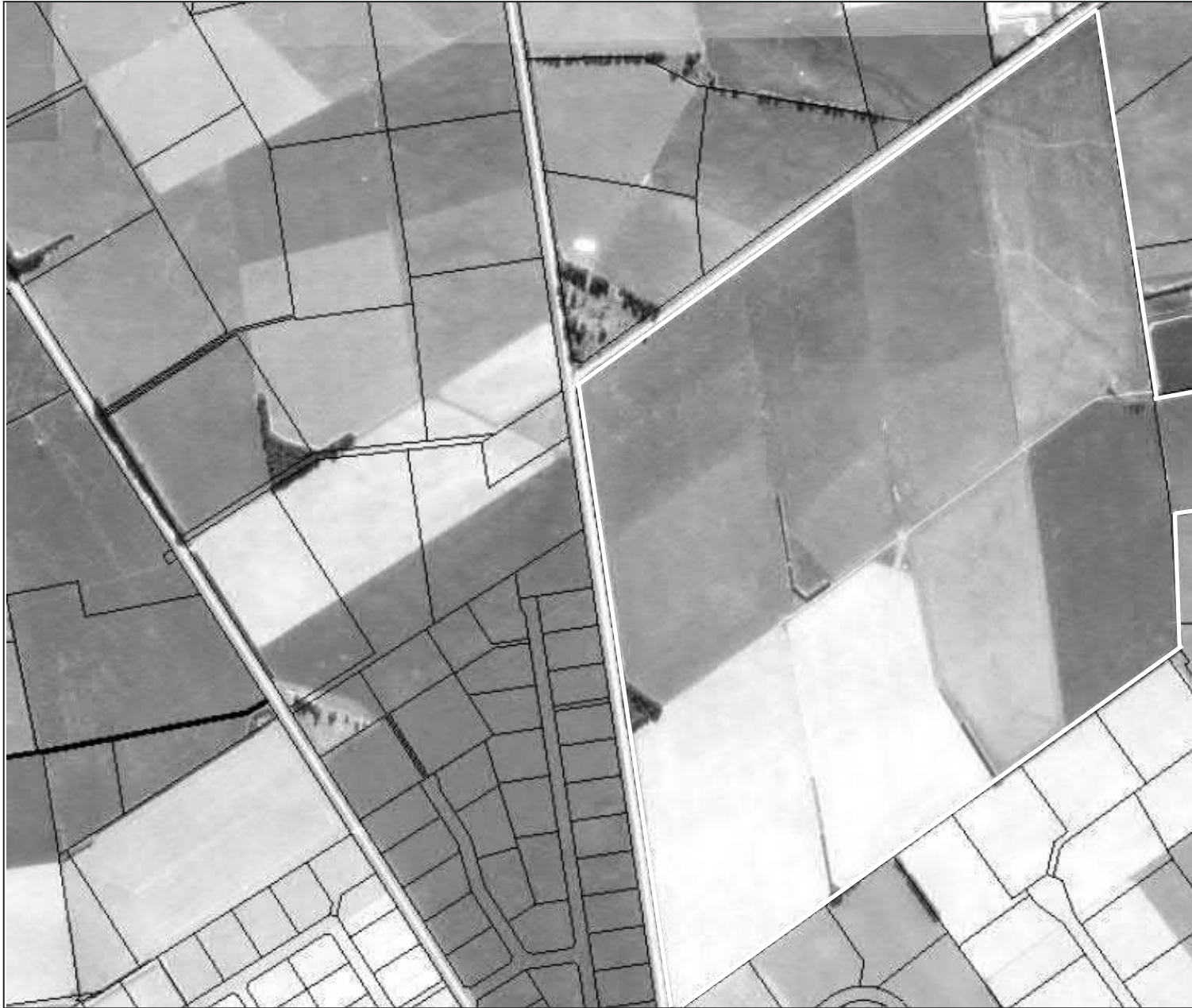
1975-1979 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road, Ohoka

Scale:
NTS
Source:
ECan GIS

20 Troup Drive, PO Box 9339, Tower





**Eliot Sinclair**  
surveyors | engineers | planners

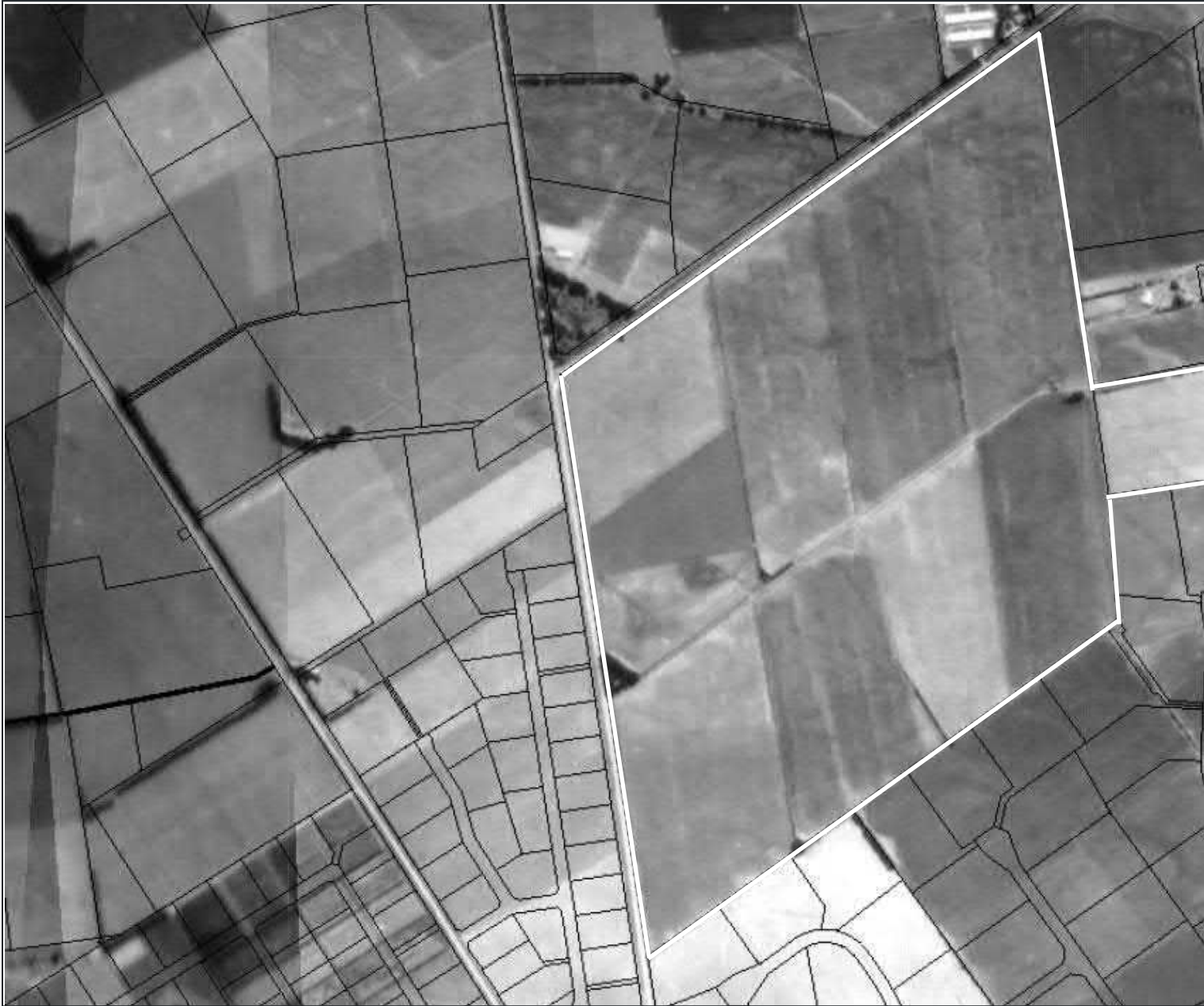
1980-1984 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road, Ohoka

Scale:
NTS
Source:
ECan GIS

20 Troup Drive, PO Box 9339, Tower





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surveyors | engineers | planners

1985-1989 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road, and 9  
Aschens Road, Ohoka

Scale:
NTS
Source:
ECan GIS

20 Troup Drive, PO Box 9339, Tower Junction





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1990-1994 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road, and 9  
Aschens Road, Ohoka

Scale:
NTS
Source:
ECan GIS

20 Troup Drive, PO Box 9339, Tower Junction





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1995-1999 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road, Ohoka

Scale:

NTS

Source:

ECan GIS

20 Troup Drive, PO Box 9339, Tow





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2000-2004 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road Ohoka

Scale:  
NTS  
Sources:  
ECan GIS

20 Troup Drive, PO Box 9339, Tower





**Eliot Sinclair**  
surveyors | engineers | planners

2004-2010 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road, Ohoka

Scale:  
NTS  
Sources:  
ECan GIS

20 Troup Drive, PO Box 9339, Tower





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2010 - 2015 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road and 9  
Aschens Road, Ohoka

Scale:  
NTS  
Source:  
ECan GIS

20 Troup Drive, PO Box 9339, Tower





Backfilled access borrow pit  
(possible HAIL G3), (photo dated  
21/09/2018).

Dawsons Rd

615 m

**Eliot Sinclair**  
surveyors | engineers | planners

28/2/2019 Aerial Image

Ohoka Farm Holdings Ltd  
2 Ashworths Road, and 9  
Aschens Road, Ohoka

Scale:

NTS

Source:

Google Earth

20 Troup Drive, PO Box 9339, T



## Appendix G. Site Walkover Photos 28 November 2019



Photo 1: Looking SE



Photo 2: View looking W towards the centre of the site



Photo 3: Looking NW



Photo 4: Pond on the site.



Photo 5: Fenced-off area with historic borrow pit and pump shed



## Investigative Dig in Backfilled Borrow Pit 24 June 2020



Photo 6: Location of Test Pit 1



Photo 7: Detail of Test Pit 1 - note groundwater at the base of the pit and collapsing side walls



Photo 8: Overview of Test Pit 2



Photo 9: Detail of Test Pit 2



Photo 10: Overview of Test Pit 3



Photo 11: Detail of Test Pit 3



## Appendix H. Racetrack Removal



To whom it may concern

Gilchrist Brothers Limited were engaged to fully cultivate and level paddock "D11" on Mark Prosser's property at Ashworths Road, Ohoka. This paddock was a horse race track used by the previous owner. We ploughed and levelled the paddock sowing it into oats. Once the oats were grazed, it was direct drilled into grass pasture. The old horse track was formed with mainly sand and crusher dust. The job was a lot easier than I expected due to it being formed with sand. We have had no issues growing oats or grass in this paddock.

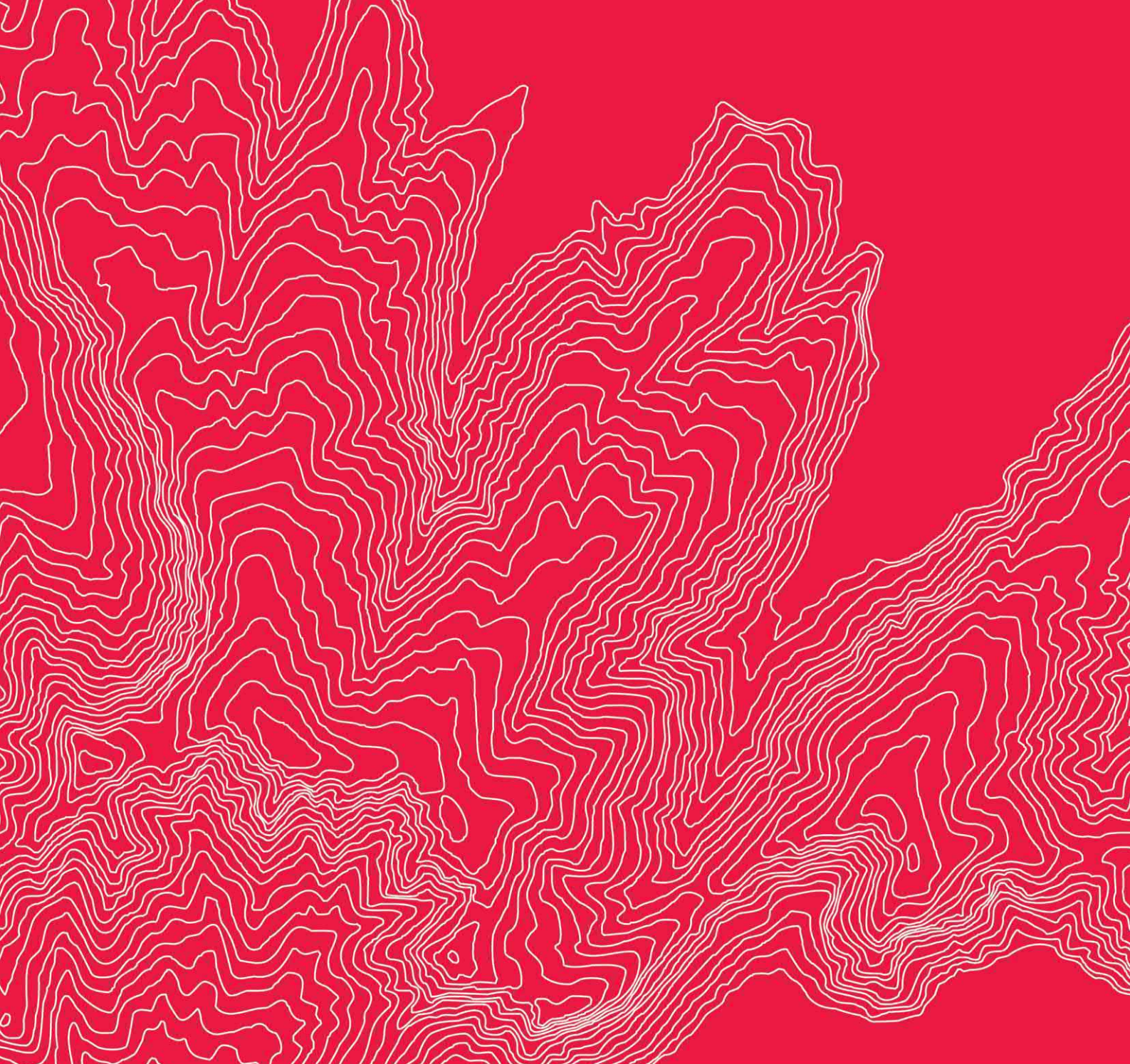
Regards

Andrew Gilchrist



APPENDIX 6  
NATURAL HAZARDS REPORT





# Natural Hazards Risk Assessment

**eliot  
sinclair**

2 Ashworths Road, Ohoka  
Prepared for Ohoka Farm Holdings Ltd  
502044



# Natural Hazards Risk Assessment

2 Ashworths Road, Ohoka

Prepared for Ohoka Farm Holdings Ltd

502044

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
Prepared by:	Christopher O'Connell Geotechnical Engineer BE(Hons) Civil MEngNZ		19 July 2021
Reviewed by:	John Aramowicz Geotechnical & Civil Engineer   Director BE(Hons) Mining CMEngNZ CPEng		19 July 2021
Directed and approved for release by:	Bruce Sinclair Surveyor   Principal BSc MS+SNZ RPSurv LCS		19 July 2021
Status:	Final		
Release date:	19 July 2021		
Reference no:	502044		
Distributed to:	Ohoka Farm Holdings Ltd		

## Limitations

*This report has been prepared for Ohoka Farm Holdings Ltd according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.*



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Appendix A. Development Scheme Plan

Appendix B. Site Investigation Records



## 1. Introduction

Eliot Sinclair & Partners Ltd was engaged by Ohoka Farm Holdings Ltd to assess the risk of Natural Hazards at 2 Ashworths Road and 9 Aschens Road, Ohoka ('the site') and to report on the geotechnical suitability for the proposed rezoning to rural-residential land.

This report addresses the risk of *natural hazards* as they relate to the subdivision consent application under Section 106 of the Resource Management Act (RMA)<sup>1</sup> as a guide to land suitability for re-zoning.

We have also undertaken a Preliminary Site Investigation (PSI) reference 502044 dated 19 July 2021.

## 2. Reporting Requirements

The scope of the report is governed by the need to address requirements set out in the following documents:

- Resource Management Act (RMA), 1991: Section 106 – Natural Hazards
- Ministry of Business, Innovation and Employment, 2012: Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes – Part D: Subdivisions
- Waimakariri District Plan Policy 8: Natural Hazards and Rule 27: Natural Hazards<sup>2</sup>.
- Waimakariri District Council: Engineering Code of Practice<sup>3</sup>.

## 3. Scope of Work

The scope of work for this assessment comprised:

- Review available data from the New Zealand Geotechnical Database<sup>4</sup> (NZGD), Canterbury Maps<sup>5</sup> and the Institute of Geological & Nuclear Sciences' (GNS) Active Faults Database<sup>6</sup>.
- Walkover inspection on 28 November 2019.
- Undertake twenty shallow hand auger test holes and Scala penetrometer tests to investigate the nature of the shallow soils and soil bearing capacity across the site+56.
- Assess the risk of material damage from potential natural hazards.
- Prepare a Natural Hazards Assessment report to comment on the hazards relevant to the site, to summarise the general geotechnical conditions encountered across the site and to provide geotechnical recommendation that should be addressed at the time of future development/subdivision.

## 4. Proposed Rezoning Submission

The proposed rezoning intends to rezone the site from Rural to proposed Rural – Residential.

## 5. Site Description

The site is legally described as:

- 2 Ashworths Road: Lot 6 DP 2038, approximately 72.65 hectares
- 9 Aschens Road: Lot 8 DP 314202 approximately 5.29 hectares

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<sup>1</sup> Resource Management Act – retrieved in October 2019 from <http://www.legislation.govt.nz/>

<sup>2</sup> Waimakariri District Council Plan – Retrieved in October 2019 from <https://waimakariri.isoplan.co.nz/eplan/#Rules/0/35/1/0>

<sup>3</sup> Waimakariri District Council Engineering Code of Practice. 3 July 2008. Retrieved in October 2019 from [https://www.waimakariri.govt.nz/data/assets/pdf\\_file/0013/10156/Engineering-Code-of-Practice-full-document-updated-27-May-2016.PDF](https://www.waimakariri.govt.nz/data/assets/pdf_file/0013/10156/Engineering-Code-of-Practice-full-document-updated-27-May-2016.PDF)

<sup>4</sup> New Zealand Geotechnical Database (NZGD). Retrieved in February 2019 from <https://www.nzgd.org.nz/>

<sup>5</sup> Canterbury Maps. Retrieved in February 2019 from <https://mapviewer.canterburymaps.govt.nz>

<sup>6</sup> Geological and Nuclear Sciences. (2004). Active Faults Database. Retrieved in February 2019 from <http://maps.gns.cri.nz/website/af/viewer.htm>



The site is bounded by Ashworths Road to the north, Dawsons Road to the west and rural/rural residential properties on all other sides, as shown in Figure 1.



Figure 1. Figure 1: Site location – 2 Ashworths Road and 9 Aschens Road

The land is currently being used for agricultural purposes. The site is generally flat and covered in short grass and shrubs with a 5m fall from west to east giving an average slope of around 0.6%.

An open stormwater drain is present along the north and west boundaries of 2 Ashworths Road and runs parallel to Ashworths and Dawsons Road respectively. A pond is located near the eastern boundary of 2 Ashworths Road.

It is proposed to develop the area shown on Figure 1 into roughly 120 rural residential allotments of approximately 0.5ha each.

Refer to Appendix A for a proposed development scheme plan.

## 6. Geology

Published geology<sup>7</sup> indicates the site is underlain by river deposits, described as “Unweathered, brownish-grey, variable mix of gravels/sands/silt/clay in low river terraces; locally up to 2m silt cap (Q2a)”.

<sup>7</sup> Forsyth, P.J., Barrell, D.J.A., Jongens, R. (2008) (compilers), Geology of the Christchurch Area, Institute of Geological and Nuclear Sciences 1:250 000 geological map 16. 1 sheet. Lower Hutt, New Zealand. GNS Science. ISBN 987-0-478-19649-8



The closest active faults mapped on the GNS Active Faults Database are located approximately 10km to the northwest (Ashley Gorge Fault) and 10km to the northeast (Loburn Fault).

## 7. Standard of Investigation

Section 16.2 of MBIE's guidelines<sup>8</sup> requires appropriate geotechnical investigations be carried out to enable the ground forming materials to at least 15m depth to be characterised, unless the ground is known to be of acceptable quality from lesser depths, for example in areas known to be underlain by competent gravels or deep groundwater profiles.

Based on our desktop study, including Environment Canterbury well records, the underlying geological profile is expected to comprise silty topsoil and silt overlying various layers of gravel, with groundwater approximately 3 to 5m bgl on the Canterbury Maps Piezometric Contour Map. Waimakariri District Council's liquefaction hazard mapping<sup>9</sup> indicates the site has a low risk of liquefaction.

Therefore, additional deep geotechnical investigation is not considered a requirement for this Natural Hazard Risk Assessment.

## 8. Shallow Geotechnical Testing

Eliot Sinclair & Partners undertook shallow geotechnical testing comprising of a hand auger and Scala penetrometer across the site on 22 and 28 November 2019. The purpose of the geotechnical testing was to confirm the nature of the shallow soil strata and the inferred soil bearing capacity. Please refer to the Site Investigation Records attached in Appendix B.

The hand augers generally encountered silty topsoil to 0.2 to 0.3m below ground level over in-situ silts and silty gravels to 0.3 to 0.6m bgl where hand testing was terminated due to practical refusal on inferred gravels.

Scala penetrometer resistances below the topsoil layer were low and variable and indicate that in wet, winter conditions, in-situ silts (where present) will provide an index ultimate static bearing capacity of only  $q_u=100\text{kPa}$ . However, below the in-situ silts the Scala penetrometer resistances increased due to the inferred gravels that provide an ultimate static bearing capacity of at least 300kPa. Scala penetrometer testing terminated between 0.35m and 1.15m bgl on inferred compact gravels.

## 9. Natural Hazards Risk Assessment

### 9.1. Introduction

To determine whether there is a significant risk due to natural hazards, decision-makers are guided by the matters set out in RMA Section 106(1A). An assessment of the risk from natural hazards requires a combined assessment of:

- The likelihood of natural hazards occurring (whether individual or in combination).
- The material damage that would result from natural hazards to land where the consent is sought, other land, or structures.
- Any likely subsequent use of the land where the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in the previous point.

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<sup>8</sup> Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes, Ministry of Business, Innovation & Employment, December 2012

<sup>9</sup> Waimakariri District Council Natural Hazards Liquefaction Susceptibility L1. 19/05/2016. Retrieved in May 2019 from: [https://www.waimakariri.govt.nz/\\_\\_data/assets/pdf\\_file/0024/18186/15-062A-LiquefactionMap.pdf](https://www.waimakariri.govt.nz/__data/assets/pdf_file/0024/18186/15-062A-LiquefactionMap.pdf)



Decision-makers are required to consider the magnitude of risk of natural hazards, including natural hazards that have a high impact but low probability of occurrence. This will align assessments with the definition of 'effect' in Section 3 of the RMA.

The RMA defines natural hazards as: *Any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslide, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.*

While this report has not been prepared for subdivision consent, the RMA requirements have been adopted as a guide to demonstrate the suitability of the site for the proposed rural-residential zoning request.

#### 9.1.1. Earthquakes

New Zealand is a seismically active region, and it is possible the site will be subject to strong ground shaking. New buildings and infrastructure will need to be designed, consented, and built to normal acceptable industry standards and New Zealand Building Code compliance.

No known active faults intersect the land, so the risk of fault rupture at the site is deemed to be acceptable in that the same situation applies for all nearby developed areas that are also not on known active faults.

#### 9.1.2. Subsidence (liquefaction and soft/compressible ground)

The soils across the site comprise various layers of gravel with groundwater likely to be present around 3 to 5m bgl. Based on Waimakariri District Council's liquefaction hazard mapping, the site is considered to be at low risk of liquefaction and therefore a low risk of liquefaction-induced settlement. Normal foundation design to an acceptable industry standard and the New Zealand Building Code will be appropriate for this site.

#### 9.1.3. Inundation

The Waimakariri District Council District Plan Hazard Map shows minor areas of the site have a medium flood hazard with flood depths of approximately 0.20 to 0.42m above ground level. Refer to Figure 2.

The Waimakariri District Council's in-house flood hazard map shows much of the site has a low (green) flood hazard depth of 0.10 to 0.25m and isolated areas have a medium (blue) flood hazard depth of 0.25 to 0.50m above existing ground level. Refer to Figure 3.

The site is located outside the Ashley River Flood Plains and therefore it is unlikely the site will be inundated from a breakout of the Ashley River.

The roading required in the proposed development will be designed to manage any inundation and flood flows across the site.

#### 9.1.4. Erosion and Sedimentation

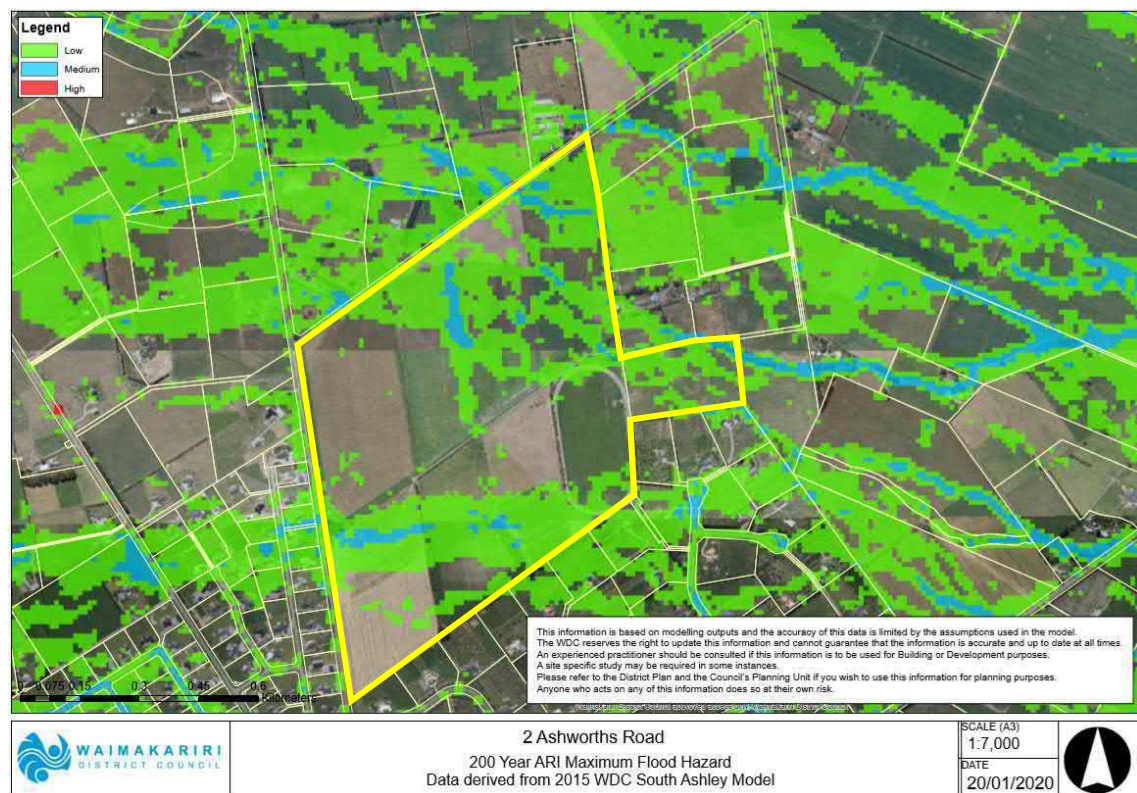
The site is currently vegetated with mainly grass and at the time of our site walkover inspection we did not find any obvious evidence of erosion or sedimentation processes. Given this, we believe the development of the land will not increase the risk of erosion or sedimentation.

An Erosion and Sediment Control Plan should be in place for any earthworks or construction at the site, in accordance with good management.





Figure 2. Figure 2: Waimakariri District Council Flood Hazard Maps (January 2020) – approximate subdivision outline shown



#### 9.1.5. Wind

The site is considered open and exposed under Section 5 (Bracing Demand) in NZS3604:2011, "Timber-Framed Buildings" and may be susceptible to high winds.



Any new buildings and infrastructure will need to be designed, consented and built in accordance with good acceptable industry standards and practice and New Zealand Building Code compliance to withstand the effects of strong wind loads.

#### 9.1.6. Fire

Natural fire risk at the site may relate to the presence of trees on its perimeter and separating paddocks. The Kaiapoi and Rangiora Fire Stations are located 22km and 10km away from the site respectively. The fire risk is not expected to increase as a result of the proposed subdivision.

#### 9.1.7. Multiple Hazards

The likelihood of concurrent hazards is low and can be mitigated by managing the risk of each individual hazard.

## 10. Recommendations

### 10.1. Flood Hazard

To mitigate the flood hazard, and based on communication with Waimakariri District Council, the following finished floor levels are recommended with reference to Figure 3.

Table 1: Recommended FFL

Flood Hazard Category	Approximate flood depth	Freeboard	Recommended finished floor level
Very low (clear)	Up to 100mm	300mm	400mm minimum above surrounding ground
Low (green)	100 – 300mm	400mm	500 to 700mm minimum above surrounding ground
Medium (blue)	300 – 600mm	500mm	800 to 1,100mm minimum above surrounding ground

With the above freeboard, dwellings constructed in the low flood hazard zone will have an acceptable low risk of damage from flood waters. There is a general recommendation to avoid building in the medium flood hazard areas. Developing the land to incorporate medium flood hazard areas for roading or reserve purposes should be considered.

Due to the land areas for the proposed lots of ~4ha, and 20m setback requirements, it is considered unlikely that the construction of residential buildings will result in an adverse effect to neighbouring properties.

## 11. Conclusions

We have concluded a natural hazard risk assessment for the proposed submission to request re-zoning rural land to rural-residential land. The natural hazards have been assessed with risk levels found to be acceptable or tolerable and can be managed as part of a future subdivision and developed with normal good practice design and development controls.

Given this, we have found no risks from natural hazards that would be of concern for re-zoning the land and future residential development.



We conclude that the site is suitable, regarding geotechnical matters, for the proposed rural-residential re-zoning.

## 12. Disclaimer

Comments made in this report are based on information shown on the NZGD, Canterbury Maps, GNS's Active Faults Database, our inspection of the site, shallow geotechnical testing and the Ministry of Business, Innovation and Employment's (MBIE) December 2012 guidelines.

Whilst every care was taken during our interpretation of the subsurface conditions, there may be subsoil strata and features that were not detected. The exposure of such conditions, or occurrence of additional strong seismicity, or any future update of MBIE's guidelines may require review of our recommendations or further investigations. Eliot Sinclair should be contacted if this occurs to confirm the recommendations of this report remain valid.

This report has been prepared for the benefit of Ohoka Farm Holdings Limited and the Waimakariri District Council. This report is specifically prepared for the proposed subdivision and should not be used to support any future consent application without our prior review and approval.

No liability is accepted by this company or any employee of this company with respect to the use of this report by any other party or for any other purpose other than what is stated in our scope of work.

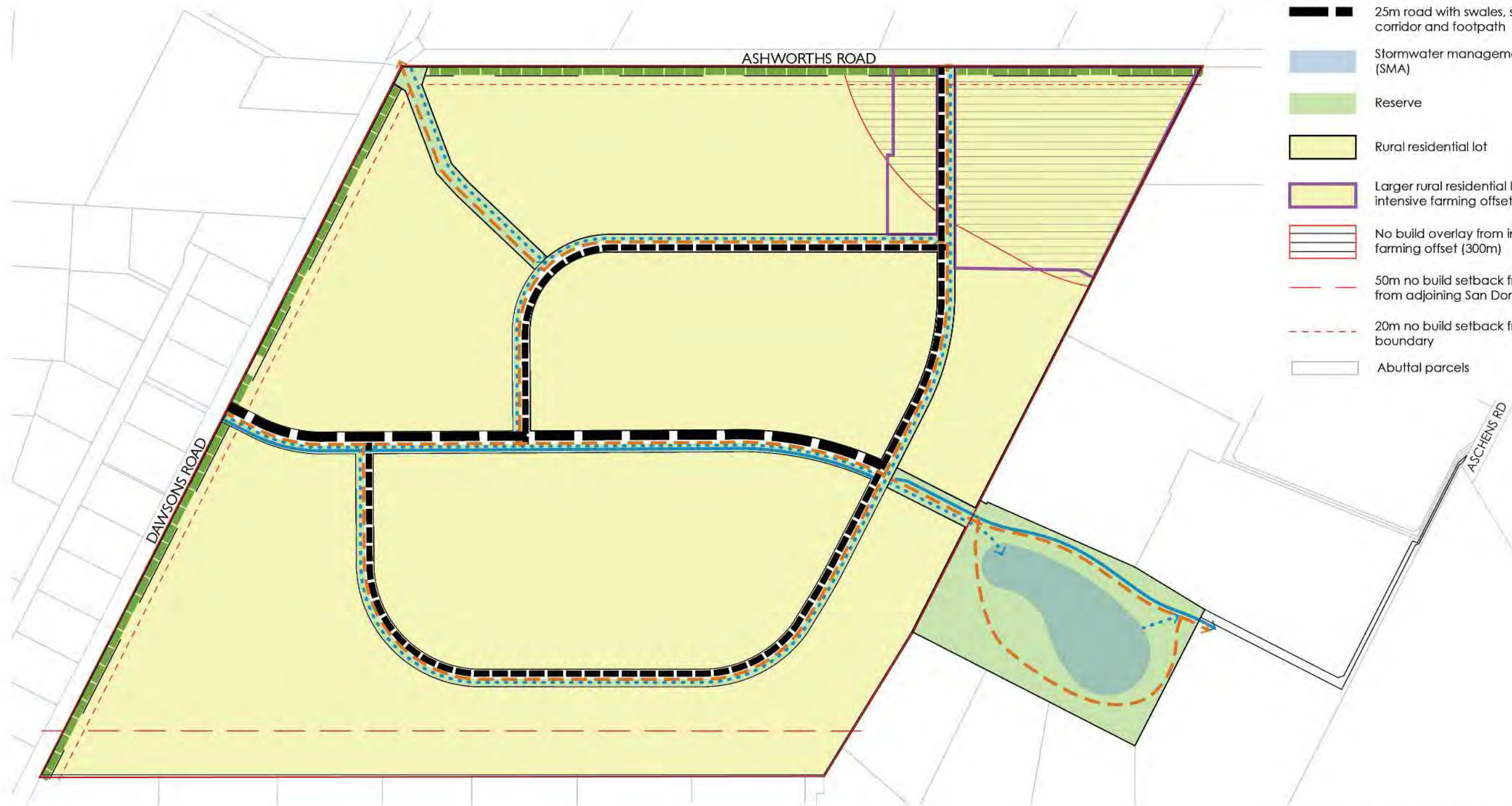


## Appendix A. Development Scheme Plan



## LEGEND

- Rural Residential application boundary
- 10m landscape buffer within individual lots
- Pedestrian and cycle connection
- Swale
- Water race
- 20m road reserve with swales and footpath
- 25m road with swales, stream corridor and footpath
- Stormwater management area (SMA)
- Reserve
- Rural residential lot
- Larger rural residential lots due to intensive farming offset
- No build overlay from intensive farming offset (300m)
- 50m no build setback from boundary from adjoining San Dona development
- 20m no build setback from road boundary
- Abuttal parcels



ASHWORTH'S RD DEVELOPMENT  
 DRAFT ODP | 502044  
 L1 | 1:5000 @ A3 | Revision A  
 15.06.2021



## LEGEND

- Rural residential application boundary
- 10m landscape buffer within individual lots
- Swale with riparian planting
- Water race with riparian planting
- Road
- ROW
- Shared path
- Stormwater management area (SMA)
- Reserve
- Rural residential Lot
- Larger rural residential lots due to intensive farming offset
- Potential future rural residential lot layout
- No build overlay from intensive farming offset (300m)
- 50m no build setback from boundary from adjoining San Dona development
- 20m no build setback from road boundary
- 1m contour
- Abuttal parcels



Lot 6 DP 2038 CB 21K/781 72.6111 Ha  
 Lot 8 DP 31402 RT 56165 5.2887 Ha  
**Site area - 77.8998 Ha**

Reserves and SMA- 58,262 m2  
 Allotments - 659,119 m2  
 Road reserve\* - 59,321 m2  
 Access lot 8 - 2,928 m2  
**CAD total - 779,631 m2**

**Number of Lots - 126**  
**Average Lot Area - 5,231 m2**  
*\*Road reserve includes shared paths, swales and planting*

**ASHWORTH'S RD DEVELOPMENT**  
**DRAFT LOT LAYOUT | 502044**  
**L1 | 1:5000 @ A3 | Revision A**  
**15.06.2021**

**eliot  
sinclair**

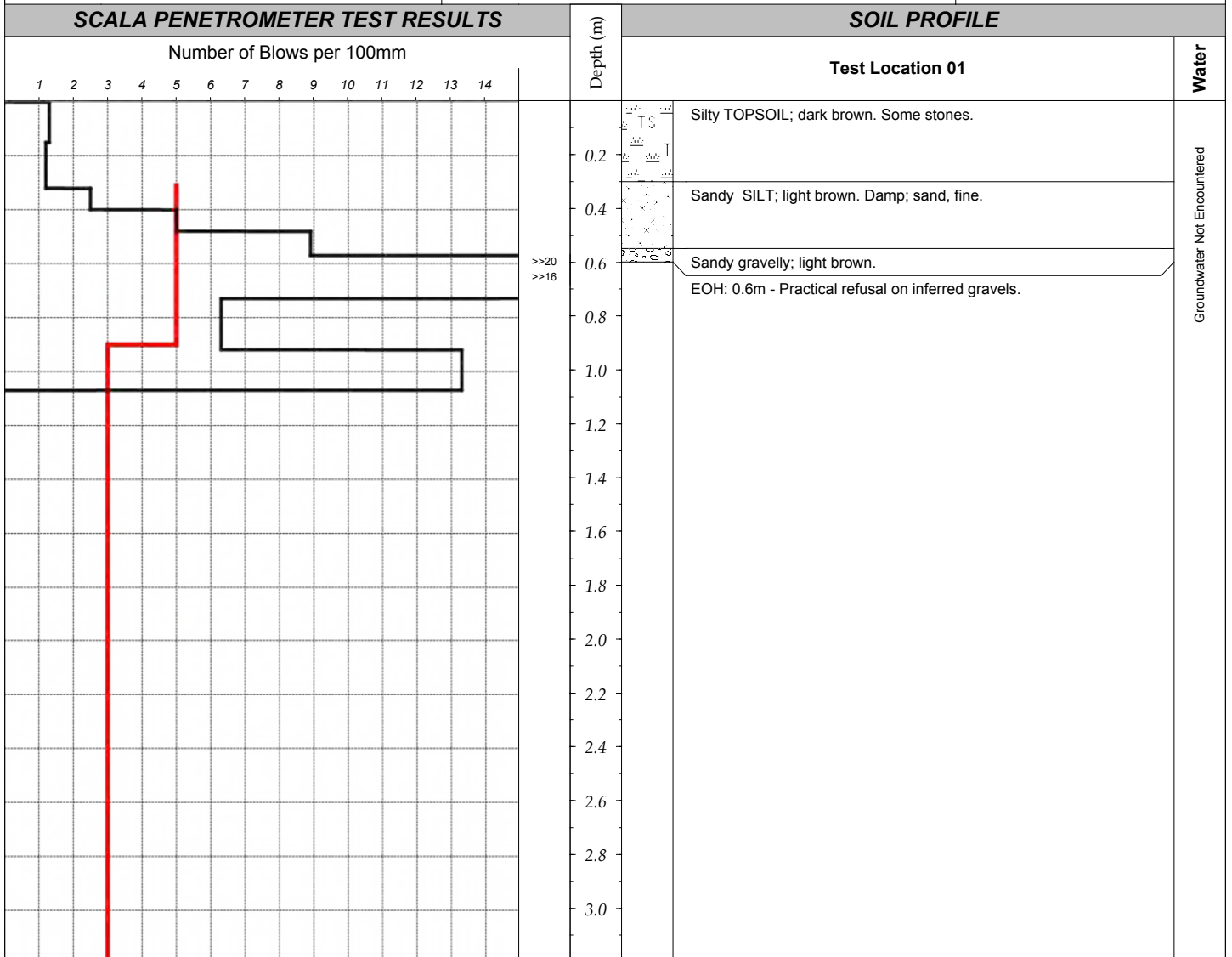


## Appendix B. Site Investigation Records



## SITE INVESTIGATION RECORD

Client **Ohoka Farm Holdings Ltd** Site **2 Ashworths Road** Lot **6**  
D.P. **2038** Technical Category **N/A - Rural & Unmapped**



01  
Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### SITE PLAN (Not to Scale)



### COMMENTS

<b>Field Staff:</b> JSF/SF	<b>Prepared By:</b> CAO	<b>Investigation Type</b>
<b>Job Manager:</b> BES	<b>Approved By:</b> JTA	<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit



## SITE INVESTIGATION RECORD

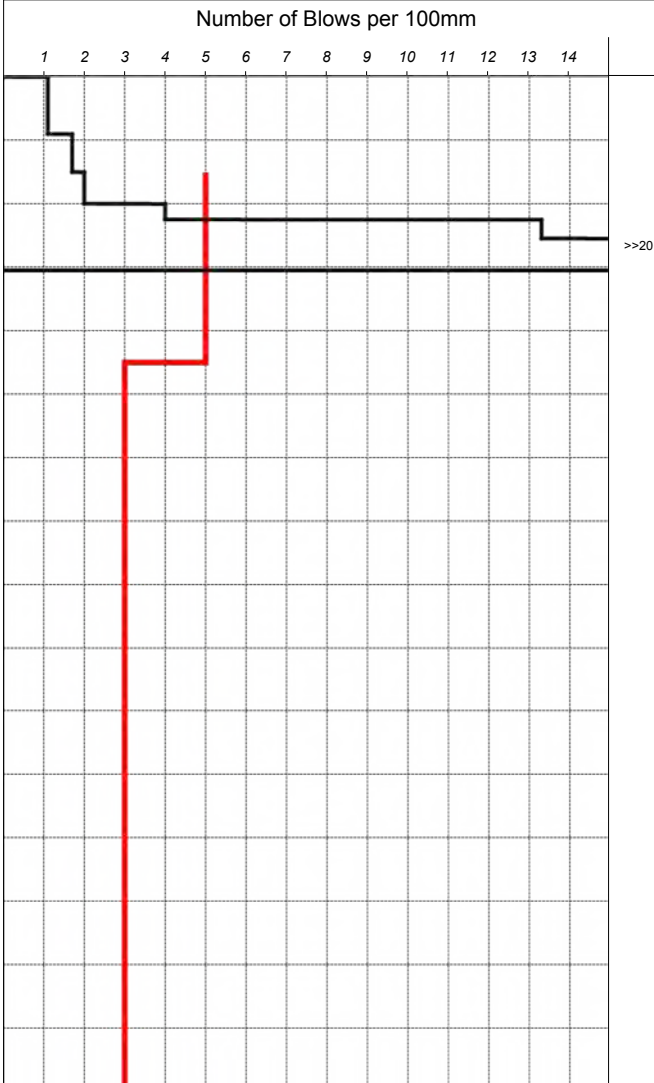
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 02

Water

0.0 - 0.2	Silty TOPSOIL. Trace rootlets, .
0.2 - 0.4	Sandy SILT; light brown. Damp; iron staining.
0.4 - 0.6	EOH: 0.5m - Practical refusal on inferred gravels.
0.6 - 0.8	
0.8 - 1.0	
1.0 - 1.2	
1.2 - 1.4	
1.4 - 1.6	
1.6 - 1.8	
1.8 - 2.0	
2.0 - 2.2	
2.2 - 2.4	
2.4 - 2.6	
2.6 - 2.8	
2.8 - 3.0	

Groundwater Not Encountered

02  
Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

Approved By:

JTA



## SITE INVESTIGATION RECORD

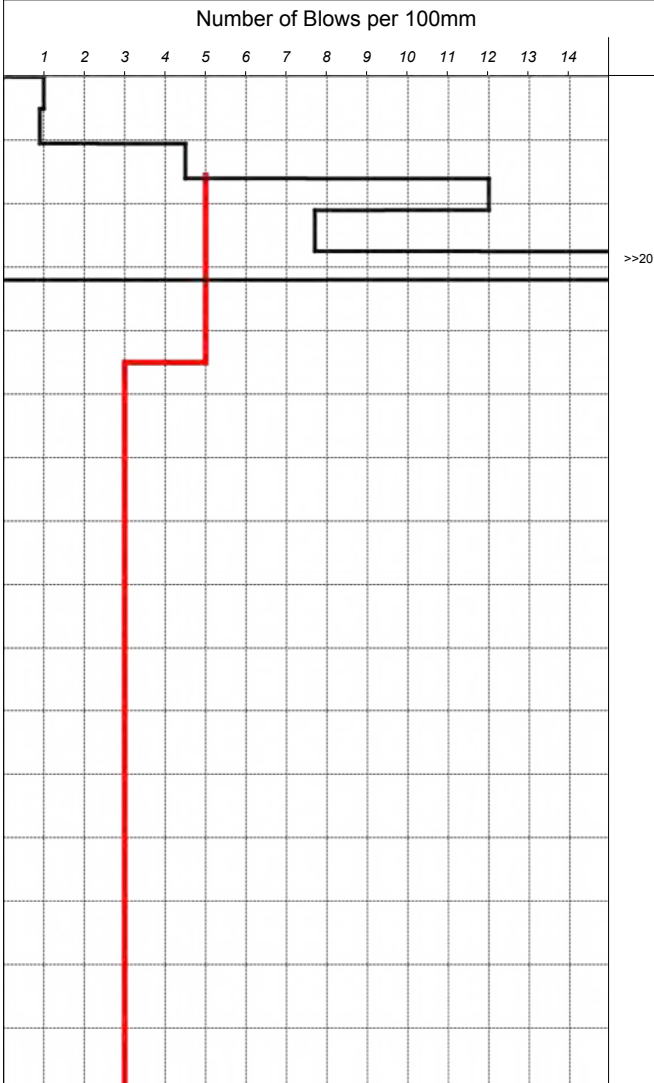
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 03

Water

Silty TOPSOIL. Ploughed.

Sandy GRAVEL; light brown. Gravel, round to subangular.

EOH: 0.5m - Practical refusal on inferred gravels.

Groundwater Not Encountered

— 03  
— Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

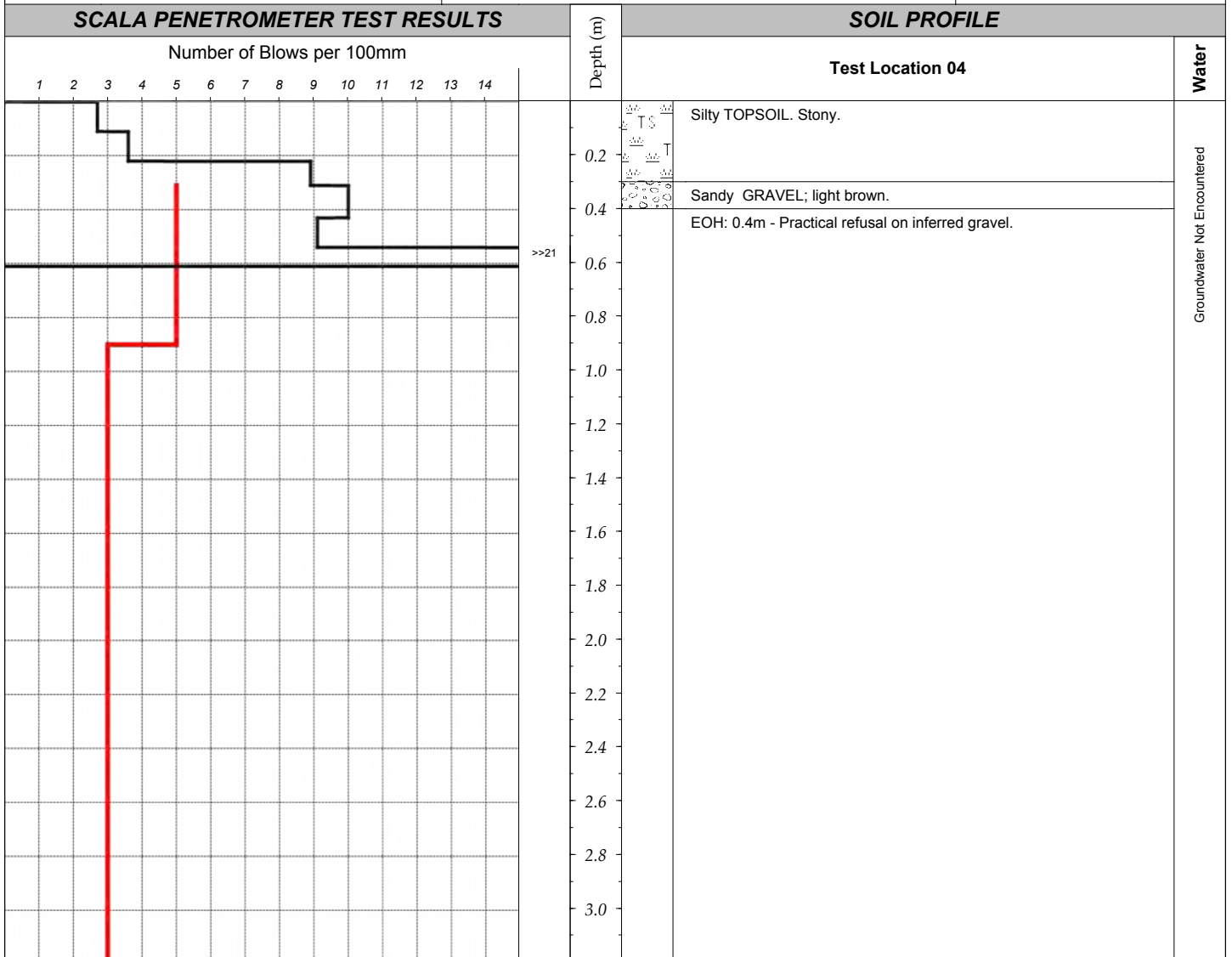
Approved By:

JTA



## SITE INVESTIGATION RECORD

Client **Ohoka Farm Holdings Ltd** Site **2 Ashworths Road** Lot **6**  
D.P. **2038** Technical Category **N/A - Rural & Unmapped**



— 04  
— Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



<b>Field Staff:</b> JSF/SF	<b>Prepared By:</b> CAO	<b>Investigation Type</b>
<b>Job Manager:</b> BES	<b>Approved By:</b> JTA	<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit



## SITE INVESTIGATION RECORD

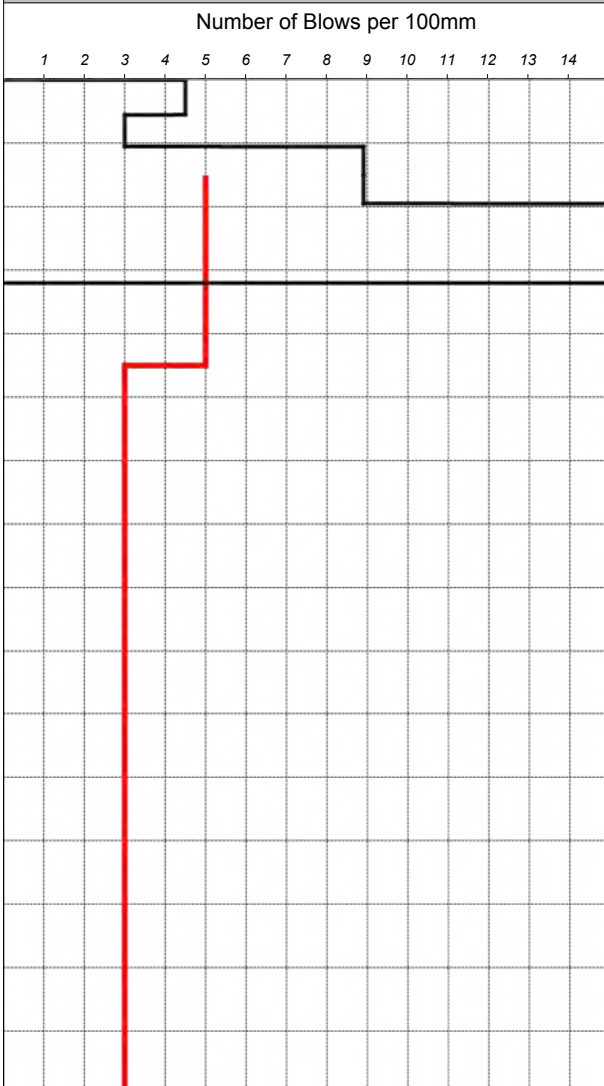
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 05

Water

Silty TOPSOIL, with some gravel; dark brown. Damp; trace rootlets.

Silty fine to medium GRAVEL, with some sand; brownish grey. Dry.

EOH: 0.35m - Practical refusal on inferred gravel.

Groundwater Not Encountered

— 05  
— Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

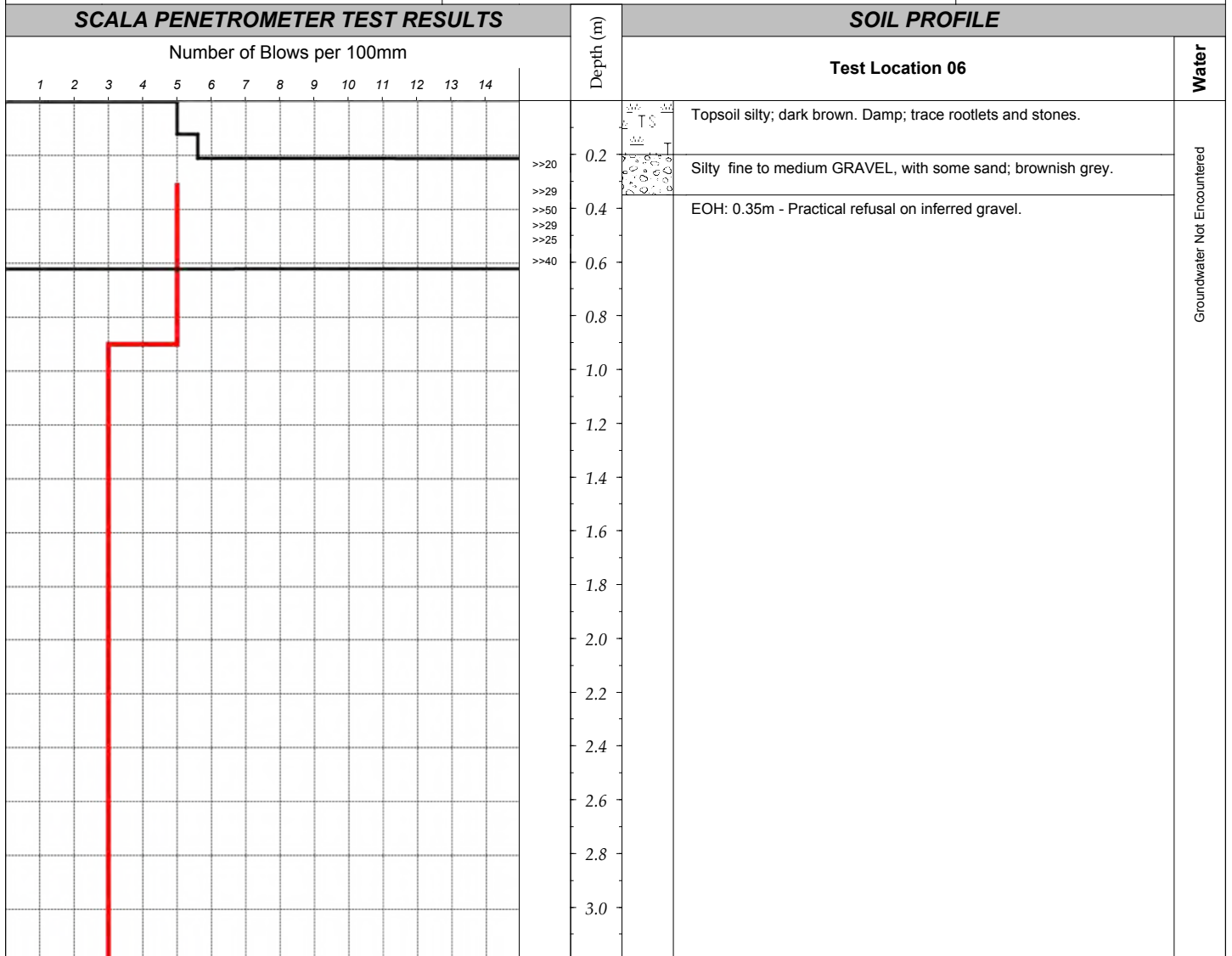
Approved By:

JTA



## SITE INVESTIGATION RECORD

Client **Ohoka Farm Holdings Ltd** Site **2 Ashworths Road** Technical Category **N/A - Rural & Unmapped**



— 06  
— Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### SITE PLAN (Not to Scale)



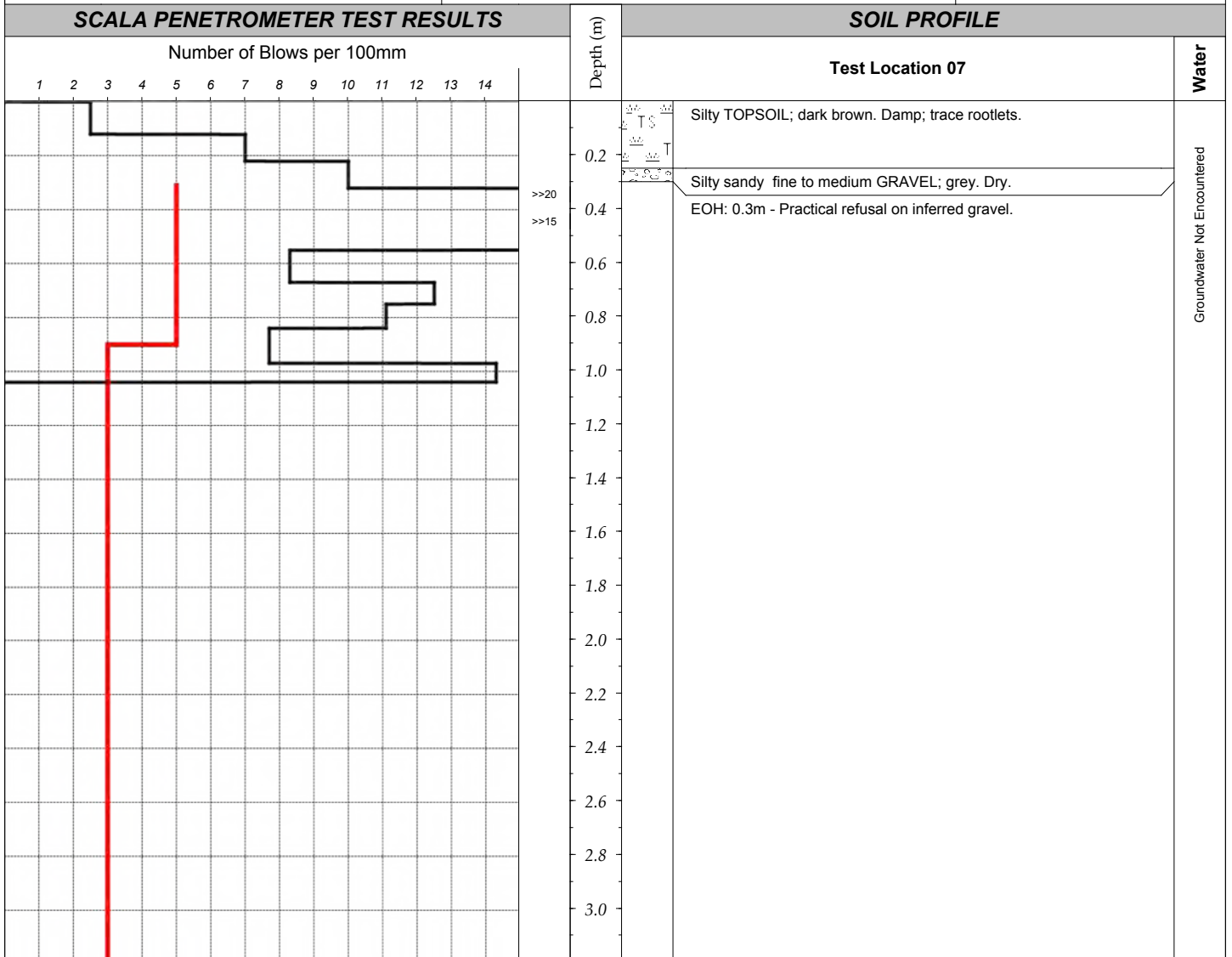
### COMMENTS

<b>Field Staff:</b> JSF/SF	<b>Prepared By:</b> CAO	<b>Investigation Type</b>
<b>Job Manager:</b> BES	<b>Approved By:</b> JTA	<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit



## SITE INVESTIGATION RECORD

Client **Ohoka Farm Holdings Ltd** Site **2 Ashworths Road** Technical Category **N/A - Rural & Unmapped**



07  
Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### SITE PLAN (Not to Scale)



### COMMENTS

<b>Field Staff:</b> JSF/SF	<b>Prepared By:</b> CAO	<b>Investigation Type</b>
<b>Job Manager:</b> BES	<b>Approved By:</b> JTA	<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit



## SITE INVESTIGATION RECORD

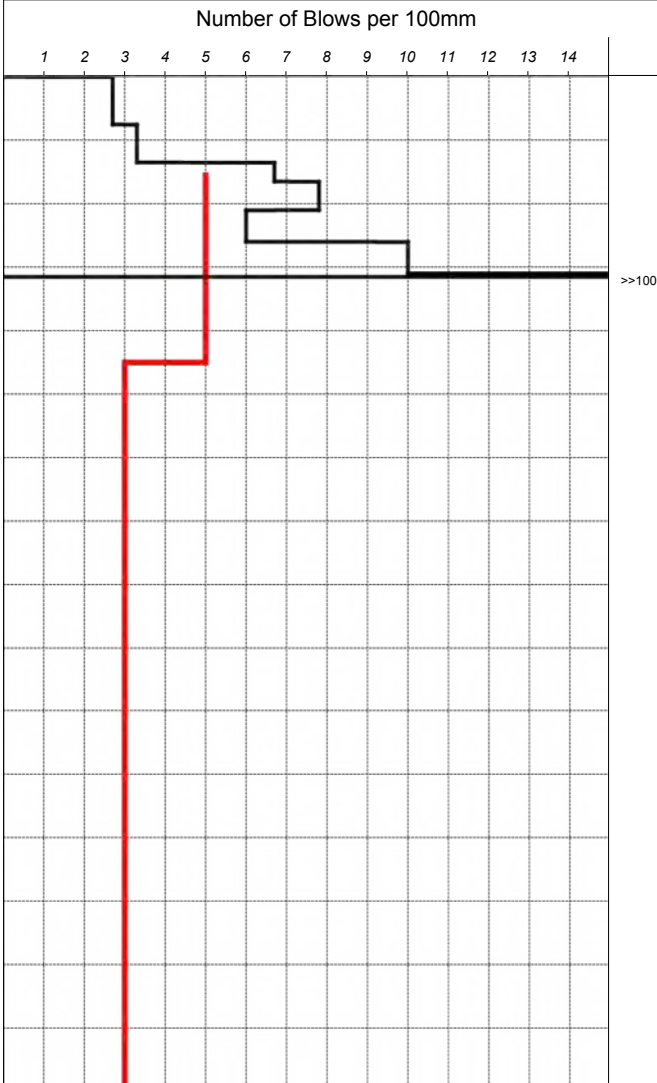
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



### SOIL PROFILE

#### Test Location 08

Water

Silty TOPSOIL; dark brown. Damp; trace rootlets.

SILT; grey. Damp; iron staining.

Silty GRAVEL, with some sand; brownish grey. Dry.

EOH: 0.45m - Practical refusal on inferred gravel.

Groundwater Not Encountered

08

Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

Approved By:

JTA



## SITE INVESTIGATION RECORD

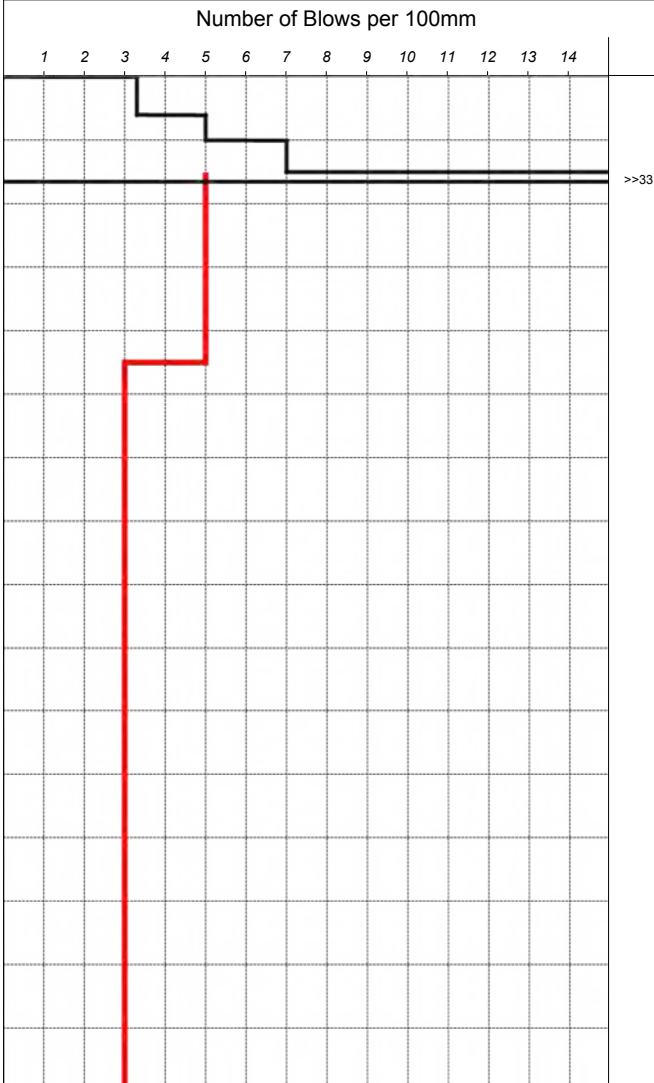
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 09

Water

Silty TOPSOIL; dark brown. Dry; trace rootlets.

Silty SAND & fine to medium GRAVEL; greyish brown. Dry.

EOH: 0.35m - Practical refusal on inferred gravel.

Groundwater Not Encountered

— 09  
— Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

Approved By:

JTA



## SITE INVESTIGATION RECORD

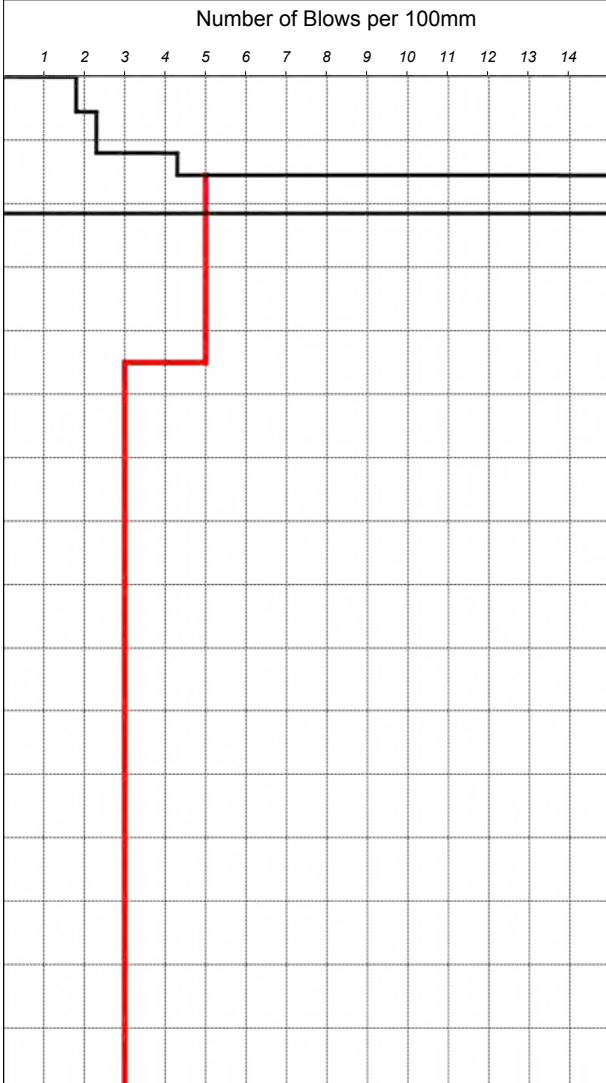
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 10

Water

Silty TOPSOIL; dark brown. Wet; irrigated.

SILT; grey. Moist; iron staining.

Silty fine to medium GRAVEL, with some sand; brownish grey. Damp.

EOH: 0.4m - Practical refusal on inferred gravel.

Groundwater Not Encountered

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

Approved By:

JTA



## SITE INVESTIGATION RECORD

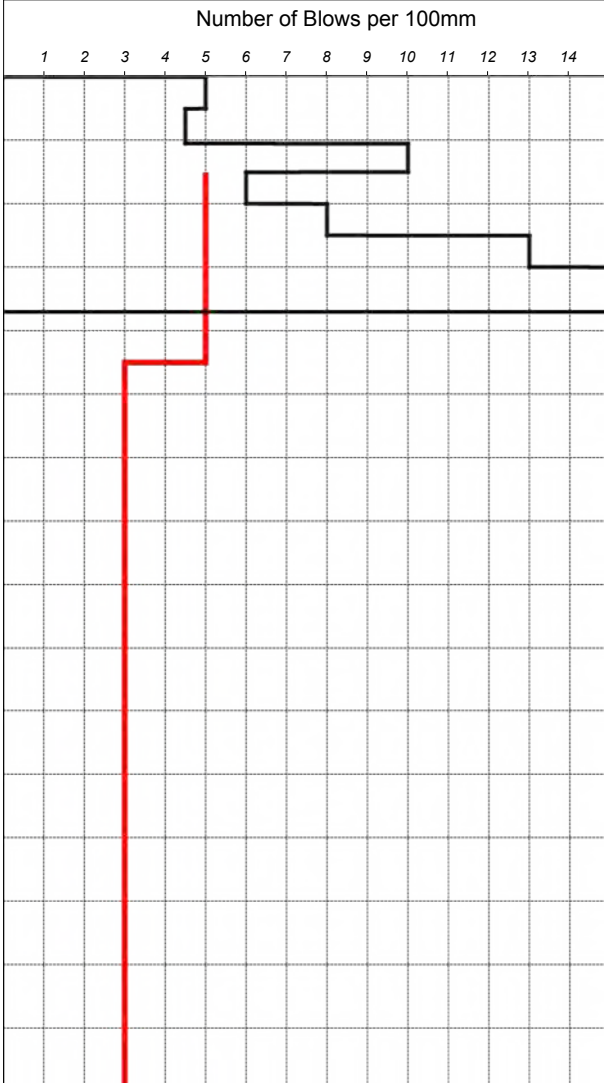
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS

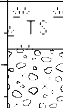


Depth (m)

### SOIL PROFILE

Test Location 11

Water



Silty gravelly TOPSOIL; dark brownish grey. Dry; gravel, fine to coarse, subround to subangular.

Silty fine to coarse GRAVEL; greyish brown. Gravel, subround to subangular.

EOH: 0.35m - Practical refusal on inferred gravel.

Groundwater Not Encountered

>>17  
>>33  
>>100  
>>100

11  
Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

Approved By:

JTA



## SITE INVESTIGATION RECORD

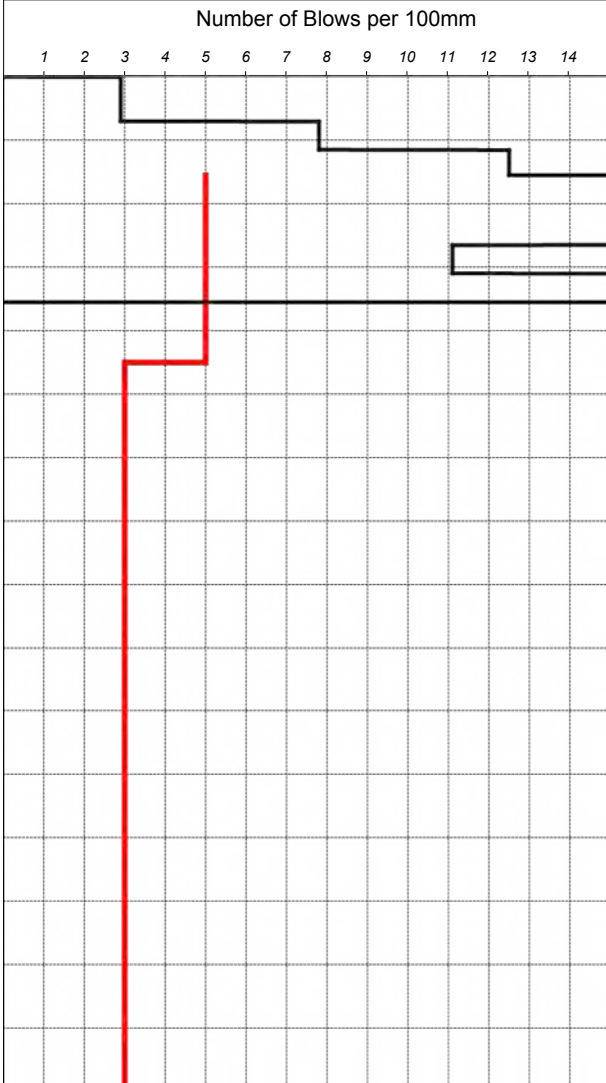
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 12

Water

Silty gravelly TOPSOIL; dark brownish grey. Moist; gravel, fine to coarse, subround to subangular.

Silty fine to coarse GRAVEL; greyish brown. Gravel, subround to subangular.

EOH: 0.35m - Practical refusal on inferred gravel.

Groundwater Not Encountered

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

Approved By:

JTA



## SITE INVESTIGATION RECORD

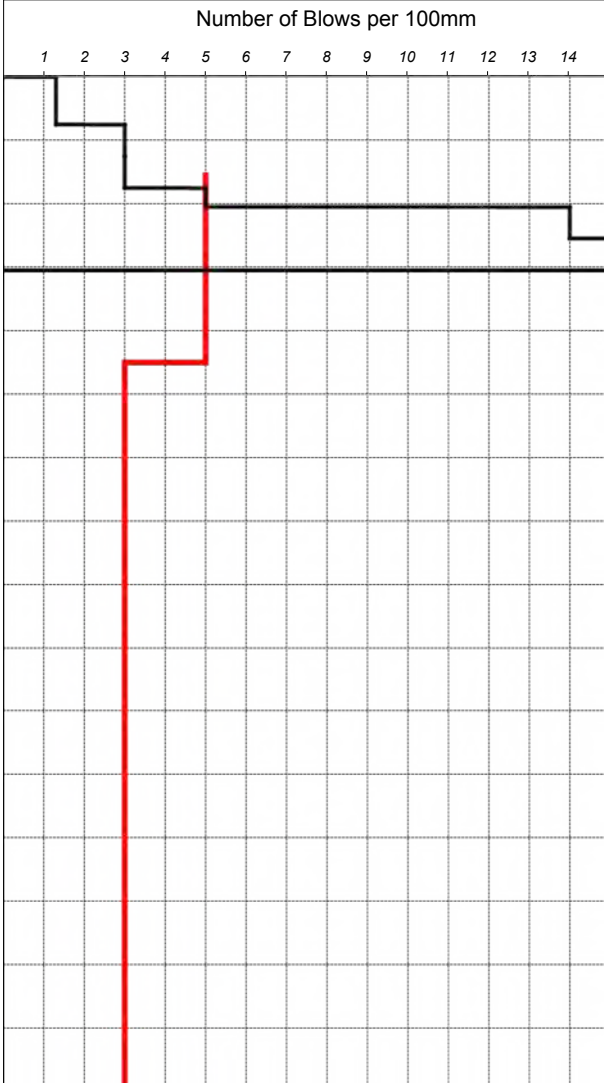
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 13

Water

Silty TOPSOIL; dark brown. Damp.

SILT, with trace sand; grey. Moist.

Silty sandy fine to medium GRAVEL; brownish grey. Damp.

EOH: 0.55m - Practical refusal on inferred gravel.

Groundwater Not Encountered

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

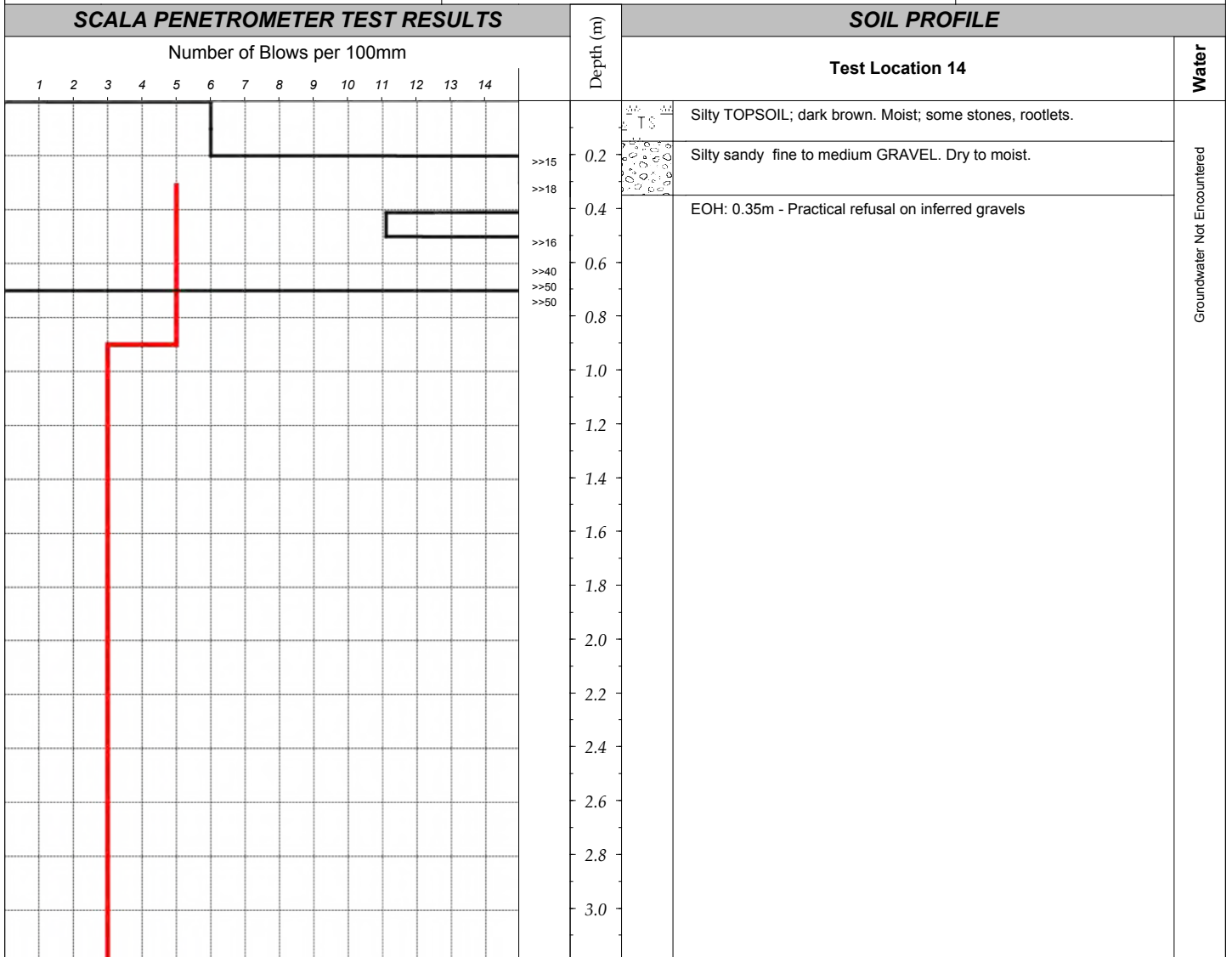
Approved By:

JTA



## SITE INVESTIGATION RECORD

Client **Ohoka Farm Holdings Ltd** Site **2 Ashworths Road** Lot **6**  
D.P. **2038** Technical Category **N/A - Rural & Unmapped**



— 14  
— Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### SITE PLAN (Not to Scale)



### COMMENTS

<b>Field Staff:</b> JSF/SF	<b>Prepared By:</b> CAO	<b>Investigation Type</b>
<b>Job Manager:</b> BES	<b>Approved By:</b> JTA	<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit



## SITE INVESTIGATION RECORD

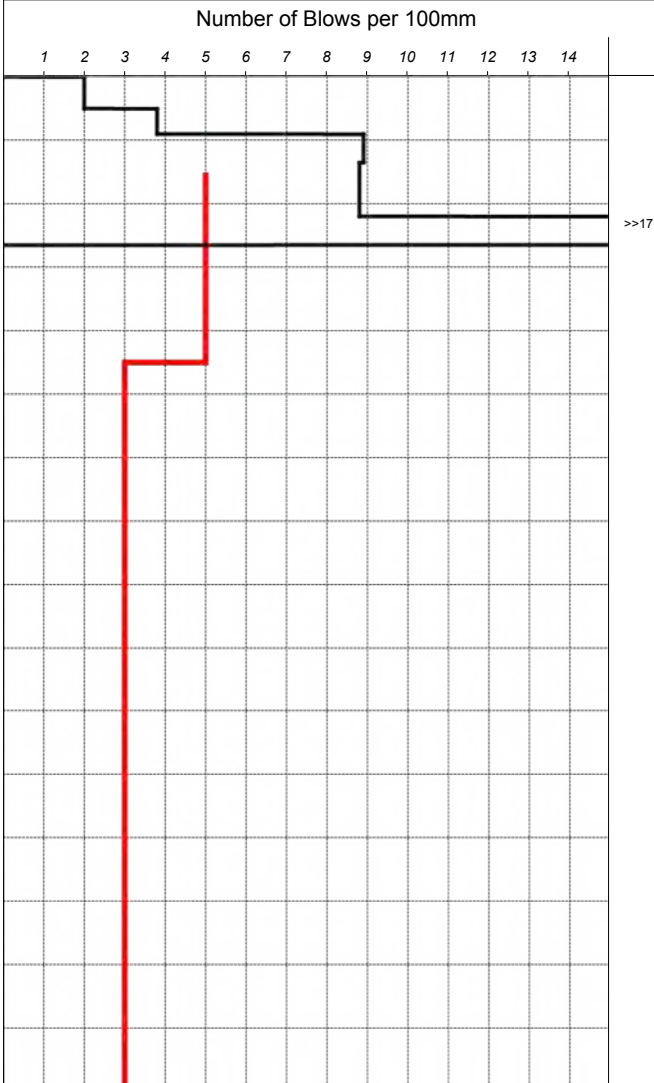
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 15

Water

Silty TOPSOIL. Stony.

Sandy GRAVEL; brownish grey.

EOH: 0.4m - Practical refusal on inferred gravel.

Groundwater Not Encountered

15  
Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

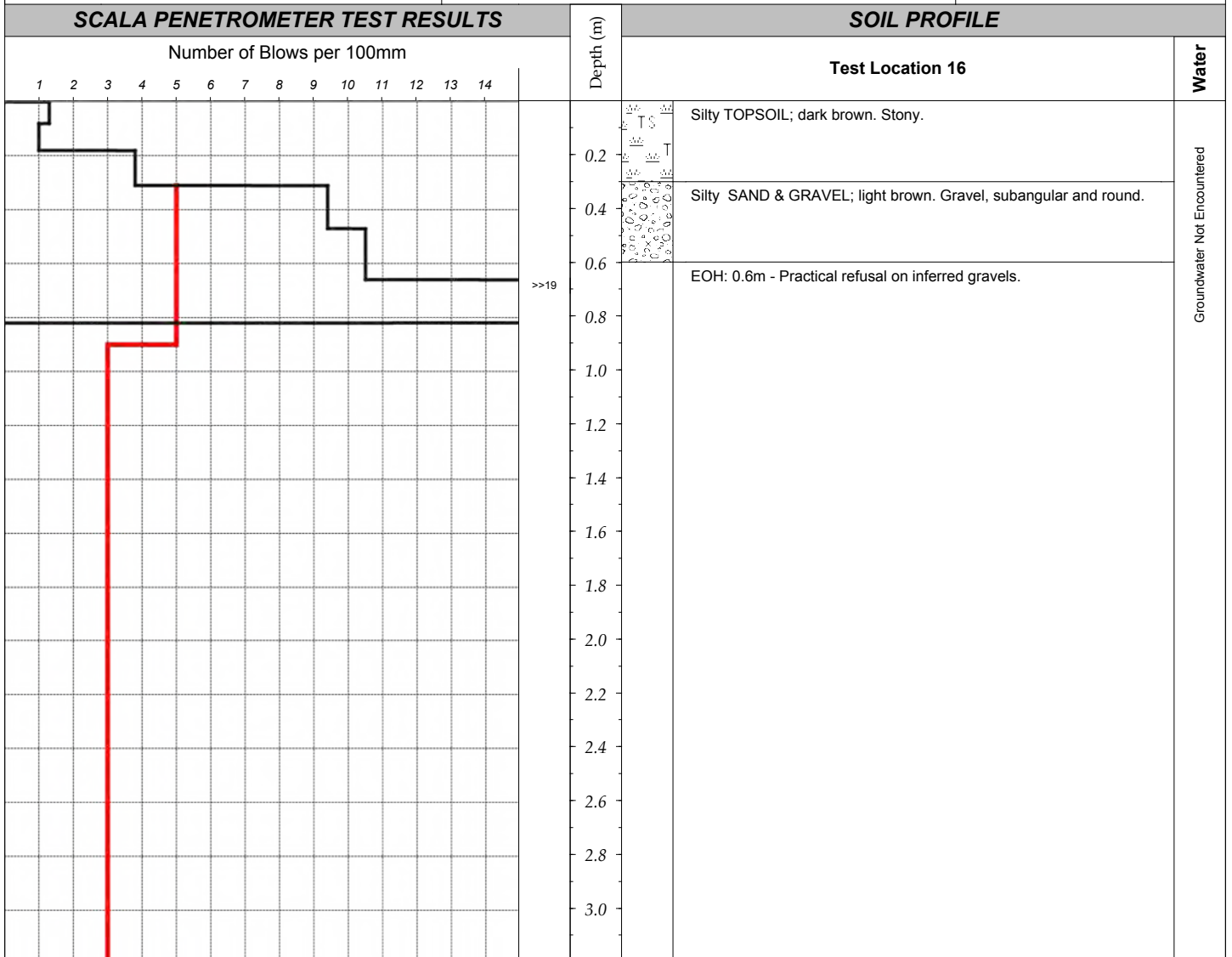
Approved By:

JTA



## SITE INVESTIGATION RECORD

Client **Ohoka Farm Holdings Ltd** Site **2 Ashworths Road** Lot **6**  
D.P. **2038** Technical Category **N/A - Rural & Unmapped**



— 16  
— Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)

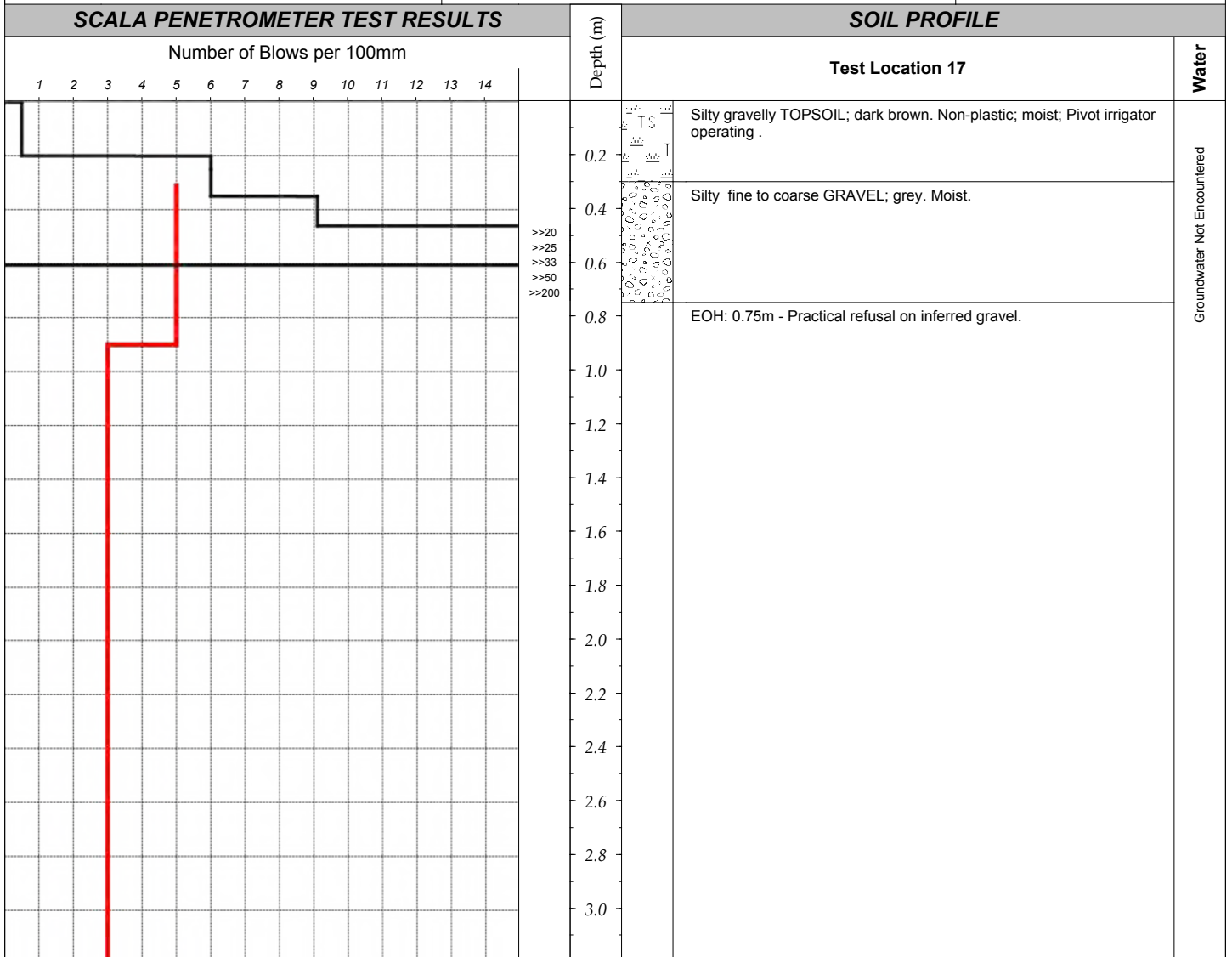


<b>Field Staff:</b> JSF/SF	<b>Prepared By:</b> CAO	<b>Investigation Type</b>
<b>Job Manager:</b> BES	<b>Approved By:</b> JTA	<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit



## SITE INVESTIGATION RECORD

Client **Ohoka Farm Holdings Ltd** Site **2 Ashworths Road** Lot **6**  
D.P. **2038** Technical Category **N/A - Rural & Unmapped**



— 17  
— Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### SITE PLAN (Not to Scale)



### COMMENTS

Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

Approved By:

JTA



## SITE INVESTIGATION RECORD

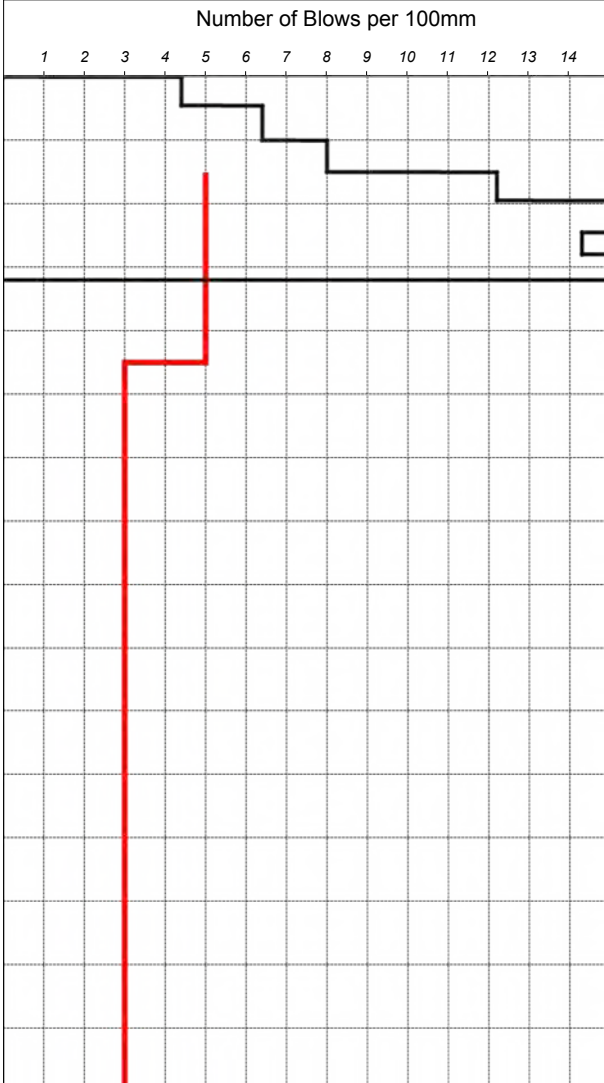
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 18

Water

Silty TOPSOIL & fine to coarse GRAVEL; dark brown. Dry; gravel, subround to subangular.

Silty fine to coarse GRAVEL; greyish brown. Gravel, subround to subangular.

EOH: 0.3m - Practical refusal on inferred gravel.

Groundwater Not Encountered

18  
Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

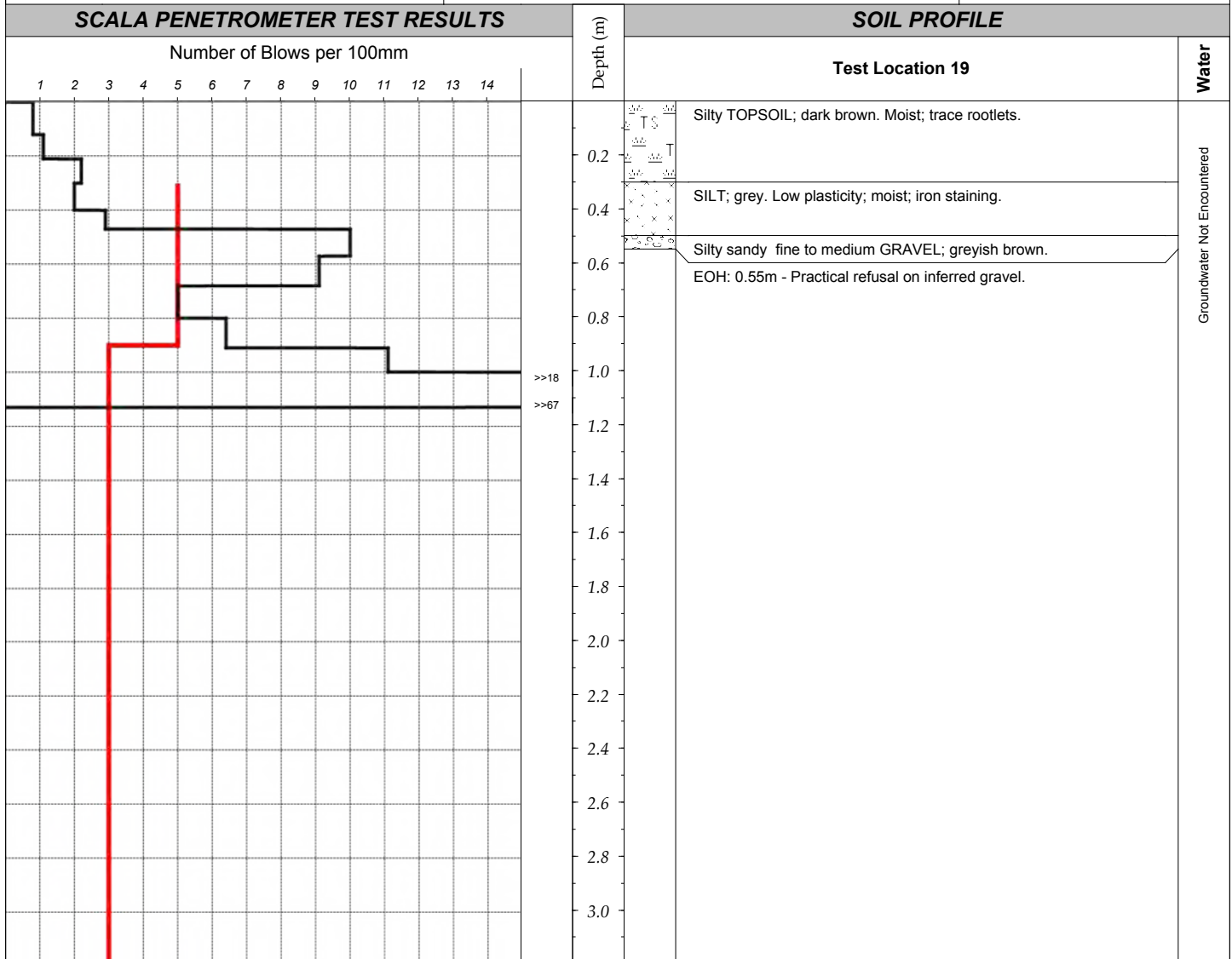
Approved By:

JTA



## SITE INVESTIGATION RECORD

Client **Ohoka Farm Holdings Ltd** Site **2 Ashworths Road** Technical Category **N/A - Rural & Unmapped**



— 19  
— Minimum penetration resistance (based on 300mm wide footing founded at 300mm depth) required for 'Good Ground' as defined in the Acceptable Solutions and Verification Methods for NZBC Clause B1 Structure.

### COMMENTS

### SITE PLAN (Not to Scale)



<b>Field Staff:</b> JSF/SF	<b>Prepared By:</b> CAO	<b>Investigation Type</b>
<b>Job Manager:</b> BES	<b>Approved By:</b> JTA	<input checked="" type="checkbox"/> Hand Auger <input type="checkbox"/> Spade Hole <input type="checkbox"/> Test Pit



## SITE INVESTIGATION RECORD

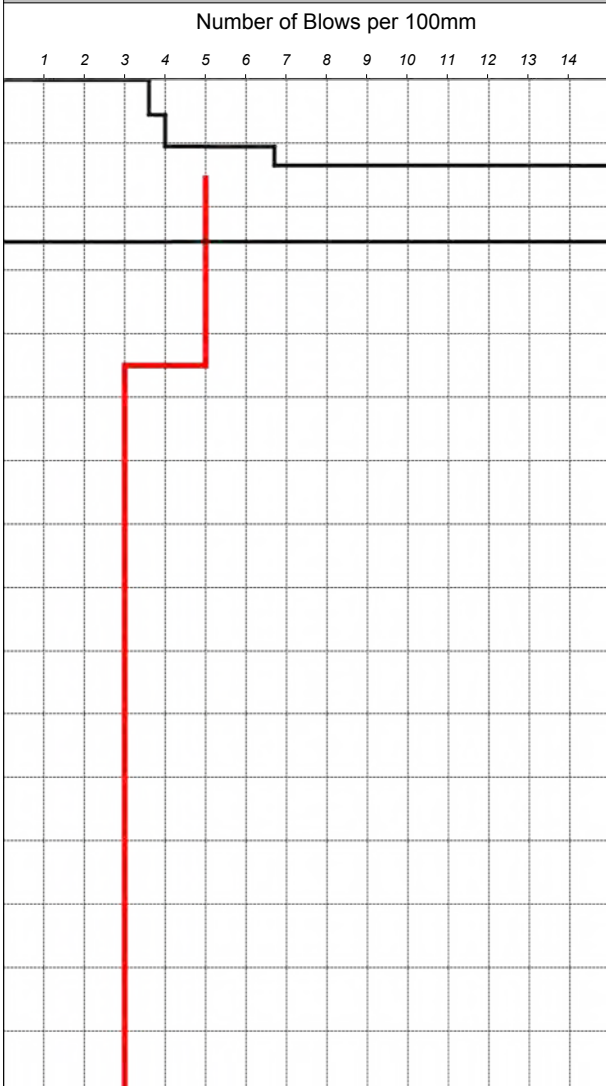
Client **Ohoka Farm Holdings Ltd**

Site **2 Ashworths Road**

Lot **6**  
D.P. **2038**

Technical Category  
**N/A - Rural & Unmapped**

### SCALA PENETROMETER TEST RESULTS



Depth (m)

### SOIL PROFILE

Test Location 20

Water

Silty TOPSOIL; dark brown. Dry.

SILT; grey. Dry; iron staining.

Silty fine to medium GRAVEL; brownish grey. Dry.

EOH: 0.35m - Practical refusal on inferred gravel.

Groundwater Not Encountered

### COMMENTS

### SITE PLAN (Not to Scale)



Field Staff:

JSF/SF

Prepared By:

CAO

Investigation Type

☒ Hand Auger

☐ Spade Hole

☐ Test Pit

Job Manager:

BES

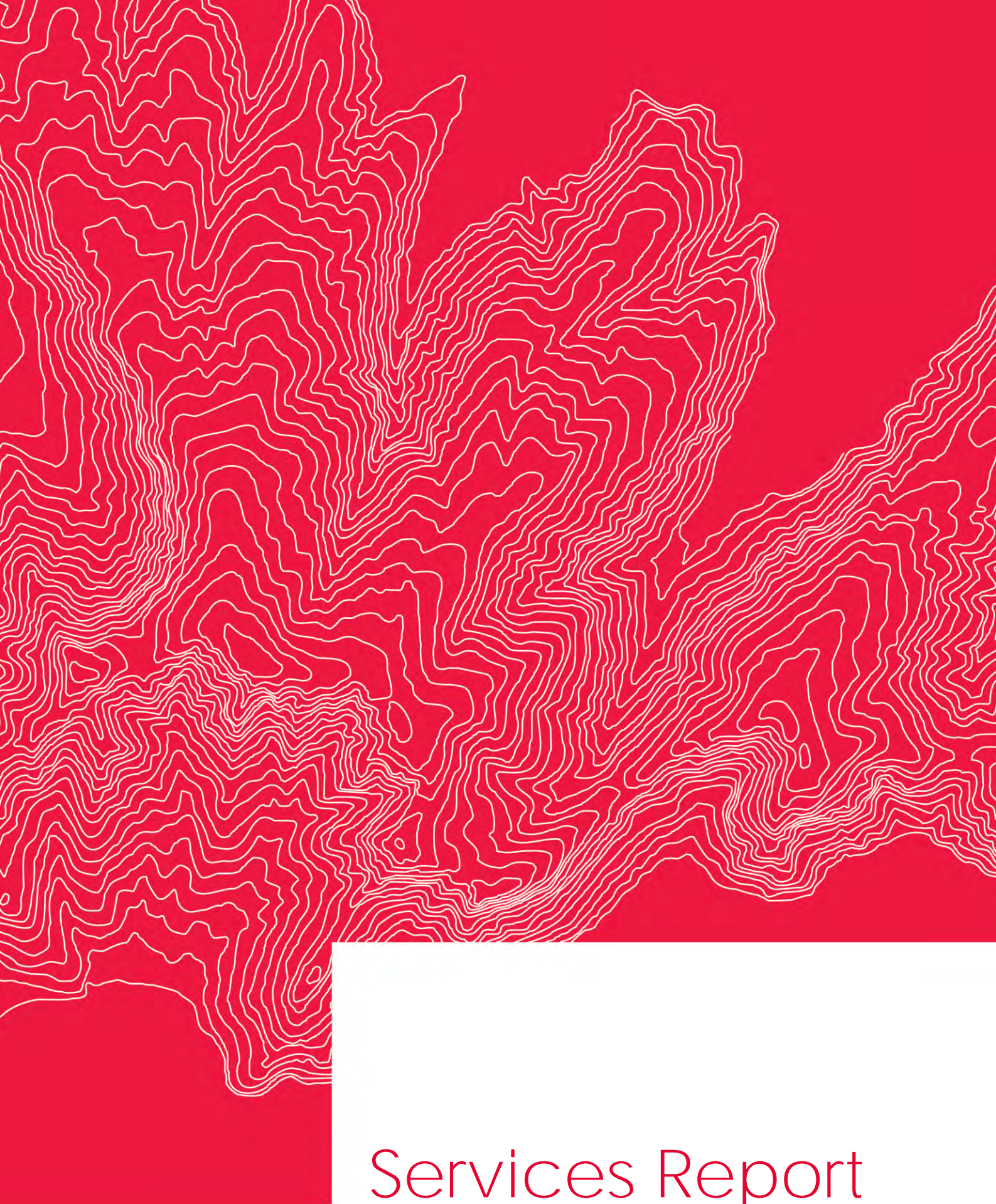
Approved By:

JTA



APPENDIX 7  
SERVICING REPORT





# Services Report

**eliot  
sinclair**

Ohoka Farm, Ashworths Road  
Prepared for Ohoka Farm Holdings Limited  
502044



## Services Report

Ohoka Farm, Ashworths Road




Prepared for Ohoka Farm Holdings Limited

502044

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
Prepared by:	Cameron Mars 3 Waters Engineer BE(Hons) Environ CMEngNZ CPEng cameron.mars@eliotsinclair.co.nz		16 June 2021
Reviewed by:	Trudi Burney Resource Management Planner BSc MAppSc Environ Mgmt MNZPI trudi.burney@eliotsinclair.co.nz		05 July 2021
Directed and approved for release by:	Bruce Sinclair Surveyor   Principal BSc MS+SNZ RPSurv LCS bruce.sinclair@eliotsinclair.co.nz		
Status:	Draft		
Release date:	23 September 2021		
Reference no:	502044		
Distributed to:	Ohoka Farm Holdings Limited Waimakariri District Council		

### Limitations

*This report has been prepared for Ohoka Farm Holdings Limited according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.*



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## 1. Introduction

This Services Report has been prepared in support of a submission by Ohoka Farm Holdings Limited (Ohoka Farm) for the rezoning of a 72.65 ha area of land from rural to rural residential, located at 2 Ashworths Road, Ohoka.

This report addresses the servicing requirements for earthworks, roading, the existing water race, stormwater (including flood management), wastewater, water supply and utility services.

The following information is provided within the Appendices.

Appendix A: Engineering Drawings.

Appendix B: Correspondence.

## 2. Site Description

### 2.1. Location and Surrounds

The proposed Ohoka Farm submission area is located at 2 Ashworths Road. The Applicant proposes that a Stormwater Management Area (SMA) be located within Lot 8 DP 314202 (9 Aschens Road); however, the SMA would remain under the current rural zoning.

Table 1 provides submission area and SMA land area details.

Table 1: Street Address, Legal Description and Current Owner

Street address	2 Ashworths Rd, Ohoka	9 Aschens Road, Ohoka
Legal description	Lot 6 DP 2038	Lot 8 DP 314202
Parcel area	72.6537 ha	5.2935 ha
Owner	Ohoka Farm Holdings Ltd	Ohoka Farm Holdings Ltd

Figure 1, on the following page shows the proposed Ohoka Farm submission and SMA boundaries, and surrounding land areas.





Figure 1. Ohoka Farm Plan Change Boundaries and Surrounding Land Areas (Canterbury Maps, 2021)

The land area is currently grazed, cropped and irrigated. The surrounding land uses are described below:

- North: Rural production land and rural residential (lifestyle block, 25% produce);
- East: Rural production land and rural residential (lifestyle block, 25% produce);
- West: Rural residential (lifestyle block, 25% produce); and
- South: Residential (10% produce consumption).

## 2.2. Topography

The site is generally flat with an approximate grade 0.6% fall to the east/south east. The western boundary along Dawsons Road ranges in elevation from approximately RL 40.5 m in the north west corner to RL 39.5 m in the south west corner. The eastern boundary elevation ranges from RL 36.5 m in the north eastern corner to RL 35.0 m in the south eastern corner. There is an approximate 5 m elevation drop between the western and eastern boundaries.

Appendix A provides the proposed site which also shows the LiDAR contours.

## 2.3. Site soils and Geology

Canterbury Maps (2021) describes the soils over the western half of the site as a moderately drained gravelly silty loam. The majority of eastern half of the site is described as an imperfectly drained moderately deep silty loam over clay. The north eastern corner of the site is described as having a poorly drained deep clay.

Bore logs of various wells within the vicinity indicate that generally the soils to the east have a higher silt/clay content and lower permeability.



Figure 2 provides a map showing the soils characteristics demarcation zones (Canterbury Maps, 2021).



Figure 2. Soils Characteristics (Canterbury Maps, 2021)

Eliot Sinclair & Partners undertook shallow geotechnical testing comprising of 18 hand auger and Scala penetrometer across the site in November 2019.

The hand auger test holes generally encountered silty topsoil to 0.2 to 0.3 m below ground level (bgl) over in-situ silts and silty gravels to 0.3 to 0.6 m bgl where hand testing was terminated due to practical refusal on inferred gravels.

Scala penetrometer resistances below the topsoil layer were variable and indicated the in-situ silts (where present) have an index ultimate static bearing capacity of around  $q_u=100$  kPa. Below the in-situ silts the Scala penetrometer resistances generally increased with depth into the inferred gravels, indicating an ultimate static bearing capacity of greater than 300 kPa. Hand auger testing was terminated at 0.35 m to 1.15 m bgl on inferred gravels.



## 2.4. Hydrogeology

### 2.4.1. Groundwater Depth

The site is located above the unconfined/semi-unconfined Aquifer zone and piezometric contours indicate the general groundwater flow is towards the east/south east direction (Canterbury Maps, 2021).

There are no community drinking water supply wells or drinking water protection zones that intersect the proposed development.

Well log data (Canterbury Maps, 2021) has been reviewed to gauge the potential groundwater depth and seasonal fluctuation. There is limited groundwater data within the development vicinity; however, based on the information available the seasonal groundwater fluctuation is likely to be around 5 m bgl during summer periods and close to the ground surface in winter (rainfall dependant).

Table 2 provides the bore log groundwater levels for wells located within the vicinity of the development.

Table 2: Groundwater Level Records (Canterbury Maps, 2021)

Well Number	Distance from Site Boundary	Lowest GW ( m bgl)	Highest GW (m bgl)	Monitoring Period
M35/0596	1.72 km E/SE	1.90	0.64	2004 to 2019
BW23/0368	50 m W	5.90		Potentially a one-off reading
M35/0350	20 m S	7.0	0.04	1978 to 1986
M35/9630	250 m S	2.5		Potentially a one-off reading
M35/18781	100 m NW	4.15		Potentially a one-off reading
BW23/0550	150 m W	3.4		Potentially a one-off reading

### 2.4.2. Groundwater Resurgence

The Mandeville area is known to be subject to groundwater resurgence, which generally occurs in winter and during periods of prolonged rainfall upgradient of the site. This can result in rising groundwater levels and leaking shallow semi-confining layers and is likely to be associated with specific underground channels of high permeability.

The Statement of Evidence prepared by Robert Kerr as part of a submission on the Draft Rural Residential Strategy (2020), states:

*"These conditions occurred in June 2014 after 12 months of rainfall that was nearly double the annual average. The storm event caused extensive flooding in both rural and urban areas of the Waimakariri District. The antecedent conditions of saturated ground, high groundwater levels and groundwater resurgence contributed to the extent and duration of ponding and drainage issues.*

*The key issue identified for Mandeville were insufficient drain capacity for rural residential areas and groundwater resurgence. In response, I understand that works completed in Mandeville included drain and culvert capacity upgrades to convey the five year flow within the channel and at driveway culverts and the 10 year flow at road crossing culverts. These works will have improved the level of service in the area to meet the Council's Engineering Code of Practice.*

*To manage the risk of resurgent groundwater, roads in the development should be formed with a continuous grade to avoid ponding areas, appropriately sized culverts installed, and roads set lower than the adjacent sections with a clear flow path along the roadside swale to convey groundwater to the land drainage network. These are normal design outcomes and required by the Council's Engineering Code of Practice."*



#### 2.4.3. Springs

There is only one Spring within the site and it is not recorded on Canterbury Maps, rather has been visually observed onsite. The Spring location is shown in Figure 3.

#### 2.5. Surface Waters

The proposed development has several water courses within or surrounding the site as described below and shown in Figure 3:

- Existing water race R3K03A, denoted by (1) in Figure 3, running centrally through the development area in a west to east direction to the midpoint within the site. The water race then flows to the south towards Siena Place. During a site inspection on the 22 October 2019 (dry conditions) the water race had flowing water. The Siena Place stormwater network and water race discharge location have been inspected. The water race appeared to soak into the ground at the location shown by the end arrow of (1) and there was no flowing water within the downstream section of the water race running adjacent/parallel with Siena Place. It was difficult to define if the water race discharge mechanism was via soakage into the underlying insitu soils or whether potentially the water race was discharging into the underdrain metal course underlying the Siena Place swales. It was noted that while the swales were dry, there was an underlying flowing water within the underdrains (this may also have also been groundwater interception).
- A drainage ditch is denoted by (2) and starts centrally within the site. It may have once been connected to the water race however now appears to be redundant (may possibly drain stormwater runoff).
- A drainage ditch flowing in a north to south direction along the eastern boundary (within the development boundary) is denoted by (3). This drainage ditch has a spring (at the location shown in Figure 3). and has flowing water from the spring onwards; upstream of the spring there is water in the drain due to the backwater effects caused by the spring flow. This drainage ditch is not hydraulically connected to the drainage ditch denoted by (4) running down the length of Ashworths Road.
- Ohoka Stream is located centrally on the eastern boundary and is denoted by (5).





Figure 3. Location of Ohoka Farm Watercourses (Mapped on 22 October 2020)

### 3. Flood Management

#### 3.1. Overview

WDC Flood Hazard Mapping indicates the site is not subject to inundation during the 200 year Ashley River Breakout but is subject to 200 year localised flood effects. During the 200 year localised flooding much of the site has a low flood hazard depth of 0.1 m to 0.25 m and isolated areas have a medium flood hazard depth of 0.25 m to 0.5 m above ground level (refer to Figure 4).



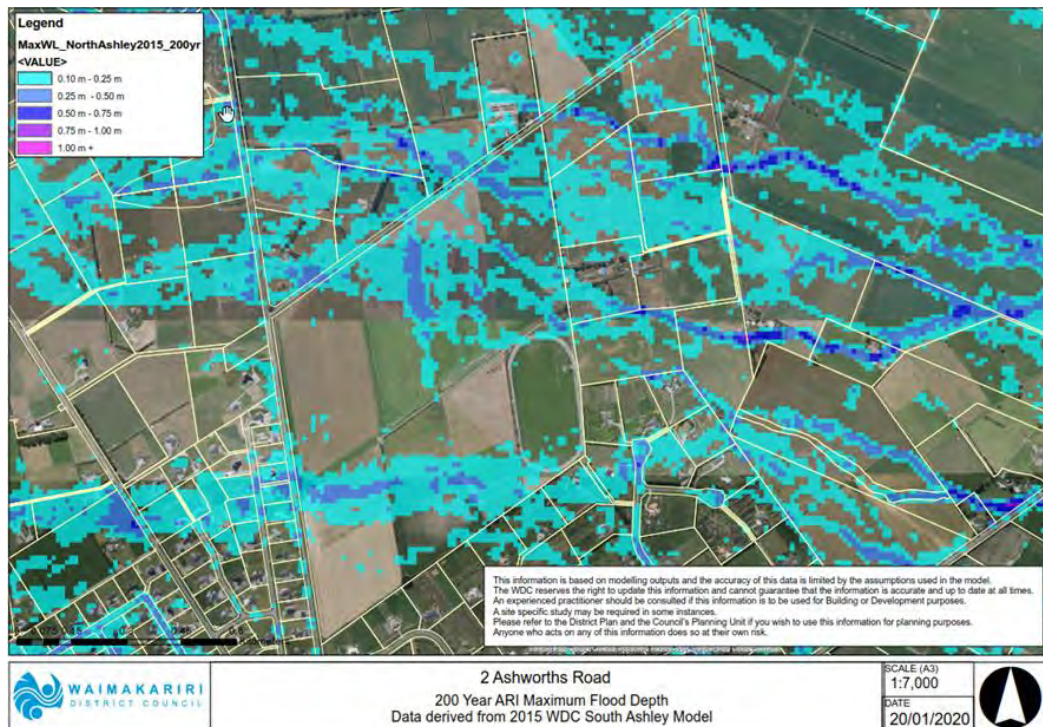


Figure 4. Waimakariri District Council Flood Hazard Map

### 3.2. Flood Mitigation

#### 3.2.1. Finished Floor Levels

WDC, in correspondence on the 27 January 2020 (provided in Appendix B), stated that for a low hazard area where the flood depth varies between 100 mm and 300 mm, a finished floor level (FFL) of up to 600 mm above ground would be required. For the medium hazard areas where the flood depth varies approximately between 300 mm and 600 mm, a FFL of up to 900 mm above ground would be required.

To mitigate the flood hazard as shown by the WDC Flood Hazard Maps, all future buildings would need to be constructed with the minimum freeboard provided in Table 3.

Table 3: Flood Depth and Associated FFL Requirement

Flood Hazard Category	Approx. Flood Depth	Freeboard Required	FFL Required
Very Low (clear)	Up to 100 mm	300 mm	400 mm minimum above surrounding ground
Low (green)	100mm – 300 mm	400 mm	500 mm to 700 mm above surrounding ground
Medium (blue)	300mm – 600 mm	500 mm	800 mm to 1100 mm above surrounding ground

#### 3.2.2. Effects of Development on Flooding

Due to the relatively small size of any future buildings compared to the size of each proposed allotment (a 300 m<sup>2</sup> dwelling makes up 6% of a 5,000 m<sup>2</sup> allotment) it is unlikely that any residential buildings will have a significant diversion effect on flood waters; rather the flow of water is expected to move around the dwelling foot prints but will continue to flow in the same direction as shown in Figure 3, rather than be diverted towards existing properties surrounding the site.



The internal development roading will be located to match the flood flow path entering the site from the west. Thereby flood waters will be channelled down the road and towards the SMA, thereby diverting the flood flow away from the neighbouring properties to the south.

### 3.2.3. Groundwater Resurgence

It is unlikely groundwater resurgence occurs currently within the site and there have been no known reports of spring flow occurring during prolonged winter rainfall periods (with the exception of the spring located along the western boundary). The higher density residential development is not expected to cause resurgence, beyond the current status quo or to result in adverse effects on existing surrounding properties.

The future engineering design would incorporate the following methodology to manage groundwater resurgence:

- All roads and swales will be formed with a continuous grade with a fall towards the SMA.
- The roads and swales will be lower than the surrounding lots to ensure any overland flow from the surrounding lots is discharged towards the roading infrastructure and conveyed to the SMA.
- Swales will have underdrainage which will discharge to the SMA and may help lower the groundwater table during prolonged rainfall periods.

It is considered that by utilising an appropriate engineering design, in accordance with the WDC Engineering Code of Practise, that groundwater resurgence, should this occur, can be captured within roading infrastructure and discharged towards the SMA as part of future subdivision.

## 4. Earthworks

Site earthworks will be restricted to the formation of carriageways, services installation and realignment of the existing water race.

The finished surface level of each building platform will be designed during the individual allotment building consent process (FFL also discussed in Section 3). Rules for minimum permitted ground clearances as set out in NZS 3604:2011 range from 150 mm to 225 mm depending on the cladding type and whether the slab is surrounded by soils or paving. It can be reasonably assumed that the surrounding material, for the most part, will be soils and the finished floor level will have a 225 mm clearance above the surrounding ground surface which will have been raised, if required, to achieve an acceptable height above the flood depth.

All bulk filling will be compacted in accordance with NZS 4431:1989 and all fill testing will be carried out by an independent laboratory.

Full earthworks design plans will be completed during the detailed design phase and provided to WDC for approval as part of the resource consent process.

## 5. Roding

The proposed development will connect to Dawsons Road and Ashworths Road via a new local roads and entrances. Internal roads and cul-de-sacs will provide access to allotments and back allotments within the subdivision. A local purpose (accessway) reserve will connect the local road to the corner of Ashworths Road and Dawsons Road.

Appendix A provides the proposed subdivision plan.



The proposed road reserve width will be 20 m wide and the carriageways will facilitate two-way traffic.

The full road design, road construction methodology and underlying metal depths will be confirmed during the subdivision and detailed design phase and construction testing will be carried out to determine the exact base course and sub-basecourse depths required.

The road and cul-de-sacs will be sealed predominantly with Asphaltic Concrete.

## 6. Water Race

As discussed in Section 2.5 there is an existing water race R3K-3A that runs through the development area. During a site inspection on the 22 October 2019 the water race had clear flowing water. The flow was not a result of onsite groundwater interception; rather was being fed from an upstream source. Figure 5 provides photographs of the water race taken during the inspection.







Figure 5. Ohoka Farm Water Race Photographs (22 October 2019)

WDC has stated in 2019 that they were going through the process of uplifting the designation of the irrigation race; however, if this were to occur it would still be considered a drain, and should it be filled in, will require an assessment to discuss any adverse effects.

Decommissioning of the water race within the development site would require the existing water source to be shut off or diverted at an upstream location.

The water race discharges to the south (refer to Figure 3); however, it is most likely that it originally discharged into the Ohoka Stream and at some point, has been realigned.

It is proposed that the water race not be decommissioned, rather realigned so that it discharges to the Ohoka Stream. The water race will be naturalised so that it forms a pleasant visual amenity with ecological value. The water race will be piped under the carriageways via a suitably sized culvert or if required a submerged pipe and bubble up sump network can be utilised. The existing culvert pipes conveying the irrigation water under the existing farm roads are a mix of DN150 uPVC and concrete pipes.

Figure 6 shows the proposed water race alignment and the section of existing water race that will be decommissioned.

WDC has stated that they would prefer the water race to discharge to the Ohoka Stream as this was its original alignment.





Figure 6. Existing Water Race Alignment

## 7. Wastewater

[THIS SECTION TO BE COMPLETED ONCE WDC HAVE CARRIED OUT WASTEWATER MODELLING]

### 7.1. Existing Network

The site lies outside, but adjacent to, the Mandeville Wastewater Scheme. The current network operates as a Septic Tank Effluent Pumping (STEP) system. Raw sewage is collected in private on-site septic tanks and is then conveyed to the Bradley's Road pump station and then to the Rangiora Wastewater Treatment Plant.

### 7.2. Proposed Network

WDC has carried out modelling of the wastewater network and has confirmed there is sufficient capacity to service the Ohoka Farm subdivision.



BECA provided four potential servicing options comprising of either STEP or Low Pressure Sewer (LPS), of which the Applicant considers LPS to be the preferred option.

### 7.3. Low Pressure Sewer

In an email dated 6 July 2020 WDC stated that the subdivision could discharge to the existing sewer main at the Dawsons Road and Wards Road intersection. Council also stated that boundary kits will need to be installed under the consent and EOne/Aquatec LPS systems will need to be consented on each title. The LPS pump stations will be owned by the property owner.

Standard LPS systems generally comprise of the following:

- Each lot will be served by a LPS system comprising a pump and storage chamber supplied by either Aquatec or Ecoflow. The LPS system will be supplied complete with an IOTA One-Box Control Panel. The sewer pump is located within a tank chamber allowing for approximately 24 to 48 hours of wastewater storage.
- Ownership and control of the low pressure pump, chamber, boundary kit and One-Box Control Panel will be with the lot owner.
- The electricity supply for the system will be from the dwelling and metered to the dwelling serviced by the system. The property owner will be responsible for the power costs of operating the system.
- The property owner will ensure adherence with the operational requirements of the LPS system and if in breach of this obligation, the property owner must promptly at the property owner's expense properly and substantially repair and make good all injury or damage caused to the LPS system. If the property owner fails to promptly comply with this obligation, then the Council may perform the obligation and recover any costs incurred from the Property Owner.
- Each residential dwelling will be provided with a boundary valve box kit and lateral at the time of subdivision. The pump, chamber, power connection and all works on private land will be installed as part of the Building Consent and therefore will not be required as part of the 224c certification.



## 8. Stormwater

### 8.1. Allotment Stormwater Discharges

Stormwater runoff from within the residential allotments will be discharged onsite and not to the external road stormwater network (excluding potentially a small area of each driveway entrance that may slope towards an adjacent road).

The individual allotment impervious driveways and dwelling roof areas will be minor in comparison to the total 5,000 m<sup>2</sup> allotment sizes. Therefore, discharges from driveways and roof areas onto land within each allotment will not result in an increase of runoff flow or volume greater than the pre-development flows.

The allotment owners will need to engage a design engineer to configure a suitable stormwater discharge mechanism from roof areas. Potentially, roof discharges can be detained within a storage tank and then via a restricted outlet orifice, discharging to suitably sized soakage pit or irrigated onto land.

### 8.2. Rooding Stormwater Discharges

#### 8.2.1. Overview

The proposed roads will discharge stormwater directly into road side swales which will provide primary treatment and conveyance, prior to discharging to a SMA located within Lot 8 DP 314202. The SMA will provide treatment and attenuation and will mostly likely comprise of a combination of grassed dry basins and a wetland. The SMA configuration and treatment methodology would be confirmed during the detailed design phase when a full site investigation would be completed to determine the most effective stormwater treatment methodology, based on the site characteristics. The SMA will discharge treated stormwater to the Ohoka Stream via an engineered outfall.

The development site has a natural sloping topography towards the east and south east and the swales will be configured to match the existing site gradient.

#### 8.2.2. Primary and Secondary Conveyance Network

The stormwater reticulation network will be designed in accordance with the WDC Engineering Code of Practice (CoP) and the primary conveyance network will comprise of swales or a combination of piped infrastructure and swales.

Preliminary investigations suggest the underlying soils are conducive for infiltration and therefore each swale could discharge into a soakage pit, however an allowance will need to be made for prolonged winter rainfall and a high groundwater when the soakage function may be compromised.

The swales (and potentially a combination of swales and pipes) will be sized with capacity to convey as a minimum the 20% Annual Exceedance Probability (AEP, or 1 in 5 return period) critical duration rainfall runoff, in accordance with Part 5 of the WDC CoP. However, depending on the carriageway layout and ability to convey secondary flow, potentially the swales will need to be designed to convey the 2% AEP (1 in 50 year return period) critical duration rainfall runoff.

The minimum stormwater pipe diameter within the carriageway will be DN225 as required by Part 5 of the WDC CoP.

#### 8.2.3. Treatment and Attenuation

Swales generally provide primary treatment of stormwater runoff through the mechanisms of filtration, plant uptake and UV disinfection as it passes through the swale vegetated bed and banks. Potentially,



additional treatment will be provided via infiltration through the bed of the swale. The design treatment flow rate will be based on 10 mm/hr.

The SMA will be designed to provide treatment for the first 25 mm rainfall depth and will be designed in accordance with the WDC CoP or the Christchurch City Councils Waterways, Wetlands and Drainage Guide (WWDG).

Attenuation storage will be provided within the swales and the SMA to ensure the 2% AEP critical duration post development stormwater runoff from the roads does not exceed that of the pre development state. This will be achieved by means of a controlled outlet from the SMA discharging to the Ohoka Stream.

#### 8.2.4. Maintenance and Easements

Access to the roadside swales will be via the carriageway for maintenance purposes. The SMA will have a track around the perimeter of sufficient width to allow for vehicle access.

## 9. Water Supply

### 9.1. Existing Network

There is no current potable water supply on the site, however, there are two consented irrigation wells. Aurecon (2019) in a preliminary site investigation report stated that the wells are approximately 12 m deep.

The site lies outside of, but adjacent to, the Mandeville/Fernside Water Supply Scheme. The WDC Engineering Code of Practice: Part 7, states this scheme is a restricted water supply with limited firefighting capacity. It supplies properties with 2,000 L/day.

There is a DN63 main on the west side of Dawsons Road, adjacent to the proposed development area and capacity confirmation from WDC will be required as to whether this existing water main has capacity to service the subdivision.

### 9.2. Proposed Network

There are two Options for the supply of water to the proposed subdivision, as follows:

- Option 1 (preferred): The site is supplied water from the DN63 in Dawsons Road. Restricted rural water supplies include the installation of a Council owned and maintained restrictor at each point of supply that restricts flow to each customer. As stated by the WDC Engineering Code of Practice, the developer will supply the following:
  - Min of 2,000 L/day to each dwelling lot;
  - An approved restrictor at the roadside boundary of each lot that limits the flow at the point of supply and evenly distributes the flow over a 24 hour period;
  - 20,000 L of potable water storage on each lot;
  - Consideration will need to be given to firefighting supply and this may require a certain storage amount be available on site at any one time. The firefighting water supply demand and any storage requirement will be calculated during the detailed design phase and discussed with the fire service. Potentially a 30,000 L storage tank located within 90 m of each dwelling will be required with a firefighting reserve of 20,000 L maintained at all times.
- Option 2: Each allotment is supplied with both the potable and firefighting demand via a new community supply scheme (new well and treatment unit). There are a number of consented wells within the locality indicating that an onsite community water supply is feasible. Of note are the existing supply wells described below:



- Ohoka Utilities Limited holds Resource Consent CRC99020.3 which allows for the take of water from bore M35/0350 at a rate not exceeding 30 L/s with a volume not exceeding 2,592 m<sup>3</sup>/day. The water take is located just outside the south eastern corner of the Ohoka Farms property boundary.
- Ohoka Farms Limited has Resource Consent CRC182271 for the take of groundwater from wells M35/4238 and M35/4239, located centrally within the Ohoka Farm property. The consent allows for a take from well M35/4238 of 15 L/s and a volume of 12,960 m<sup>3</sup> over any period of 12 consecutive days, and a take from well M35/4239 of 31 L/s and a volume of 26,784 m<sup>3</sup> over any period of 12 consecutive days

Option 1 is preferred as this negates the need for a new community supply scheme. However, should WDC modelling prohibit the supply be taken from the existing DN63 within Dawsons Road, existing well data indicates the water supply via a new community supply scheme is feasible.

## 10. Utility Services

### 10.1. Power & Telecommunications

Mainpower have provided confirmation that the electrical reticulation at 2 Ashworths Road has the capacity to supply the proposed subdivision. The Mainpower confirmation email and letter is provided in Appendix B.

Chorus has provided confirmation that they have infrastructure in the general vicinity and will be able to extend their network to provide connection availability. The Chorus confirmation email is provided in Appendix B.

### 10.2. Street Lighting

All street lighting within the new road to be vested in Council will comply with the WDC Engineering Code of Practise, Part 11: *Lighting* and AS/NZS 1158 and the specified category unless alternative street lighting options are discussed with and approved by Council.

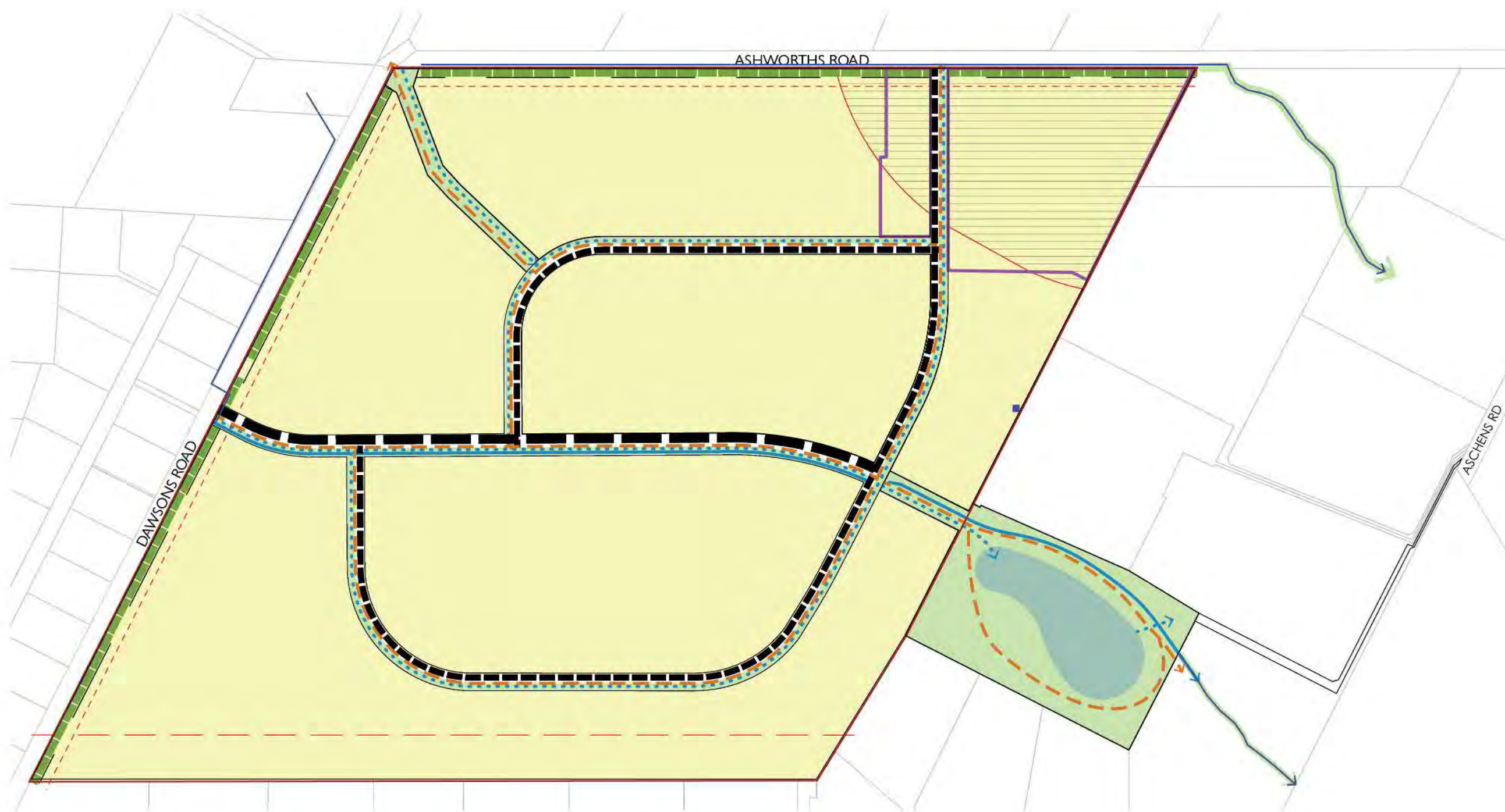
## 11. Conclusion

Re-zoning can be provided with necessary services and there are no servicing constraints to the rezoning.



## Appendix A. Site with Lidar Contours





## LEGEND

	Rural Residential application boundary		25m road with swales, stream corridor and footpath
	10m landscape buffer within individual lots		Stormwater management area (SMA)
	Pedestrian and cycle connection		Reserve
	Swale		Rural residential lot
	Water race (re-aligned)		Larger rural residential lots due to intensive farming offset
	Drain outside of Site		
	20m road reserve with swales and footpath		

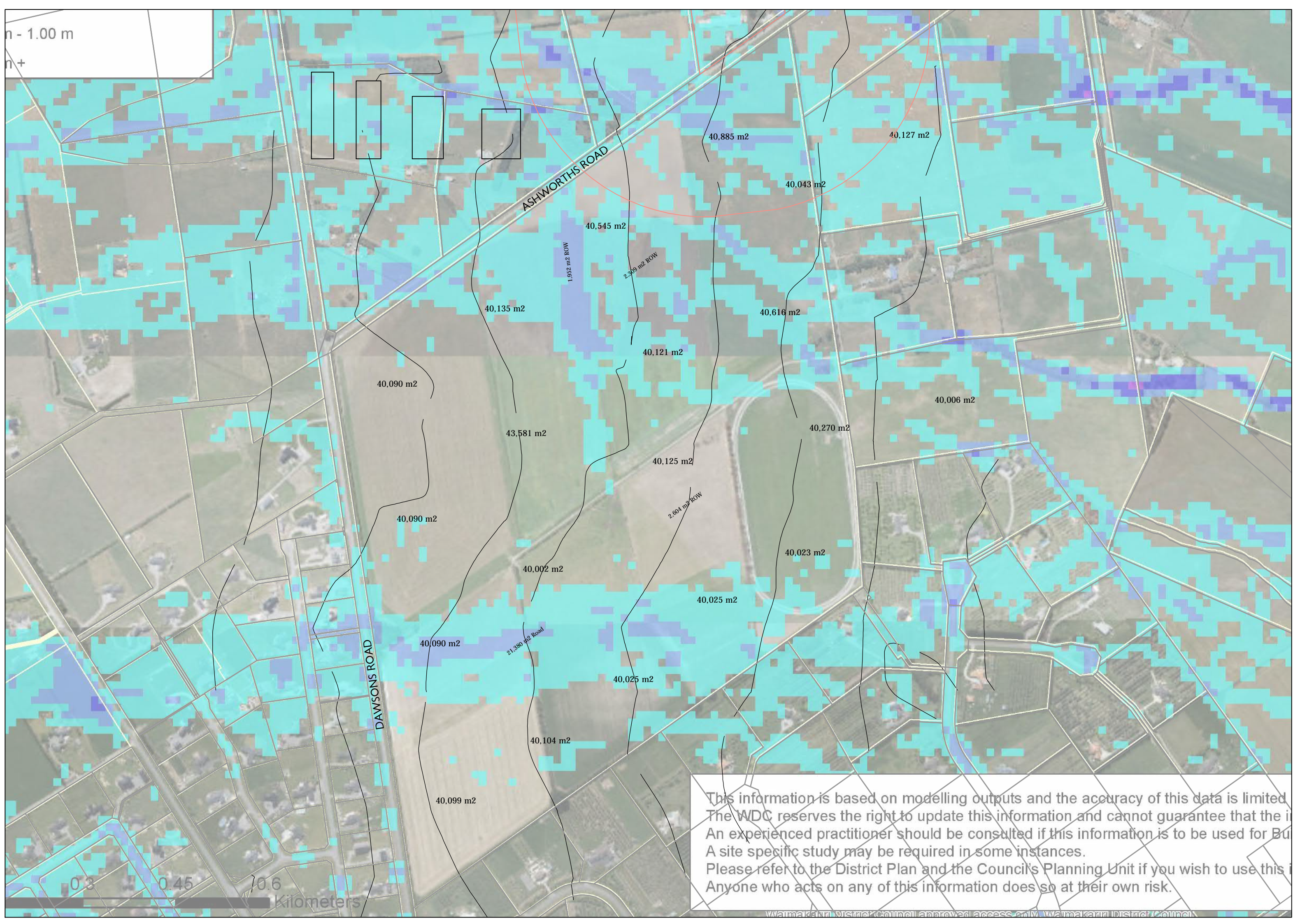
	No build overlay from intensive farming offset (300m)
	50m no build setback from boundary from adjoining San Dona development
	20m no build setback from road boundary
	Abuttal parcels
	Spring

## NOTES

Lot 6 DP 2038 CB 21K/781 72.6111 Ha  
 Lot 8 DP 31402 RT 56165 5.2887 Ha  
**Site area - 77.8998 Ha**

**ASHWORTH'S RD DEVELOPMENT**  
**INDICATIVE ODP | 502044**  
 L1 | 1:5000 @ A3 | Revision A  
 15.06.2021





n - 1.00 m  
n +

ASHWORTHS ROAD

DAWSONS ROAD

0.3 0.45 0.6 Kilometers

This information is based on modelling outputs and the accuracy of this data is limited. The WDC reserves the right to update this information and cannot guarantee that the information is accurate. An experienced practitioner should be consulted if this information is to be used for any purpose. A site specific study may be required in some instances. Please refer to the District Plan and the Council's Planning Unit if you wish to use this information. Anyone who acts on any of this information does so at their own risk.



## Appendix B. Correspondence



## Cameron Mars

---

**From:** Chorus Property Developments <develop@chorus.co.nz>  
**Sent:** Friday, 2 July 2021 12:07 p.m.  
**To:** Cameron Mars  
**Subject:** Chorus Simple Estimate | OHK65619 | OHK: 2 Ashworths Road, Ohoka. 126 Lots, Simple Estimate

[EXTERNAL EMAIL]

Hi Cameron,

Thank you for providing an indication of your development plans in this area. I can confirm that we have infrastructure in the general land area that you are proposing to develop. Chorus will be able to extend our network to provide connection availability. However, please note that this undertaking would of course be subject to Chorus understanding the final total property connections that we would be providing, roll-out of property releases/dates and what investment may or may not be required from yourselves and Chorus to deliver the infrastructure to and throughout the site in as seamless and practical way as possible.

The cost involved would be a minimum of our current standard fee of \$1600 per lot excluding GST. This cost can only be finalised at the time that you are ready to proceed.

Chorus is happy to work with you on this project as the network infrastructure provider of choice. What this ultimately means is that the end customers (business and home owners) will have their choice of any retail service providers to take their end use services from once we work with you to provide the physical infrastructure.

Please reapply with a detailed site plan when you are ready to proceed.

Thanks

Liz Bath

Property Development Coordinator  
T 0800 782 386 (Option 1)

E [develop@chorus.co.nz](mailto:develop@chorus.co.nz)

PO Box 9405  
Hamilton  
[www.chorus.co.nz](http://www.chorus.co.nz)





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Network Reference: MACK 00016207

**31/01/2020**

**Cameron Mars  
Eliot Sinclair**

Dear **Cameron**

**Re. Power Connection for Proposed Subdivision of Lot 6 DP2038, 2 Ashworths Road Ohoka**

MainPower confirms that the electrical reticulation at **2 Ashworths Road Ohoka**, has the capacity to supply the proposed subdivision.

Please note that this letter is to advise that the MainPower NZ ltd Network has the Capacity for the proposed subdivision.

This does not mean that there is an electrical supply to the boundary of the proposed lots.

Please do not hesitate to contact me on 03 311 8311 if you have any questions.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Matt Bate". The signature is fluid and cursive, with the first name "Matt" and the last name "Bate" clearly distinguishable.

**Matthew Bate  
Network Services Representative**



## Cameron Mars

---

**From:** Matthew Bate <Matthew.Bate@mainpower.co.nz>  
**Sent:** Friday, 18 June 2021 7:39 a.m.  
**To:** Cameron Mars  
**Subject:** RE: [#502044] Capacity letter 2 Ashworths Road.

[EXTERNAL EMAIL]

Hi Cameron,

The capacity letter is still valid.

Kind regards  
Matthew

### MATTHEW BATE

**Network Services Representative**  
MainPower New Zealand Limited

---

**P.** +64 3 311 8311

**E.** [nsr@mainpower.co.nz](mailto:nsr@mainpower.co.nz)

**Courier** 172 Fernside Road, RD1, Kaiapoi 7691

**Postal** PO Box 346, Rangiora 7440

[www.mainpower.co.nz](http://www.mainpower.co.nz)

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If you have any concerns about MainPower's services please call MainPower on 0800 30 90 80 to access our free, Complaint Resolution Service. If we are unable to resolve your concern you can contact the free, independent Utilities Disputes Ltd on 0800 22 33 40 or visit [www.utilitiesdisputes.co.nz](http://www.utilitiesdisputes.co.nz)



---

**From:** Cameron Mars <cameron.mars@eliotsinclair.co.nz>  
**Sent:** Thursday, 17 June 2021 2:35 p.m.  
**To:** Matthew Bate <Matthew.Bate@mainpower.co.nz>; NSR <NSR@mainpower.co.nz>  
**Subject:** RE: [#502044] Capacity letter 2 Ashworths Road.

Hi Mathew

Back in 2020 we received the correspondence attached providing confirmation of supply for a proposed 93 ha rural development which was going to have 18 lots, located at 2 Ashworths Road. We are currently going through the process of applying for a plan change which would see the area change from rural to rural residential. If this was to happen the number of lots would increase to around 126.

Would Mainpower be able to confirm the infrastructure in place has capacity to service the increase in lot numbers?

Thanks

**Cameron Mars**  
**3 WATERS ENGINEER**  
**BE(Hons) Environ CMEngNZ IntPE(NZ) CPEng**



+64 3 379 4014 Christchurch | Rangiora  
+64 27 208 2307 Queenstown | Hokitika | Nelson

**eliotsinclair.co.nz**



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**From:** Matthew Bate <[Matthew.Bate@mainpower.co.nz](mailto:Matthew.Bate@mainpower.co.nz)>  
**Sent:** Friday, 31 January 2020 11:33 a.m.  
**To:** Cameron Mars <[cameron.mars@eliotsinclair.co.nz](mailto:cameron.mars@eliotsinclair.co.nz)>  
**Subject:** Capacity letter 2 Ashworths Road.



**MATTHEW BATE**

**Network Services Representative**

MainPower New Zealand Limited

---

**NSR.** +64 3 311 8311

**DDI.** +64 3 311 8362

**E.** [NSR@mainpower.co.nz](mailto:NSR@mainpower.co.nz)

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**Courier** 172 Fernside Road, RD 1, Kaiapoi 7691

**Postal** PO Box 346, Rangiora 7440

[www.mainpower.co.nz](http://www.mainpower.co.nz)

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Cameron Mars

---

From: Chris Bacon <chris.bacon@wmk.govt.nz>  
Sent: Monday, 27 January 2020 4:05 p.m.  
To: Christopher O'Connell  
Cc: Claire McKeever; Subdivision Eng  
Subject: RE: [#500456] 2 Ashworths Road, Ohoka

Hi Christopher

Our current advice has changed a little from that previous meeting Claire had with WDC.

The old advice was simply 300mm freeboard above the 200 year flood level with a minimum 400mm above ground. So for a Very Low Hazard area (clear) it was simply 400mm above ground. For a green Low Hazard area where the flood depth varies between 100mm and 300mm you could require a FFL up to 600mm above ground. For the blue Medium Hazard areas where flood depth varies approximately between 300mm and 600mm you end up with a FFL up to 900mm above ground. So the advice Claire was given was a conservative assessment based simply on the worst case scenario for each flood hazard category. It is likely that in most cases the modelled flood depth will be lower than the maximum and the required FFL will be lower accordingly.

However the current advice is now for a variable freeboard depending on the hazard category according to the following table:

Flood Hazard Category	Approx Flood Depth*	New Freeboard Required	FFL Required
Very Low (clear)	Up to 100mm	300mm	400mm minimum above surrounding ground
Low (green)	100mm – 300mm	400mm	500mm to 700mm above surrounding ground
Medium (blue)	300mm – 600mm	500mm	800mm to 1100mm above surrounding ground

\*Flood hazard is the relationship between flood depth and velocity, the flood depth range given above is approximate

It is still the case that we recommend avoiding development in Medium Hazard (blue) areas.

It's important to note that the required FFL is set off the actual modelled flood depth (plus freeboard), the flood hazard category simply defines the freeboard used.

I trust that helps clarify things.

Cheers



**Chris Bacon** | Network Planning Team Leader

Project Delivery Unit

Phone: 0800 965 468 (0800 WMK GOV)

Mobile: 021 480 925



---

From: Christopher O'Connell <chris.oconnell@eliotsinclair.co.nz>

Sent: Monday, 27 January 2020 3:22 PM

To: Chris Bacon <chris.bacon@wmk.govt.nz>

Cc: Claire McKeever <camk@eliotsinclair.co.nz>

Subject: RE: [#500456] 2 Ashworths Road, Ohoka

Hi Chris

I have been discussing Finished Floor Levels with Claire McKeever for a proposed subdivision at 2 Ashworths Road and she has notes from a meeting with WDC with the following;

- Blue hazard = 900mm above ground level → ie avoid this area
- Green hazard = 600mm above ground level
- Clear = 400mm above ground level

Are you able to confirm if this is the case and is what the Waimak Council recommends?

Many thanks

Christopher O'Connell BE(Hons) Civil MEngNZ

Geotechnical Engineer

**Eliot Sinclair**

surveying | engineering | planning | landscape architecture | urban design



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From: Chris Bacon <[chris.bacon@wmk.govt.nz](mailto:chris.bacon@wmk.govt.nz)>  
Sent: Monday, 20 January 2020 9:26 a.m.  
To: Christopher O'Connell <[chris.oconnell@eliotsinclair.co.nz](mailto:chris.oconnell@eliotsinclair.co.nz)>  
Subject: RE: [#500456] 2 Ashworths Road, Ohoka

Hi Christopher

Happy new year to you too.

Yep that's no problem, I've attached the latest 200 year flood depth and hazard maps for the property.

Let me know if you have any questions.

Cheers

**Chris Bacon** | Network Planning Team Leader

Project Delivery Unit

Phone: 0800 965 468 (0800 WMK GOV)

Mobile: 021 480 925



[waimakariri.govt.nz](http://waimakariri.govt.nz)

---

From: Christopher O'Connell <[chris.oconnell@eliotsinclair.co.nz](mailto:chris.oconnell@eliotsinclair.co.nz)>  
Sent: Friday, 17 January 2020 1:39 PM  
To: Chris Bacon <[chris.bacon@wmk.govt.nz](mailto:chris.bacon@wmk.govt.nz)>  
Subject: [#500456] 2 Ashworths Road, Ohoka

Hi Chris



Happy new year and I hope you had an enjoyable holiday break.

Would you be able to provide us with the flood hazard maps for the land at 2 Ashworths Road, Ohoka? It is quite a decent portion of land as attached below.



Many thanks

Christopher O'Connell BE(Hons) Civil MEngNZ

Geotechnical Engineer



# Eliot Sinclair

surveying | engineering | planning | landscape architecture | urban design

Phone +64 3 379 4014 | Mobile +64 27 562 5623 | 20 Troup Drive, Tower Junction | PO Box 9339, Christchurch 8149 | [www.eliot Sinclair.com](http://www.eliot Sinclair.com)

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APPENDIX 8  
ASSESSMENT OF RURAL-RESIDENTIAL LAND



22 November 2021

To Who it May Concern,

Submission to the Waimakariri District Council – Proposed review of Waimakariri District Plan

Submission by M and M Prosser – 2 Ashworths Road, Mandeville

### Introduction

Mark Pringle, Bayleys Real Estate - I have been involved in the Real Estate industry since 1988 and have been based in Rangiora since 1991, having completed over \$800 million in sales to date, with Bayleys Real Estate.

Over this period, I have been extensively involved in the sales in the Waimakariri District and in particular the sale of lifestyle properties in the Mandeville area.

I write this letter in support of Mark and Melissa Prosser's application to re-zone part of their property in Mandeville. I note this is approximately 73 hectares, which currently has a subdivision approval to split into 4 hectare lots.

Mandeville continues to be a highly sought-after location for lifestyle buyers in the Waimakariri District, and reflects the changing demographic of the area which has caused a large population drift to this location. This has resulted in the introduction of the retail and service precinct in Mandeville which has been very well supported since its establishment.

I believe a residential development as proposed would benefit the local businesses immensely, input further investment into the local community and overall be a positive for the area.

Another reason why I support the proposed development is due to the rapidly increasing prices of available land and existing dwellings. Over the past 12 months prices have become less unaffordable for the average family, due to a lack of supply of bare land and established properties which is having an inflationary effect on all real estate values in the area. The creation of new residential bare land lots would level these prices out and create options for new purchasers.

Over the past 6 months we have also seen a significant change in the origin of where our buyers are coming from, with a significant percentage moving to the area from outside Canterbury, especially the North Island.

Presently there is only one smaller rural/residential lot currently for sale in Ohoka and no supply of residential sections in the Mandeville area. This has resulted in significant price increases for smaller residential lots that have been sold in the past 12 months, with no sales having been completed for over 6 months.



Whilst some lifestyle buyers require 4 hectares, a substantial amount do not, and would prefer a large lot residential (LLR) size allotment similar to the 'Millfield', Braeburn and Mandeville Village Estates developments.

In summary, there is an extreme shortage of (LLR) large lot residential lots in the Mandeville District, with substantial demand present. I believe that by re-zoning the subject property to residential, it will result in the better utilisation of land available, help to support local businesses and prevent underutilisation of larger 4 hectare lots. It will also better utilise the existing amenities and service in the area and cater for the high demand.

Yours faithfully,



**Mark Pringle**

Residential & Lifestyle Sales

Dip Ag, Dip FM, Post Grad Dip Commerce (Valuation)

\$800 Million+ in Sales | No. 1 Salesperson Rangiora Office | Top 20 Bayleys Nationwide 2021

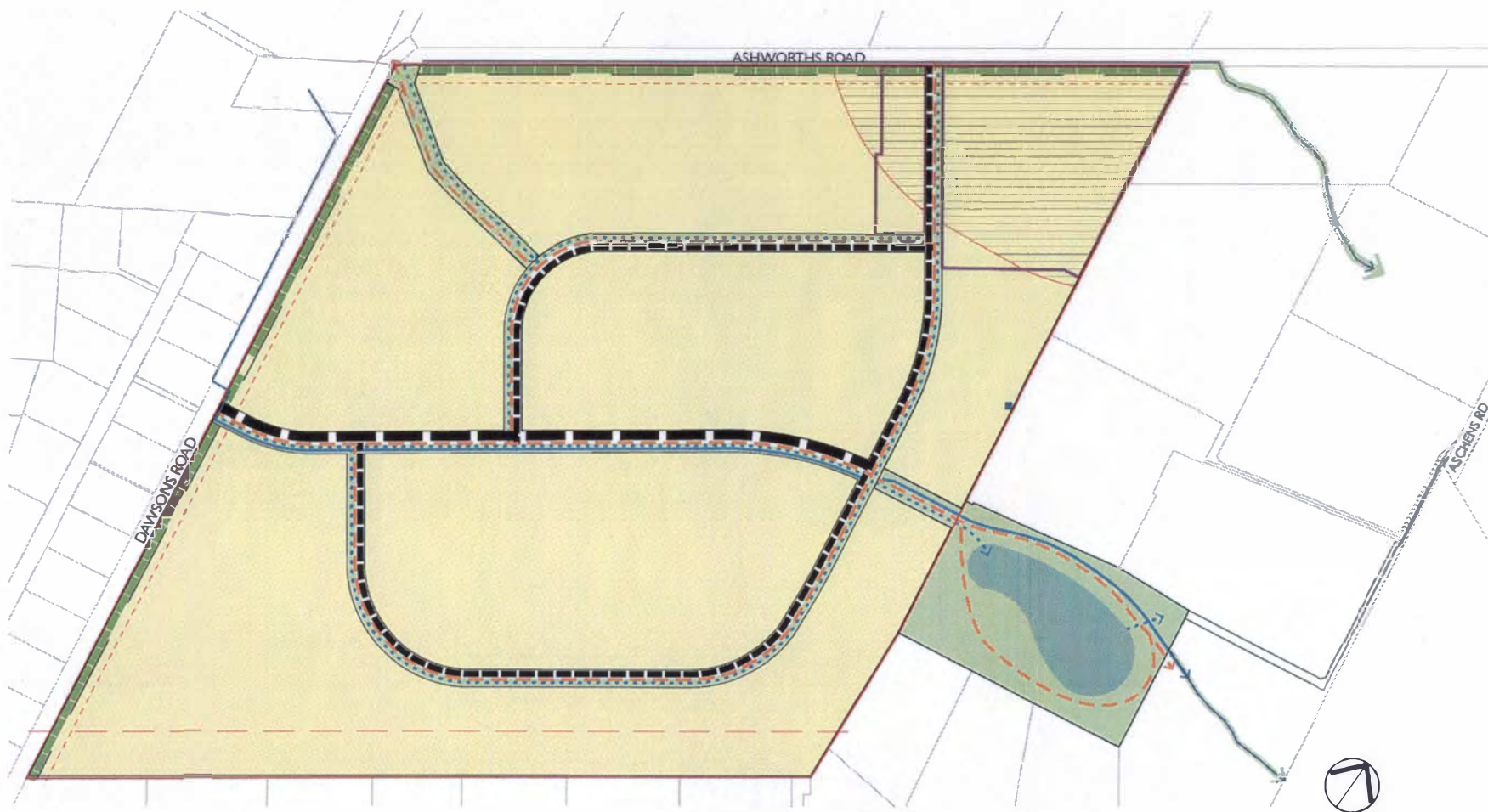
DDI +64 3 311 8607 | M +64 27 433 3334 | E [mark.pringle@bayleys.co.nz](mailto:mark.pringle@bayleys.co.nz)

Bayleys Rangiora, 251 High Street, Rangiora, North Canterbury, New Zealand



APPENDIX 9  
OUTLINE DEVELOPMENT PLAN





## LEGEND

	Rural Residential application boundary		25m road reserve with swales, stream corridor and footpath
	10m landscape buffer within individual lots		Stormwater management area (SMA)
	Pedestrian and cycle connection		Reserve
	Swale		Rural residential allotment
	Water race (re-aligned)		Larger rural residential lots due to intensive farming offset
	Drain outside of Site		
	20m road reserve with swales and footpath		

	No build overlay within intensive farming offset (300m)
	50m no build setback from boundary from adjoining San Dona development
	20m no build setback from Ashworths and Dawson's Road boundary
	Abuttal parcels
	Spring

## NOTES

Lot 6 DP 2038 CB 21K/781 72.6111 Ha  
 Lot 8 DP 31402 RT 56165 5.2887 Ha  
 Site area - 77.8998 Ha

ASHWORTH'S RD DEVELOPMENT  
 INDICATIVE ODP | 502044  
 L1 | 1:5000 @ A3 | Revision A  
 15.06.2021

eliot  
sinclair





## **RESOURCE MANAGEMENT ACT 1991**

Public Notice of Decisions on Proposed Waimakariri District Plan, Variation 1 (Intensification Planning Instrument), Variation 2 (Financial Contributions) and recommendations on Notices of Requirements

**Date of Public Notice: 12 July 2025**

Pursuant to Clauses 10(4)(b), 11 and 102 of Schedule 1 of the Resource Management Act 1991 (RMA), Waimakariri District Council (Council) gives public notice that it has made its decisions on the provisions and matters raised in submissions and further submissions on the Proposed Waimakariri District Plan (PDP), Variation 1 (Council's Intensification Planning Instrument relating to housing intensification) and Variation 2 (Financial Contributions).

Council resolved at the Council meeting on 24 June 2025 to accept all the recommendations of the:

- PDP Hearing Panel (appointed to hear and make recommendations on the PDP) including on all Notices of Requirements;
- Independent Hearings Panel (IHP) (appointed to hear and make recommendations on Variation 1).

Pursuant to clause 9 of Schedule 1 of the RMA, Council also gives public notice of its recommendations in respect of provisions included in the PDP pursuant to clause 4(5) Schedule 1 of the RMA and decisions in respect of provisions included in the PDP pursuant to clause 4(6) of Schedule 1 of the RMA.

The PDP is amended in accordance with Council's decision from the date of this Notice.

The Decisions Reports and Decisions Version may be viewed online at:

- <https://www.waimakariri.govt.nz/council/district-development/district-plan-review>; or
- at the Council office and at any of the Council Libraries (Rangiora, Kaiapoi and Oxford).

A person who made a submission on the PDP including Variation 2 may appeal the Council's decision to the Environment Court within 30 working days of the service of the notice of decisions. The appeal period closes at 5pm on 22 August 2025. A copy of the appeal must be served on the Council (via [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)).

There is no right of appeal to the Environment Court against any decision of Council on Variation 1.

Pursuant to Clauses 20 and 103 of Schedule 1 of the RMA Council also gives public notice that on 14 July 2025 the recommendations of the IHP on Variation 1, as accepted by the Council, are incorporated into the district plan and become operative.

Decisions of the requiring authorities with designations within the district plan will be notified following the process set out in Clause 13 Schedule 1 of the RMA.

For further enquiries, please contact [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)



# Waimakariri District Council Proposed Waimakariri District Plan

## Recommendations of the PDP Hearings Panel

### Recommendation Report 34

#### Hearing Stream 12C Rezoning Requests – Large Lot Residential Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2, 3, 35 and 36**.

**Report 1** contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

**Recommendation report 2** contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

**Recommendation report 3** contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

**Recommendation report 35** contains the PDP Panel's recommendations on the PDP's Rezoning- Ōhoka- PDP and Variation 1.



**Recommendation report 36** contains the PDP Panel's recommendations on the PDP's Rezoning- Residential.

**Appendix 1:** Schedule of attendances

**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 12C** comprised Commissioners Gina Sweetman (Chair), Gary Rae, Allan Cubitt and Neville Atkinson.



# **1. Introduction**

## **Report outline and approach**

1. This is Report 33 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses submissions received requesting the district plan maps are amended to rezone land to Large Lot Residential.
3. We have structured our discussion on these topics and other rezoning requests differently to our other Recommendation Reports, as the rezoning requested is the focus of the decision sought by the submitter.
4. This Recommendation Report contains Appendix 1: Schedule of attendances at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
5. We record that all submissions requesting rezoning of land to residential have been taken into account in our deliberations. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Report, which are available on the Council's website.
6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
  - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
  - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
  - (c) as part of that examination, that:
    - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
    - ii. the efficiency and effectiveness of the provisions is assessed;
    - iii. the reasons for our recommendations are summarised; and
    - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their



reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.

9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

## **2. Rezoning recommended be accepted by the s42A Report Author**

### **Recommendations**

10. We record our agreement with the s42A report author's recommendations to accept submissions seeking land to be rezoned, either in part or in full. We note that Mr Buckley provided a thorough and comprehensive s42A report, written responses to our preliminary questions, and a Reply Report in response to the matters raised at the hearing in respect to those particular rezoning requests. We also relied on our recommendations in respect to the Strategic Directions and in particular the Urban Form and Development Objectives and Policies when evaluating the evidence before us in respect to these rezoning requests.
11. In line with our 'exceptions' approach to reporting, we do not address the substance of these submissions further except in relation the submissions of Survus<sup>1</sup>, Rainer and Hack<sup>2</sup>, Stokes submission,<sup>3</sup> and the Fawcett Road proposal<sup>4</sup>, which we deal with briefly below.
12. We also recommend amendments to the Development Area and associated Outline Development Plan ('ODP') provisions for several of the rezonings for both consistency and also to ensure that they can be implemented as intended. In doing so, we acknowledge the effort that both the report author and the submitters' planners put in to developing a generally consistent set of Development Area and ODP provisions, as this greatly assisted us in responding to the submissions made and making our recommendations.

### **Survus Submission**

13. With respect to the Survus submission, we would highlight here our discussion in our Urban Form and Development recommendation report 3 in relation to the application of the NPS-HPL to those areas identified as 'LLRZ Overlay'. That report discussed at length the planning evidence of Ms Aston and the legal submissions of Mr Cleary, who presented on behalf of the Survus Consultants submission to rezone 25 Ashley Gorge Road. While we note that the s42A report author has now recommended that this

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<sup>1</sup> 250

<sup>2</sup> 201

<sup>3</sup> 29

<sup>4</sup> 123.1, 135.1, 137.1, 138.1, 139.1, 140.1 and 141.1.



submission be accepted, we record here that we did not agree with his position that this site was not identified for development in accordance with the exceptions provided for under NPS-HPL, and therefore the NPS-HPL applied to this site. As we stated in that recommendation report:

*“...we agree with the submitter that the areas must have been ‘identifiable in practice’ as the RRDS has been used to identify the areas in the Proposed District Plan. We agree with Ms Aston that a NPS should not be used to ‘wind back the clock’ when a ‘quite rigorous public and evidential process’ has been undertaken. Applying a strict legal interpretation in such circumstances is, in our view, unreasonable and not in accordance with the intent of the exemptions of the NPS-HPL.”*

14. Hence, our reasons for recommending that the Survus submission be accepted are different as we did not see the NPS-HPL as a barrier for rezoning 25 Ashley Gorge Road to Large Lot Residential.

#### **Rainer and Hack, and Stokes**

15. We also record here that the submissions of Rainer and Hack were only partially considered in this stream as part of their submission was considered in HS12E. Hence, we recommend that this submission is accepted in part. We also note that the Stokes submission<sup>5</sup> was also considered (and accepted) in Hearing Stream 12E, so is also an ‘accept in part’ in this hearing stream.

#### **Fawcett Road Rezoning Submission**

16. This group of submissions<sup>6</sup> sought to rezone a cluster of nine properties in the Ashley Village area, adjoining Fawcett’s and Boundary Road. The properties are currently zoned RLZ, with a LLRZ overlay, and a LLRZ is sought which would create approximately 61 lots from the combined properties.
17. The planning evidence on behalf of the submitters, from Mr Stewart Fletcher, took the Panel through the history of this rezoning request, which arose out of the land being identified in the Waimakariri Rural Residential Development Strategy (RRDS) as being suitable for development (hence the LLRZ overlay). In accordance with the requirements of the RRDS, the submitters undertook further investigative work, in consultation with Council, to determine whether the land was suitable for rezoning. This led to a comprehensive submission requesting the rezoning. The submission included a planning assessment, with associated ODP; a geotechnical assessment; a stormwater and servicing assessment; a water supply assessment; a traffic assessment; and a contamination report.
18. Despite this work, and the associated consultation with Council, the initial s42A report recommendation was to reject the submission. However, the s42A report author did say at paragraph 290 of his report that:

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<sup>5</sup> 29

<sup>6</sup> Alan and Margaret Fraser [123.1], Alison and Peter Batchelor [135.1], Anton and Deana Musson [137.1], Ron and Tracey Taylor [138.1] and Leanne and Paul Strathern [139.1]



*"I am generally [in] support of rezoning the LLRZ Overlay area on the north side of Fawcetts Road. However, I recommend that the land retain the LLRZ Overlay until such a time that the submitters can provide the following information:*

- An ODP that aligns with the requirements of SUB-P6;*
- Provide an engineered design for a reticulated wastewater system;*
- Provide an updated stormwater assessment; and*
- Prove that there is sufficient pressure within the water supply network for firefighting purposes."*

19. Mr Fletcher addressed these concerns in his evidence, which included an updated ODP and a reduced number of access points to Fawcett Road. In his reply report, the s42A report author identified several positive features of the proposal but remained concerned with the piecemeal nature of the development, which he considered would lead to poor integration with the roading network and three waters infrastructure. The main area of concern related to traffic safety issues with the Fawcett Road connections.
20. We directed expert conferencing for Hearing Stream 12C rezoning requests in Minute 33, which included the Fawcett Road rezoning request. While this occurred on 23 August 2024, we understand that the meeting concluded prior to a resolution being reached. We subsequently received a memorandum from Mr Fletcher (dated 10 December 2024), that outlined his concern with that process, and which provided further technical details, along with an amended ODP and traffic evidence<sup>7</sup>, to resolve the remaining issues.
21. The amendments proposed included a further reduction in access points to Fawcett Road, with only five now being promoted. The traffic evidence provided in support of these changes contained a comparison of the various options considered, including the configuration recommended by Council. The report concluded that:

*"...the Applicant's updated proposal (Option 4) is substantially similar to the Council's recommendation (Option 3). It is acknowledged that the Applicant's proposal creates one additional access point onto Fawcetts Road and a modest increase in traffic generation. However, considering the development's scale (approximately 60 lots are to be accommodated), the increase in traffic with direct access to/from Fawcetts Road is relatively minor compared to the existing situation – 8 vph to 14 vph in peak hours or 70 vpd to 120 vph per day, respectively.*

*The number of access points with direct access to Fawcetts Road would also be reduced from nine in the existing situation to five under the Applicant's updated proposal. While a relatively modest increase in traffic with direct access to Fawcetts Road can be expected, the rationalisation of access points is expected to outweigh any potential adverse impacts of the increase in traffic.*

*Therefore, the Applicant's updated proposal represents a practical compromise between the Council's ideal option (Option 3) and the constraints of the existing*

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<sup>7</sup> Urban Connection, 3 December 2024



*residential configurations. It achieves RCA's key objectives, including fewer access points and reduced traffic at rights-of-way where feasible.*

*From a traffic engineering perspective, the proposal is expected to be accommodated within the existing roading environment with less than minor effects. The modest increase in traffic volumes is offset by the benefits of access point rationalisation, ensuring a balanced and functional outcome*

22. The report also addressed the non-compliance of the separation distance between the site's new road intersection and the Max Wallace Drive intersection. Several factors were identified that when combined would mean that the reduced separation distance was unlikely to result in any traffic conflicts occurring. They concluded the effects of this non-compliance to be less than minor.
23. With respect to servicing, Mr Fletcher noted that *"it has already been confirmed that the area sought to be rezoned can be adequately serviced, there is no disagreement between parties regarding this"*, a fact confirmed at paragraph 266 of the s42A report where it said *"the review of water and wastewater servicing noted that there was adequate capacity in the network."*
24. With respect to stormwater management, Mr Fletcher noted that in his reply report, Mr Buckley provided comment from the Council which confirms that stormwater can be suitably managed. He also notes that no concern was raised about downstream flood effects. The Panel has reviewed the Memo from Mr Aramowicz and while we note that he does highlight a lack of some detail, he states that:

*"Regardless, it was generally agreed between myself and Mr Petterson that if the areas shown for stormwater management on the revised ODP are noted as indicative only, as is the case on the revised ODP, then the final size and location of each of the 5 SWMA's, along with the boundaries of the subdivision scheme plan, can be determined in the future as part of detailed subdivision engineering design. This is a normal process."*
25. The s42A report author was provided with the opportunity to respond to Mr Fletcher's letter, which he did so in a memorandum dated 18 December 2024. Despite again raising concern with some of the ODP standards and the effect 'piecemeal' development may have on the provision of infrastructure, Mr Buckleys 'recommendation' was as follows:
  11. *In my opinion the approach of wanting to enable individual property owners to develop on a piecemeal basis result in a range of complex engineering issues. Despite this the proposed amendment to the development rules to generally align with the traffic evidence, means that the main concern with respect to traffic of Council has been addressed.*
  12. *From a planning perspective the proposed development could produce a good outcome and provide additional LLRZ housing for the district.*
26. While not explicitly stating that he recommends 'accepting' the rezoning request in these paragraphs, it appears to the Panel that it does just that, given the main concern (traffic effects) has now been addressed. The issues raised with respect to the provision



of services are matters that are generally resolved at subdivision consent stage, as noted by Mr Aramowicz in his stormwater memorandum. Mr Fletcher also stated that:

*“In order to establish appropriate reticulated wastewater and water infrastructure connections the submitters will need to work with the Council engineering teams. This will also be necessary because other areas also propose to establish connections to the Council reticulated network on Cones Road, such as the Ashley Village settlement proposal which Mr Buckley recommends be approved.”*

27. We agree with Mr Fletcher on this point. The subdivision provisions of the PDP are comprehensive and will ensure these matters are adequately addressed. However, the Panel was concerned with the vires of some of the ODP standards recommended by Mr Fletcher to address this issue. We have recommended some changes to those standards to address that concern.
28. In conclusion, the Panel recommends accepting the submissions that request the Fawcetts Road LLRZ Overlay area be rezoned LLRZ.

#### **Two Chain Road and Tram Road, North Swannanoa**

29. Mr Buckley also recommended accepting a submission<sup>8</sup> to remove the LLRZ Overlay from a group of properties on Two Chain Road and Tram Road, North Swannanoa. It was not clear to us whether the submitter had any ownership within this area as the submission was not discussed at the hearing. The main concern of the submitter appeared to relate to the site being separated from the existing LLRZ by both an Arterial and Collector Road. The submitter also raised the efficiency of the existing wastewater system in the area as a limiting factor.
30. Mr Buckley largely agreed with the submitter adding that *“there is no capacity within the wastewater network for any additional growth beyond those areas already zoned LLRZ.”* On that basis he recommended that the Overlay be removed.
31. This particular site is part of the larger area discussed in Section 3 below under the heading ‘Zoning Requests in the Swannanoa/Mandeville area’. We agree with the s42A report author that zoning requests in that area should not be accepted at this time due to the wastewater constraints in the area. However, we also note that are many of the zoning requests are likely to contribute to and improve the function of this low-density urban area if this constraint can be overcome. This would require a strategic approach to the entire area, that would consider all infrastructure matters and potential constraints.
32. To that end, we do not consider it appropriate that RRLZ Overlays are removed from the area given the land has obviously been identified as suitable for such development in the future. Hence, we recommend that the submission of Martin Pinkham<sup>9</sup> be rejected and that the Overlay remain.

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<sup>8</sup> Martin Pinkham[185.1]

<sup>9</sup> 185.1



### Amendments to Development Area Provisions

33. Having reviewed the proposed Development Area provisions, we have made recommendations to:
  - (a) improve the “implementability” of the provisions
  - (b) be consistent with the How the Plan Works section of the PDP.
34. At a high level, these amendments have involved:
  - (a) Changing the standard Rule 1 across the board so it requires land use, development and subdivision to be in accordance with the ODP and to comply with any specific Development Area Standard.
  - (b) Including an Advisory Note which states that the rules and standards in the specific Development Area Chapter apply in addition to those in the rest of the Plan, and where they differ, that the Development Area rules and standards substitute that rule or standard.
  - (c) Amending the format of the standards for fixed features in an ODP.
  - (d) Removing parts of proposed rules which are subjective.
  - (e) Changing some activity rules to standards.
35. The following table sets out at a high level the changes we recommend for each Development Area:

Development Area	Panel recommendations
NOD - North Oxford Outline Development Plan	Amend wording of the ‘Introduction’. Amend the format of DEV-NOD-R1 Include an amended Advisory Note Amend the format of DEV-NOD-S1 and S2 Insert ‘fixed features’ into a new standard as DEV-NOD-S3
AVD - Ashley Village Development	Amend wording of the ‘Introduction’. Amend the format of DEV-AVD-R1. Restructure DEV-AVD-S1 as a standard and delete reference to built form standards. Include Advisory Note Amend the format of DEV-AVD-S1 and S2
CR – Cones Road Development Area	Amend the wording of the ‘Introduction’ Amend the format of DEV-CR-R1 Include an amended Advisory Note
GSR - Gladstone Road Development Area	Amend wording of the ‘Introduction’. Amend the format of DEV-GSR-R1. Restructure DEV- GSR-R2, R3 and R4 as standards and delete reference to built form standards. Include an Advisory Note
PRD - Parsonage Road Development	Amend wording of the ‘Introduction’ Delete the objective and the three policies Amend the format of DEV-PRD-R1 and identify clause 2 as a standard.



	Restructure DEV-PRD-R2 as a standard and delete reference to built form standards. Include an amended Advisory Note
FRD - Fawcetts Road Development Area	Amend wording of the 'Introduction' Amend the format of DEV-ADA-R1. Include an amended Advisory Note. Delete reference to build form standards. Restructure standards so prior approval of Council is not required. Delete DEV-ADA-BFS4 Transmission Lines

36. We note that in reviewing the Development Areas we have also recommended minor grammatical edits to some of the descriptive text.

### **3. Rezoning recommended to be rejected by the s42A report author**

37. We record our general agreement with the s42A report author's recommendations to reject submissions seeking rezoning.
38. However, we do disagree with his recommendation to reject the submissions seeking amendments to the Mill Road Ōhoka Development Area provisions and associated ODP. We address this below. We also consider it appropriate that we provide additional comment in relation to a large number of rezoning requests for the Swannanoa/Mandeville area, given the significant amount of evidence and legal submissions we heard from submitters in that area.
39. Before we discuss these two matters below, we must also briefly comment on the s42A report author's recommendations in relation to the Tapp<sup>10</sup> submission for 3025 Oxford Road and the Allaway and Larsen<sup>11</sup> submission for Lehman's Road, Fernside.
40. With respect to the Tapp submission, the s42A report author recommended rejecting the submission to extend the LLRZ Overlay to an adjoining property owned by the submitter. That recommendation was on the basis of the property being affected by the Starvation Hill Fault avoidance overlay and flood hazard constraints. As a consequence of these issues, he also recommended that the existing LLRZ Overlay be removed from the property.
41. The Panel does not agree with this recommendation as there is simply no scope to make such a change. Neither the submitter nor any other party requested that the Overlay be removed. We do however recommend that the submitter's request be rejected.

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<sup>10</sup> 37

<sup>11</sup> 236



42. Turning to the Allaway and Larsen submission, the s42A report author recommended rejecting this zoning request on the basis that no technical information was provided in respect to servicing and hazard constraints. He highlighted in his report that the property *“was previously considered in the RRDS and was excluded from inclusion as it was outside of the infrastructure boundary and could potentially foreclose the ability of Rangiora to expand out to the west.”* In his reply report, Mr Buckley noted his agreement, in part, with Ms Ashton’s assessment of the NPS-UD and suggested that we consider the option of extending the LLRZ Overlay across the property, for which there was scope within the submission.
43. The Panel is not comfortable with this approach given the site’s strategic location on the boundary of Rangiora. While it is currently outside the infrastructure boundary, further investigation may identify this site as more suitable for higher density urban development as opposed to low density, large lot residential development. We recommend that a more strategic approach be taken to the future use of this land. At this point in time, however, we recommend the submission be rejected.

#### **MILL - Mill Road, Ōhoka Development Area**

44. The submissions we address here are from the following Mill Road properties owners at Ōhoka:
- MacRae Land Company<sup>12</sup>
  - Ngaire Wilkinson<sup>13</sup>
  - Laurie and Pamela Richards,<sup>14</sup> and
  - Reece Macdonald<sup>15</sup>.
45. These submitters sought changes to the MILL - Mill Road Ōhoka Development Area provisions and ODP (created under PC17) as opposed to a new zoning. In summary, changes sought were as follows:
- Replace Density Area A located within the centre of the ODP area, specifically over 38 Kintyre Lane, with Density Area B. This would enable allotments within the centre of the ODP area to be a minimum size of 2,500m<sup>2</sup> (as discussed further below), rather than 1ha.
  - Reduce the minimum allotment size for Density Area B from 4,000m<sup>2</sup> to 2,500m<sup>2</sup>. No changes are proposed to the maximum number of allotments (81) or minimum allotment size for Density Area A (1ha) or the minimum average allotment size (5,000m<sup>2</sup>).
  - Remove "character street with landscaping & planting provisions" from the MILL provisions.
  - Provide a new Local Road with potential primary pedestrian and cycle route connecting from the rear of the ODP area through 53 Threlkelds Road to Threlkelds Road.

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<sup>12</sup> 409.1 to 409.3

<sup>13</sup> 23.1

<sup>14</sup> 289.1, 289.2 and 289.3

<sup>15</sup> 308.1 – 308.3



46. The s42A report author recommended that the submissions be rejected (except for the Macdonald submission<sup>16</sup> in relation to the internal road issue) because of concerns with the change in density in relation to stormwater and flood hazard management; changes to residential character; and design of the new access.
47. The planner for MacRae Land Company, Ms Winter, addressed these issues in her evidence. In relation to concern with the minimum lot size, she noted that the submitter no longer proposes to reduce the 1ha minimum allotment size for Density A, while the provisions of the current ODP would be upheld because the maximum number of allotments (81) and the minimum average allotment size (5,000m<sup>2</sup>) would remain unchanged. MCL's landscape architect, Mr Head, considered the density change to be 'neutral' because the numbers of dwellings, the primary generator of potentially adverse visual effects, would be no different than what is currently provided. Council's landscape peer reviewer, Mr Read, essentially agreed with this.
48. Mr Head also supported the removal of the street tree character requirements from a landscape and visual impact perspective. Council's landscape architect did not support the deletion of these provisions, considering they should remain given they were initially supported and/or approved by Council at the time. However, Counsel for MCL, Ms Eveleigh, outlined the history of PC17 in relation to this notation, which she submitted does not support its retention.
49. Ms Winter also considered it necessary to retain Lot 200 as a Local Road given that Kintyre Lane is unable to become a public road due to legal impediments. MCL's traffic engineer, Mr Carr, supported both Lot 200 and a Threlkelds Road connection from a traffic safety and efficiency perspective. Council's traffic expert, Mr Binder, did not have any concerns with Mr Carr's conclusions in this regard.
50. With respect to the concern raised in relation to hazards, Ms Eveleigh noted that it is not proposing to increase the overall density of the Development Area. In MCL's view, the redistribution of density will provide flexibility to reduce density in areas subject to overland flow paths. This becomes a matter of design, which will be addressed at subdivision.
51. In his reply report, the s42A report author remained concerned with how the flood risk will be managed with a change in density. He noted that Ōhoka has existing drainage issues and is subject to regular flooding and groundwater resurgence. With respect to the roading change proposed, he changed his position on that, considering the impacts are likely to be less than minor. He also discussed the removal of the character trees provisions, and preferred Mr Binder's view that the implementation of these provisions would have "positive traffic safety outcomes regardless of the ultimate interpretation of this requirement."
52. Overall, the Panel favours the evidence of MacRae Land Company in relation to this matter. We acknowledge that overall density will not in fact change and, as a

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<sup>16</sup> 308.3



consequence, there will be no more dwellings within this area than already provided for the current ODP. While we understand the concern of the s42A report author in relation to overland flow paths and resurgence issues, we agree with MacRae Land Company that this can be appropriately managed through the natural hazard provisions of the PDP and the subdivision consent process. The evidence from the JWS<sup>17</sup> in relation to the resurgence issue is that there are methods to manage it, and these methods were not used in the areas where it is currently a problem.

53. We also accept that it is necessary to amend the roading layout of the current ODP, given the legal issues with Kintyre Lane. We note that Mr Carr and Mr Binder agreed on this.
54. We also accept Ms Eveleigh's explanation in relation to the 'character street with landscaping and planting provisions' and agree with Mr Head's view that internal plantings will maintain an appropriate level of amenity. The s42A report author implied from Mr Binder's comments that the road carriageway would somehow be narrowed but having reviewed the evidence presented, we cannot see how this would be the case. Mr Binder merely noted that he was aware of some research that suggested carriageway trees have some positive traffic related effects. Mr Carr did respond to this in his supplementary evidence. He assessed the research on this matter and concluded it is not particularly persuasive. We agree.
55. As consequence, we recommend accepting the submission of MacRae Land Company, Ngaire Wilkinson and Laurie and Pamela Richards. We further recommend that the submission of Reece Macdonald be rejected.
56. The amended MILL – Mill Road Ōhoka Development Area provisions, including the ODP, are attached at Appendix 2.

#### **Zoning Requests in the Swannanoa/Mandeville area**

57. Overall, we agree with the s42A report author's recommendations to reject the rezoning requests in the Swannanoa/Mandeville area. While we are adopting an exceptions approach to reporting, we consider it is nevertheless appropriate to provide additional commentary in relation to these rezoning requests, given the significant amount of evidence and legal submissions we heard.
58. The relevant submissions are set out in the table below:

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<sup>17</sup> Joint Witness Statement – Stream 12C/12D Stormwater Expert Conferencing



<b>Swannanoa/Mandeville Rezoning Requests</b>	
Submitter	Site
<p>Submitters:  [111; 134; 144; 162; 170; 177; 197; 203; 204; 243; 256; 258; 302; 331; 343; 35; 352; 359; 36; 374; 375; 376; 378; 381; 382; 388; 39; 396; 398; 401; 404; 418; 88; 97] Oxford -Ohoka Community Board [172]  Refer to section 5.1.4 of 5.1.4 of the s42A report for submitters' names</p>	San Dona
(Martin Pinkham [187.1], Oxford-Ohoka Community Board [172.1], Clifford Sinclair Bishop and Hope Elizabeth Hanna [200.1], Darrell O'Brien [225.1], Adrian Selwyn Meredith [232.1], Mark Lupi [269.1], Matt Pidgeon [327.1], Beth Suzanne Warman [328.1] and Margaret Boyd Pierson [329.1])	Mandeville East Extension
Andrew McAllister [8]	Tram and Two Chain Road, Swannanoa
Kevin Augustine and Diann Elizabeth Jones [317]	121 Wards Road, Mandeville North
Malcom Taylor [296]	Tram and Ward Road
Richard Black [247]; Simone Black [265]	Ōhoka Meadows
Prosser [224]	2 Ashworth Road
Anderson [32]	1 Tupelo Pl, North Swannanoa

59. The majority of the submitters in the Swannanoa/Mandeville area were requesting that their land be rezoned from RLZ to LLRZ. The Anderson and McAllister properties are also located within the LLRZ Overlay.
60. When assessed against the UFD-P3 criteria (as recommended by the Panel in its UFD – Urban Form and Development chapter recommendation report), most of these submission requests, if not all, would meet many of the criteria for rezoning. They are not in the Development Areas of the District's main towns and are all located immediately adjacent to a LLRZ area, with the exception of 1 Tupelo Place which is in 'close proximity' to a LLRZ area. This is consistent with UFD-P3 (2(c) and (d)).
61. With the exceptions of 121 Wards Road, Mandeville North (10 lots) and 1 Tupelo Pl, North Swannanoa (seven lots), rezoning these sites would also produce 'significant development capacity' in terms of UFD-P3(2(b)). Because they are already zoned RLZ, the NPS-HPL does not apply (UFD-P3 (2(f))), while any adverse reverse sensitivity effects could be avoided or mitigated (UFD-P (2(g))).



62. Overall, we consider that rezoning these sites would likely contribute to, and improve, the functionality of this low-density urban area in terms of UFD-P3 2(a), although we have not fully considered this matter because of the issue we discuss below.
63. The main reason that the s42A report author recommended against the rezonings in this area was that there is no (or very limited) capacity within the Mandeville/Ōhoka wastewater system, while the existing road network is also considered to be constrained. Groundwater resurgence was also highlighted as a potential problem in this location. In Mr Buckley's view, these issues need to be addressed prior to any development occurring in the area. We agree that this is significant because UFD-P3(2)(e) requires that such development *"occur 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."*
64. Some of the submitters produced a significant amount of evidence in response to the recommendations of the s42A report author, in particular the San Dona submitters and the McAllister and Prosser submitters. Given the submitters' evidence recommended various different approaches to dealing with servicing issues in relation to their specific developments, particularly in relation to wastewater capacity issues<sup>18</sup>, we directed expert conferencing in respect of wastewater, stormwater, and transportation. A key aspect of this was to enable us to fully understand any cumulative effects arising from the various rezoning requests, including in association with the rezoning request for Ōhoka, heard in Hearing Stream 12D. Not all the submitters were represented in the resultant expert conferencing and JWSs and as a consequence, not all rezoning requests were assessed in the JWSs, such as San Dona.
65. After reviewing the JWS on traffic and stormwater management, we conclude that there is no significant impediment for the Hearing Steam 12C rezoning requests arising from these matters that cannot be overcome at the subsequent subdivision and land use consent stage (noting that the Hearing Steam 12D Ōhoka rezoning requested was also addressed in this JWS).
66. Our greater concern relates to the wastewater management issues. We asked two questions of the wastewater experts as follows:
1. *Taking into account that some areas are using a Septic Tank Effluent Pumping system and are connected to the Mandeville Area Wastewater Scheme and others are connected to the Waimakariri wastewater network, is there sufficient wastewater capacity to accommodate additional demand in the Swannanoa/Mandeville/Ohoka area? Please explain how the two systems operate, the capacity in each, and whether additional demand can be accommodated.*
  2. *If it is identified that there would be adverse cumulative effects and that demand exceeds capacity, what might the triggers be for upgrades or new infrastructure to be provided, how could these be reflected in district plan provisions for each*

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<sup>18</sup> For example, Mr Sookdev identified three options for wastewater servicing of the Prosser site.



*rezoning request.”*

67. In terms of the Mandeville Area Wastewater Scheme, which is primarily a Septic Tank Effluent Pumping (STEP) system, all the experts agreed that ‘inflow and infiltration’ (I&I) is an issue due to high groundwater and potential ponding over septic tanks. With respect to capacity, they agreed that the current scheme allows for the development areas proposed by Council in the PDP, and while the scheme currently meets at least a 1 in 5-year level of service with full development, it does not meet a 1 in 50-year level of service. This is because *“storm events greater than 1 in 5 years have resulted in the system becoming overloaded for extended periods.”* The JWS advised that *“residents have reported to Council they have not had wastewater service for an extended period of time”* and that *“the raw flow data from the Bradley’s Road pump station shows in late July/early August 2022 the system was operating at or near capacity for approximately two weeks.”*
68. The experts agreed that it will be expensive to resolve the existing I&I issues with this system. However, they also agreed it is technically feasible to find another solution and noted that this would need to be developer or Council-led. They went on to say that *“where multiple parties are involved, Council usually takes the lead and recoups costs through Development Contributions. This is currently not budgeted for by the Council”*.
69. The areas of disagreement relate to use of ‘off-peak’ hours to pump. The Council representatives note that *“there is no unallocated design capacity in the current Mandeville WW system to support additional rezoning sought by the 12C submitters in the long-term”*. Given the current issues with the scheme, they considered that extra connections, which would discharge the additional flow by pumping during ‘off-peak’ times *“would not be reliable and would almost certainly increase the extent of issues (ie WW overflows) experienced by both existing and future residents that discharge to the current Bradleys Road Pump system during times of high inflow and infiltration.”*
70. They did recognise that given the historic rate of subdivision in the Mandeville area, and the extent of existing development, there is *“currently a small amount of un-utilised capacity in the Mandeville-Ohoka WW system.”* They agreed that *“it would be a reasonable compromise to allow the unused capacity to be used in the short term to facilitate growth by allowing a temporary connection for Ohoka 12D”*, which was a part of this JWS process, provided capacity to the Mandeville area is reinstated before it becomes constrained.
71. Mr Sookdev, for the Prosser submission, disagreed with Council’s position, highlighting that pumping of wastewater during “off peak” periods would work with temporary retention of wastewater to be provided on site during periods of inundation and infiltration. He referred to Mr O’Neill’s evidence as an indication that there is spare capacity available, however Mr O’Neil confirmed that the statement referred to was not to be taken as an indication of available capacity as it was referring to one particular day only. Mr Mars, for McAllister, noted that there *“does*



*not appear to have been sufficient investigation and modelling carried out to confirm the effects of storage and off-peak pumping” and until this has occurred, “such an approach cannot be discounted”. Mr Sookdev agreed with this and noted that a pressurised system was proposed for Prosser, within which storage can be managed.*

72. Mr Mars highlighted the issues with the current system and stated that *“if there are no plans to fix or this issue, then the current system does not have capacity to service any additional Lots regardless of the current zoning. Logic suggests that any additional connections from the current zone into the network would act to further overload the network during a 1 in 5 year storm and above.”* He went on to say:

*“If all 12C sites within the Mandeville area are allowed to be rezoned, this will increase the financial viability for a new main and spread the expenditure amongst developers making any such scheme more realistic. Developers will also partially start replacing the existing reticulation as they will be required to run new pressure reticulation from their respective subdivision areas, which can be upsized to cater for additional loading should the current STEP networks be replaced by LPS. However, without re-zoning, Mandeville will continue with its current wastewater issues, with no plans for remediation or upgrades, and little incentive for future developers to become involved.”*

73. The second question asked what the triggers might be for upgrades/new infrastructure and how would they be reflected in the PDP provision. The experts merely stated that the first area applying for resource consent would trigger the need for the works, which would be funded *“through a combination of the Development Contribution policy, schedules and private developer agreements.”* Mr Sookdev reiterated his belief that there is capacity to treat the wastewater from at least the Prosser development.
74. Unfortunately, the JWS does not provide us with any further certainty around the capacity to serve the developments proposed in any co-ordinated and efficient way, without others in the system potentially being disadvantaged. While we appreciate and understand Mr Sookdev’s position, recommending approval of one or two of the requested rezonings through this process is essentially ‘picking winners’ which the Panel is not prepared to do.
75. We agree with Mr Mars’ position that any additional connections, including from development that is already catered for by the current system, will act to further overload the system. We also agree with him that allowing the rezonings will increase the financial viability of a new system, but we do not consider that there has been a robust enough assessment of how that could be enabled through this process. We consider many, if not all, of the requested rezonings in this area seem logical and a more efficient use of land that will increase support for the existing facilities in Mandeville and Swannanoa. However, to progress what are currently ‘piece-meal’ developments will require a co-ordinated approach most likely lead by the Council given the multiple landowners involved (although we accept that the larger developers could combine to drive this).



76. We therefore agree with the s42A report author that these submissions should not be accepted on the basis of the wastewater constraints in the area. When that is overcome, we agree that most of the rezoning requests are likely to contribute to and improve the function of this low-density urban area. We recommend that the Council considers future development of the Mandeville and Swannanoa area in a strategic and integrated manner, potentially culminating in a plan change.

#### **4. Conclusion**

77. For the reasons summarised above, we recommend amendments be made to the Planning Maps to show the rezoning of the sites for which we have recommended rezoning occurs, and the adoption of a set of associated changes to the PDP provisions. Our recommended versions of the Development Area Chapters are shown in Appendix 2.
78. Overall, we find that our recommendations in respect to the LLRZ Rezoning requests will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.



**Appendix 1: Submitter attendance and tabled evidence for LLRZ Rezoning requests-  
Hearing Stream 12C**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Pete and Lizzy Anderson	• Pete and Lizzy Anderson	32 FS25
Ray Harpur	• Ray Harpur	388
Doug Guthrie	• Doug Guthrie	85
Andy Carr	• Andy Carr • Samantha Kealy	158
Rainer and Ursula Hack	• Bernie Warmington • Barbara Dean • James Hopkins • Andy Carr	201
Martin Pinkham Cliff Bishop and Hope Hanna Darrell O'Brien Adrian Meredith Mark Lupi Matt Pidgeon Beth Warman Margaret Pierson	• Martin Pinkham	187 200 225 232 269 327 328 329
Richard Black Richard and Simone Black	• Martin Pinkham	247 265
MacRae Land Co	• Sarah Eveleigh • Terri Winder	409 FS113
Morris Harris	• Morris Harris	348
Alistair Cameron	• Andrew Schulte • Peter Glasson	180 FS121
Mark and Melissa Prosser	• Chris Fowler • Mark Prosser • David Smith • David Delagarza • Danash Sookdev • Robert Wilson • Fraser Colegrave • Mark Allan	224
Crichton	• Jo Appleyard • Georgia Brown • Natalie Hampson	299
Christchurch International Airport Ltd	• Jo Appleyard	FS80
Survus	• Gerard Cleary • Stu Ford • Fiona Aston	250
Rick Allaway & Lional Larsen	• Fiona Aston	236
Andrew McAllister	• Andy Carr • Daniel McMullan • Cameron Mars • Ivan Thomson	8
Claire McKeever	• Claire McKeever	111
Alan and Margaret Fraser	• Stewart Fletcher	123



Alison and Peter Batchelor		135
Aton and Deanna Musson		137
Ron and Tracy Taylor		138
Leanne and Paul Strathern		139
Dianne and Geoff Grundy		140
Graeme and Lynne Wellington		141
<b>Tabled Evidence</b>		
Daiken	<ul style="list-style-type: none"> <li>• S Styles</li> </ul>	
Mark and Melissa Prosser	<ul style="list-style-type: none"> <li>• P Marambos</li> </ul>	224
Survus	<ul style="list-style-type: none"> <li>• Fiona Aston –</li> <li>• Frank Hobkirk</li> <li>• Morgan McIntosh</li> <li>• Andrew Carr</li> <li>• Stuart Ford</li> <li>• Ben O’Grady</li> </ul>	250
Alistair Cameron	<ul style="list-style-type: none"> <li>• Claire Malony</li> <li>• Elliot Duke</li> <li>• Ian Llyod</li> <li>• Gareth Oddy</li> </ul>	180
Andrew Carr	<ul style="list-style-type: none"> <li>• Andrew Smith</li> <li>• Antoni Facey</li> <li>• David Compton-Moen</li> <li>• Neeraj Pratap</li> </ul>	158
Andrew McAllister	<ul style="list-style-type: none"> <li>• Stuart Ford</li> <li>• Daniel McMullan</li> <li>• Jason Grieve</li> <li>• Frank Hobkirk</li> </ul>	8
Rainer and Ursula Hack	<ul style="list-style-type: none"> <li>• James Hopkins</li> </ul>	201
Crichton	<ul style="list-style-type: none"> <li>• Chris Thompson</li> <li>• David Compton-Moen</li> <li>• James Twiss</li> <li>• Jeremy Trevathan</li> <li>• Nicola Peacock</li> <li>• Tim McLeod</li> <li>• Victor Mthamo</li> <li>• Wayne Gallot</li> </ul>	299
MacRae Land Company	<ul style="list-style-type: none"> <li>• Sarah Eveleigh / Sarah Schulte</li> <li>• Andy Carr</li> <li>• Jeremy Head</li> </ul>	409 FS113
Mark and Melissa Prosser	<ul style="list-style-type: none"> <li>• Ian McPherson</li> <li>• Aaron Graham</li> <li>• Sharn Hainsworth</li> <li>• Vikramjit Singh</li> <li>• Fraser Miller</li> <li>• Stuart Ford</li> <li>• Roland Payne</li> <li>• David Delagarza</li> <li>• Mark Pringle</li> </ul>	224
Paul Marambos	<ul style="list-style-type: none"> <li>• Paul Marambos</li> <li>• Malcom Clemence</li> </ul>	263



Lachlan and Gloria MacKintosh	• Lachlan and Gloria MacKintosh	380
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**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version  
(provisions not consequentially renumbered)



### Scope Summary:

Each residential rezoning area has a primary submitter or submitters. This scope is outlined at the beginning of each development area, using the approach taken in Mr Wilson's Hearing 12E reports.

### Submission scope for recommended PDP changes

<b>North Oxford Development Area</b>
<ul style="list-style-type: none"><li>• <i>Survus Consultants Ltd [250]</i></li></ul>

## **NOD - North Oxford Development Area**

### **Introduction**

The design and layout of development is dictated by Bay and Ashley Gorge Roads determining the west and east boundaries. To the south is the urban area of Oxford. To the north Somerset Drive provides a further area of transition to the rural area.

### **Activity Rules Land use, development and subdivision**

<b><u>DEV-NOD-R1 Activities in the North Oxford Outline Development Plan Area</u></b>	
<b><u>Activity Status: PER</u></b>  <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none"><li>1. <u>is in accordance with DEV-NOD-APP1; and</u></li><li>2. <u>complies with DEV-NOD-S1, DEV-NOD-S2 and DEV-NOD-S3</u></li></ol>	<b><u>Activity status when compliance not achieved with DEV-NOD-R1(1): DIS</u></b>  <b><u>Activity status when compliance not achieved with DEV-NOD-R1(2): as set out in the relevant standards</u></b>
<b><u>Advisory Note</u></b> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

### **Standards**

<b><u>DEV-NOD-S1 Rear lots</u></b>	
<ol style="list-style-type: none"><li>1. <u>No more than 20% of the sites created in any one subdivision shall be rear lots.</u></li></ol>	<b><u>Activity status when compliance not achieved: RDIS</u></b> <b><u>Matters of discretion:</u></b> <ul style="list-style-type: none"><li>• <u>SUB-MCD1 - Allotment area and dimensions</u></li><li>• <u>SUB-MCD2 - Subdivision design</u></li><li>• <u>SUB-MCD3 - Property access</u></li></ul>
<b><u>DEV-NOD-S2 Green network corridor</u></b>	
<ol style="list-style-type: none"><li>1. <u>The green network corridors in the North Oxford Outline Development Plan shall be setback a minimum of 7.5m from the centreline of the two rivers except where the river</u></li></ol>	<b><u>Activity status when compliance not achieved: RDIS</u></b> <b><u>Matters of discretion:</u></b> <ul style="list-style-type: none"><li>• <u>SUB-MCD1 - Allotment area and</u></li></ul>



crosses the site of the existing dwelling and accessory buildings in the NE corner of the ODP.	<u>dimensions</u> <ul style="list-style-type: none"> <li>SUB-MCD2 - Subdivision design</li> <li>SUB-MCD3 - Property access</li> </ul>
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### **DEV-NOD-S3 North Oxford Outline Development Plan Fixed Features**

#### **Activity status: PER**

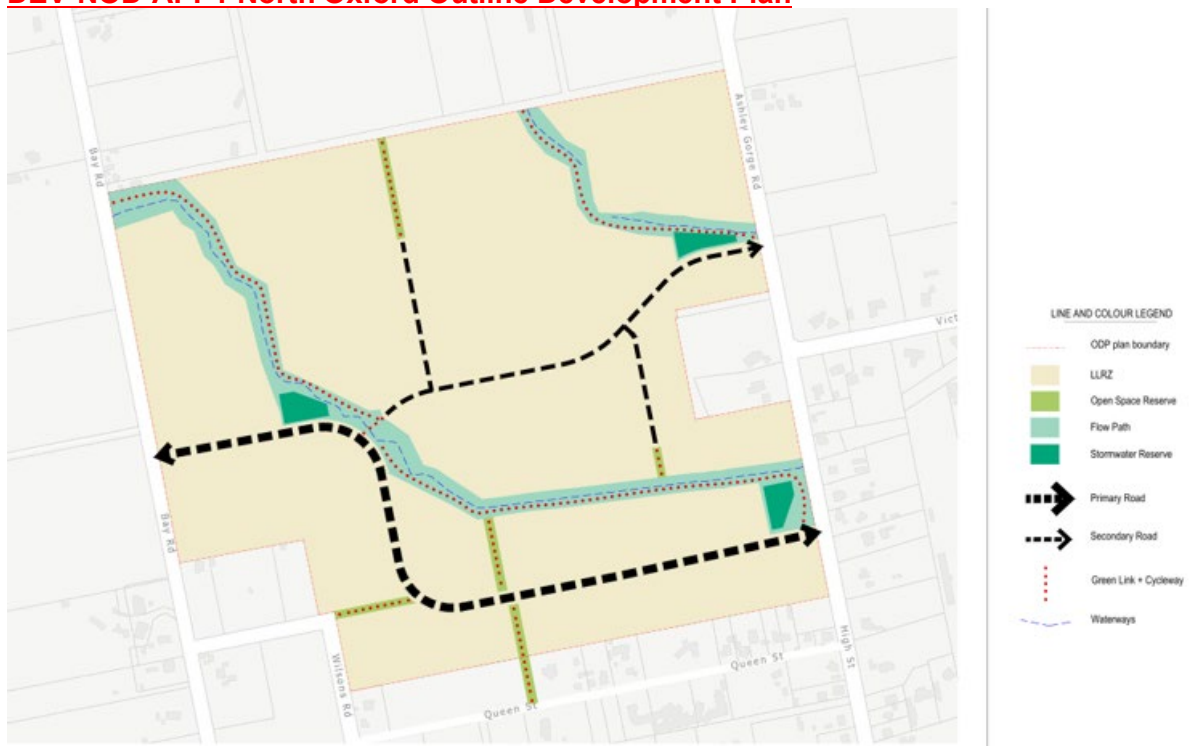
The following shall be provided as fixed features on the ODP:

1. Green links adjoining the two rivers
2. Water body setbacks and buffers
3. Stormwater detention areas subject to specific design and conditions of subdivision consent
4. Two primary road connections to Ashley Gorge Road and one primary access to Bay Road.
5. Water and wastewater mains will be laid in the roads.

#### **Activity status when compliance not achieved: DIS**

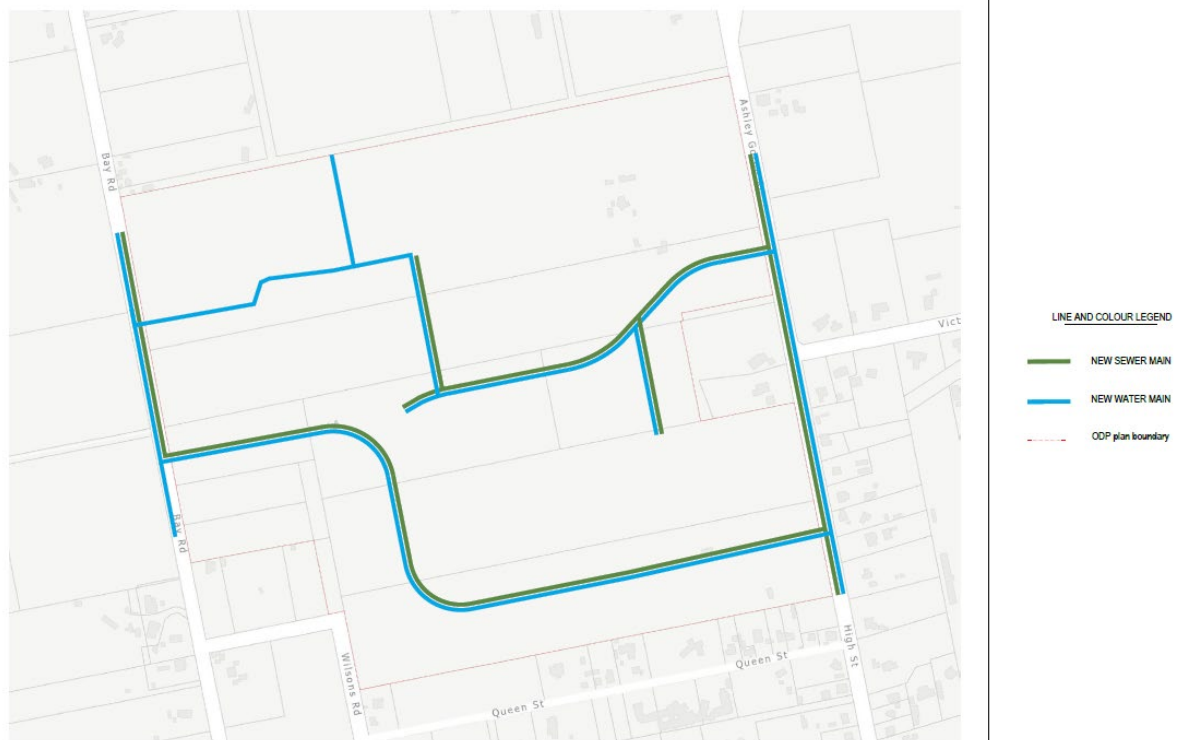
## **APPENDIX**

### **DEV-NOD-APP1 North Oxford Outline Development Plan**





## North Oxford Outline Development Plan – Water and Wastewater





### ***Submission scope for recommended PDP changes***

<b>Ashley Village Development Area</b>
<ul style="list-style-type: none"><li>• <i>Alistair Cameron [180]</i></li></ul>

## **AVD - Ashley Village Development Area**

### **Introduction**

Ashley Village has three road frontages and is contained within one single land title. The proposed development is proposed to be zoned Settlement Zone.

### **Activity Rules Land use, development and subdivision**

<b><u>DEV-AVD-R1 Activities in the Ashley Village Outline Development Plan Area</u></b>	
<b><u>Activity Status: PER</u></b>  <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none"><li>1. <u>is in accordance with DEV-AVD-APP1; and</u></li><li>2. <u>complies with DEV-AVD-S1</u></li></ol>	<b><u>Activity status when compliance not achieved with DEV-AVD-R1(1): DIS</u></b>  <b><u>Activity status when compliance not achieved with DEV-AVD-R1(2): as set out in the relevant standard</u></b>
<b><u>Advisory Note</u></b>  <u>The activity rules and standard in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

### **Standards**

<b><u>DEV-AVD-S1 Ashley Village Development Wastewater</u></b>	
<ol style="list-style-type: none"><li>1. <u>The subdivision shall connect into the Cones Road Wastewater Pumpstation.</u></li></ol>	<b><u>Activity status when compliance not achieved: NC</u></b>

## **APPENDIX**

### **DEV-AVD-APP1 Ashley Village Outline Development Plan**



Ashley Township Lot 1 DP394101  
Outline Development Plan





***Submission scope for recommended PDP changes***

<b>Cones Road Development Area</b>
<ul style="list-style-type: none"><li>• <i>Andy Carr [158], Kyleston Farms Limited [70]</i></li></ul>

## **CR – Cones Road Development Area**

### **Introduction**

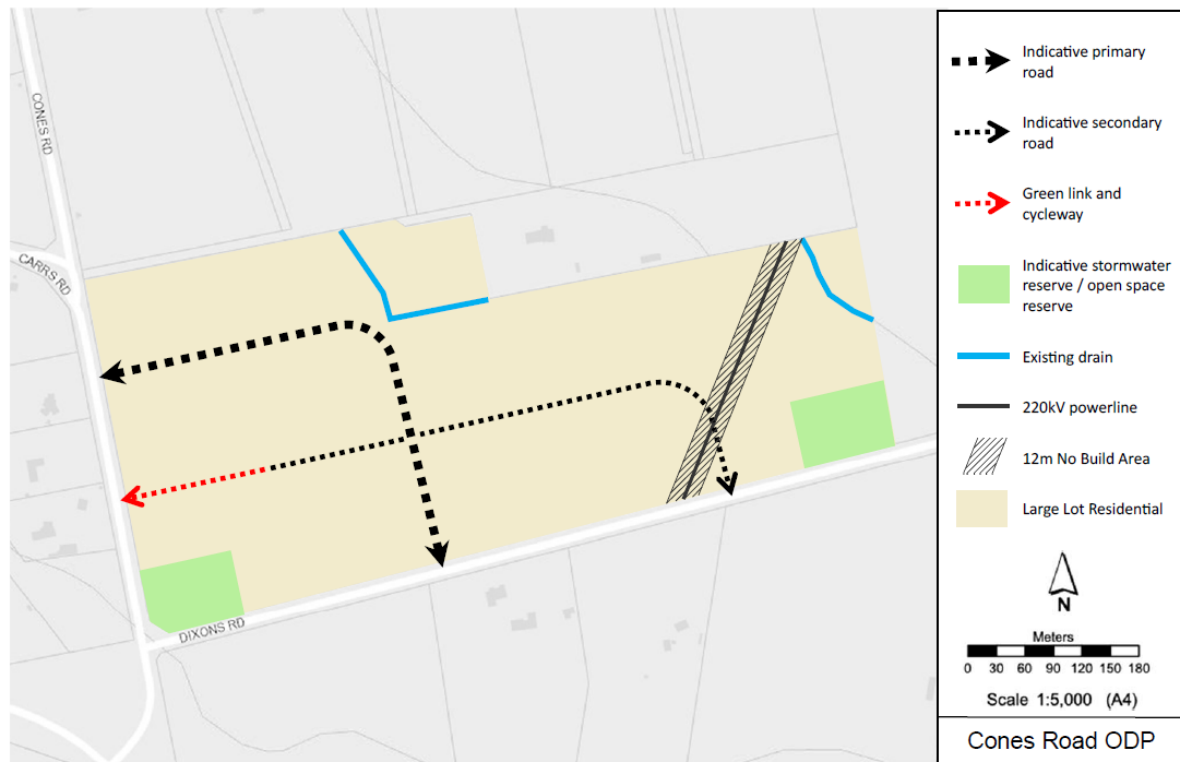
The Cones Road Development Area covers approximately 25 hectares to the northeast of the Cones Road and Dixons Road intersection.

### **Activity Rules Land use, development, and subdivision**

<b><u>DEV-CR-R1 Activities in the Cones Road Outline Development Plan Area</u></b>	
<b><u>Activity Status: PER</u></b>	<b><u>Activity status when compliance not achieved: DIS</u></b>
1. <u>Where land use, development, and subdivision are in accordance with DEV-CR-APP1</u>	
<b><u>Advisory Note</u></b> <u>The activity rules in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	



**Appendix**  
**DEV-CR-APP1 – Cones Road Zone Outline Development Plan**





***Submission scope for recommended PDP changes***

<b>Gladstone Road Development Area</b>
• Crichton Developments Ltd [299]

## **GSR - Gladstone Road Development Area**

### **Introduction**

The Gladstone Road Development Area is located on the eastern edge of Woodend township. The site is located to the south of Gladstone Road and to the north-east of the East Woodend Development Area. The Woodend Bypass designation runs partially within the eastern area of the site and forms the eastern boundary of the development area.

### **Activity Rules Land use, development and subdivision**

<b><u>DEV-GSR-R1 Activities in the Gladstone Road Outline Development Plan Area</u></b>	
<b><u>Activity Status: PER</u></b>  <u>Where land use, development and subdivision:</u> <ol style="list-style-type: none"><li><u>is in accordance with DEV-GSR-APP1; and</u></li><li><u>complies with DEV-GSR-S1, DEV-GSR-S2 and DEV-GSR-S3.</u></li></ol>	<b><u>Activity status when compliance not achieved with DEV-GSR-R1(1): DIS</u></b>  <b><u>Activity status when compliance not achieved with DEV-GSR-R1(2): as set out in the relevant standard</u></b>

### **Standards**

<b><u>DEV-GSR-S1 Transport provisions</u></b>	
<ol style="list-style-type: none"><li><u>Until such time as the Woodend Bypass is implemented and operational, development of the site shall not exceed the occupation of more than four allotments.</u></li><li><u>Following the implementation and operation of the Woodend Bypass, development shall be in accordance with DEV-GSR-APP1, inclusive of:</u>  <u>(a) Gladstone Road shall be upgraded between Copper Beech Road and the full extent of the site frontage to include road design attributes identified in Table TRAN-3.</u></li></ol>	<b><u>Activity status when compliance not achieved: NC</u></b>
<b><u>Advisory Note</u></b>  <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	



**DEV-GSR-S2 Acoustic and visual amenity buffer**

1. To manage noise and visual amenity effects on site from strategic infrastructure, a 3m high earth bund shall be formed along the full length of the eastern boundary of the site adjacent to the NZTA designation.

**Activity status when compliance not achieved: DIS**

**DEV-GSR-S3 Landscaping**

1. The eastern boundary shall be landscaped for a width of 6m\*, with species planted at 1m centres capable of achieving a minimum height of 5m once established.

Species shall include:

- i. *Griselinia littoralis*, Broadleaf;
- ii. *Cordyline australis*, Ti kouka;
- iii. *Pittosporum tenuifolium*, Kohuhu;
- iv. *Podocarpus totara*, Totara;
- v. *Phormium tenax*, Flax;
- vi. *Dacrycarpus dacrydioides*, Kahikatea;
- vii. *Sophora microphylla*, SI Kowhai;
- viii. *Korokia* species; and
- ix. *Cortaderia richardii*, SI Toetoe.

\*Note this 6m width can encompass the 3m bund required under DEV-GSR-S2.

**Activity status when compliance not achieved: DIS**

**APPENDIX****DEV-GSR-APP1 Gladstone Road Outline Development Plan**



# LEGEND

- - - - - Outline Development Plan Area
- Rural Lifestyle Zone
- Large Lot Residential Zone
- Woodend Bypass Designation
- Overland Flow Path
- Indicative (Collector) Road
- Indicative Local Road Connection
- Indicative Pedestrian-Cycle Network
- Indicative Stormwater Management Areas  
(size and location to be confirmed)
- Landscape Treatment
- Acoustic Buffer



A. OUTLINE DEVELOPMENT PLAN (SCALE 1:5,000@A3)

Map / image source: CANTERBURY MAPS



### ***Submission scope for recommended PDP changes***

<b>Parsonage Road Development Area</b>
<ul style="list-style-type: none"><li>• <i>Rainer and Ursula Hack [201]</i></li></ul>

## **PRD - Parsonage Road Development Area**

### **Introduction**

The Parsonage Road Development Area is located between the eastern edge of Woodend township and the proposed Woodend Bypass.

### **Activity Rules Land use, development and subdivision**

<b><u>DEV-PRD-R1 Activities in the Parsonage Road Outline Development Plan Area</u></b>	
<b><u>Activity status: PER</u></b> <u>Where land use, development, and subdivision:</u> <ol style="list-style-type: none"><li>1. <u>is in accordance with DEV-PRD-APP1 and</u></li><li>2. <u>complies with DEV-PRD-S1 and DEV-PRD-S2 with</u></li></ol>	<b><u>Activity status when compliance not achieved with DEV-PRD-R1(1): DIS</u></b>  <b><u>Activity status when compliance not achieved with DEV-PRD-R1(2): as set out in the relevant standard</u></b>
<b><u>Advisory Note</u></b> <u>The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.</u>	

### **Standards**

<b><u>DEV-PRD-S1 Parsonage Road</u></b>	
1. <u>Parsonage Road to the south of 110 Parsonage Road shall be upgraded to meet local road standards.</u>	<b><u>Activity status when compliance not achieved: DIS</u></b>
<b><u>DEV-PRD-S2 Tree Protection</u></b>	
1. <u>The oak tree marked on the Outline Development Plan in DEV-PRD-APP1 shall be retained within a lot with a minimum lot size of 2500m<sup>2</sup></u>	<b><u>Activity status when compliance not achieved: RDIS</u></b>  <b><u>Matters of discretion are restricted to:</u></b> <u>Matters of control/discretion listed in SUB-MCD13 - Historic heritage and notable trees</u>

### **Appendix**

#### **DEV-PRD-APP1 – Parsonage Road ODP**







### ***Submission scope for recommended PDP changes***

<b>Mill Road Development Area</b>
<ul style="list-style-type: none"><li>• <i>MacRae Land Company [409], Ngaire Wilkinson [23], and Reece Macdonald [308]</i></li></ul>
<ul style="list-style-type: none"><li>• <i>Note: a number of changes have also been made under clauses 16(2) and 10(2)(b) for structure and style consistency purposes and to correct minor errors</i></li></ul>

## **MILL - Mill Road Development Area**

### **Introduction**

The Mill Road Outline Development Plan Area is located at the southern end of Ohoka Township. It comprises an area of Large Lot Residential Zone, with separate densities provided for within the development.

The key features of DEV-MILL-APP1 include:

- Density Areas A and B, providing for between one and two households per ha;
- amenity tree planting;
- pedestrian and cycleways;
- indicative roading layouts;
- setbacks from Mill Road; and
- stormwater management areas.

### **Activity Rules**

<b>DEV-MILL-R1 Mill Road Outline Development Plan</b>	
<b>Activity status: PER</b>  Where: 1. development shall be in accordance with DEV-MILL-APP1.	<b>Activity status when compliance not achieved: DIS</b>
<b>Advisory Note</b> <ul style="list-style-type: none"><li>• For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</li></ul>	

<b>DEV-MILL-R2 Stormwater management</b>
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<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. All stormwater generated from the site shall be directed into and pass through one of the stormwater attenuation and water quality treatment systems prior to discharge from the site.</li> </ol>	<p><b>Activity status when compliance not achieved: NC</b></p>
<p><b>DEV-MILL- R3 Activities in the road and internal boundary setback</b></p>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. There shall be no fixed outdoor lighting within any road or internal boundary setback.</li> <li>2. Within a 10m setback from the marked boundaries a minimum of one tree shall be planted for every 20m of the relevant allotment boundary. Such trees may be grouped within each allotment adjacent to the marked boundary.</li> <li>3. Any hedge of more than 5m in length along any lot boundary shall not exceed 1.5m in height.</li> <li>4. Trees required in accordance with (2) above shall: <ol style="list-style-type: none"> <li>a. comprise a mix of large high amenity trees that reflect and complement species found in Ohoka, from the following tree list: <ol style="list-style-type: none"> <li>i. <i>Cupressus macrocarpa</i> (macrocarpa), <i>C. x leylandii</i> (Leyland cypress)</li> <li>ii. <i>Eucalyptus pauciflora</i> (snow gum), <i>E. gunii</i> (cider gum), <i>E. cinerea</i> (silver dollar gum), <i>E. mannifera ssp mannifera</i> (Eucalyptus mannifera)</li> <li>iii. <i>Fagus spp</i> (European beech)</li> <li>iv. <i>Fraxinus excelsior</i> (European ash)</li> <li>v. <i>Ginkgo biloba</i> (ginkgo)</li> <li>vi. <i>Juglans nigra</i> (black walnut)</li> <li>vii. <i>Liquidambar styraciflua</i> (liquidamber)</li> <li>viii. <i>Magnolia grandiflora</i> (evergreen magnolia), <i>M. soulangeana</i> (saucer magnolia)</li> <li>ix. <i>Platanus x acerifolia</i> (London plane), <i>P. orientalis</i> (oriental plane)</li> <li>x. <i>Podocarpus totara</i> (Totara)</li> <li>xi. <i>Populus nigra x euramericana</i> 'Crows nest', <i>P. yunnanensis</i> (Chinese poplar)</li> <li>xii. <i>Quercus robur</i> (English/common oak), <i>Q. rubra</i> (red oak), <i>Q.</i></li> </ol> </li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: NC</b></p>



<p><i>palustris</i> (pin oak), <i>Q. ilex</i> (Holm oak), <i>Q. coccinea</i> (scarlet oak), <i>Q. cerris</i> (Turkey oak)</p> <p>xiii. <i>Robinia pseudoacacia</i> (black locust)</p> <p>xiv. <i>Tilia x europaea</i> (common lime) xv. <i>Ulmus glabra</i> (wych elm), <i>U. procera</i> (English elm), <i>U. hollandica 'Dodens'</i> (Dutch elm)</p> <p>b. be at least 1.5m in height above ground level at the time of planting; and</p> <p>c. be maintained so that any dead, dying, damaged or diseased plants are replaced immediately.</p>	
<b>DEV-MILL- R4 Subdivision design</b>	
<p><b>Activity status: PER</b> Where:</p> <p>1. Any subdivision shall provide for the protection of vegetation located downstream adjacent to the Mill Road and Threlkelds Road intersection together with the springs and watercourses that drain to that vegetation.</p>	<p><b>Activity status when compliance not achieved: NC</b></p>

## Built Form Standards

<b>DEV-MILL-BFS1 Specific density and road frontage requirements</b>	
<p>1. For the purpose of SUB-S1:</p> <p>a. the maximum number of allotments across the DEV-MILL-APP1 area shall be 81; and</p> <p>b. allotment sizes shall be achieved within the following Density Areas:</p> <p>i. Density Area A shall achieve a minimum allotment size of no less than 1ha;</p> <p>ii. Density Area B shall achieve a minimum allotment size of no less than <del>4000</del><u>2500</u>m<sup>2</sup>; <sup>1</sup></p> <p>iii. the average area of all allotments shall be not less than 5000m<sup>2</sup>; and</p> <p>iv. the minimum road frontage of any allotment adjoining Mill Road shall be 50m.</p>	<p><b>Activity status when compliance not achieved: NC</b></p>

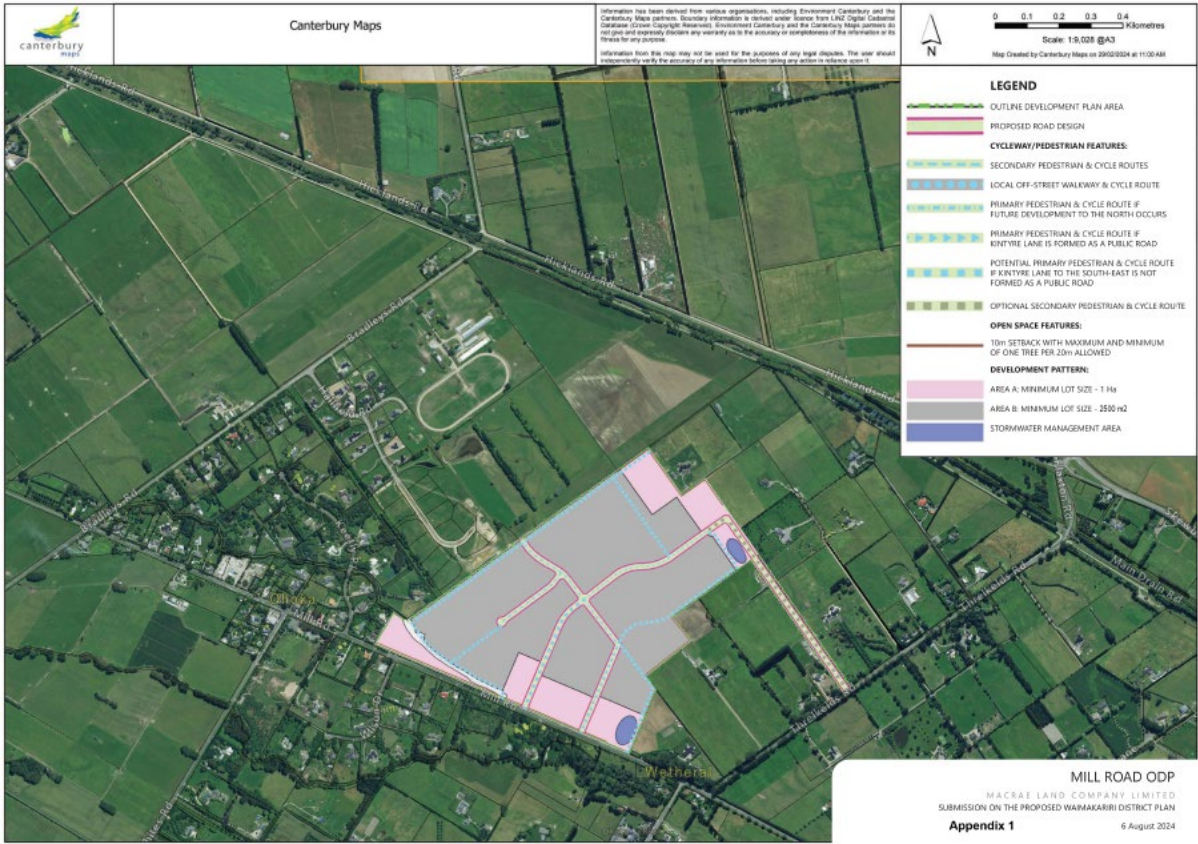
<sup>1</sup> MacRae Land Company [409.1 to 409.3]



<b>DEV-MILL-BFS2 Specific access provisions</b>	
<ol style="list-style-type: none"> <li>1. There shall be no increase in the number of allotments with vehicle access to Kintyre Lane unless and until it is vested as a public road.</li> <li>2. There shall be only one public road connecting to Mill Road.</li> <li>3. Provision shall be made for a road connection to the land to the north in the location identified on DEV-MILL-APP1.</li> </ol>	<b>Activity status when compliance not achieved: NC</b>
<b>DEV-MILL-BFS3 Building restriction area</b>	
<ol style="list-style-type: none"> <li>1. No structures or dwellinghouses are permitted within Area C shown on the outline Development Plan.</li> </ol>	<b>Activity status when compliance not achieved: NC</b>
<b>DEV-MILL-BFS4 Building and structure setbacks</b>	
<ol style="list-style-type: none"> <li>1. For the purpose of LLRZ-BFS6 (1) (a) any building or structure, other than a fence, shall be set back a minimum of: <ol style="list-style-type: none"> <li>a. 10m from any road boundary from a local road;</li> <li>b. 15m from the road boundary with Mill Road.</li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: NC</b>
<b>DEV-MILL-BFS5 Fencing</b>	
<ol style="list-style-type: none"> <li>1. For the purpose of LLRZ-BFS7 (1) and (2): <ol style="list-style-type: none"> <li>a. Any fence erected within any road or internal site boundary setback shall be limited to: <ol style="list-style-type: none"> <li>i. maximum height of 1.2m above ground level;</li> <li>ii. post and wire or post and rail fences;</li> <li>iii. be at least 50% transparent; and</li> </ol> </li> <li>b. Any gate structure or wing walls shall be limited to: <ol style="list-style-type: none"> <li>i. a maximum height of 1.8m above ground level;</li> <li>ii. gates shall be at least 50% transparent and constructed in timber; and</li> <li>iii. wing walls shall be constructed in either: timber, stone or plastered masonry, and if painted shall be finished in hues of grey, green or brown with a reflectivity value of no more than 37%.</li> </ol> </li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: NC</b>



Appendix – Amended Mill Road ODP  
DEV-MILL-APP1 – Mill Road Ohoka ODP





## ***Submission scope for recommended PDP changes***

### ***Fawcetts Road***

- *Alan and Margaret Fraser [123], Alison and Peter Batchelor [135], Anton and Deana Musson [137], Ron and Tracey Taylor [138] and Leanne and Paul Strathern [139]*

## **FR - Fawcetts Road Development Area**

### **Introduction**

The Fawcetts Road Development Area is located to the north of Fawcetts Road and to the west of Boundary Road. The area is zoned for Large Lot Residential Development and the applicable provisions of the Waimakariri District Plan apply.

### **Activity Rules - Land use, development and subdivision**

#### **DEV-FR-R1 Activities in the Fawcetts Road Outline Development Plan Area**

##### **Activity Status: PER**

Where land use, development and subdivision:

1. is in accordance with DEV-FR-APP1; and
2. complies with DEV-FR-S1 to DEV-FR-S4.

**Activity status when compliance not achieved: DIS**

**Activity status when compliance not achieved with DEV-FR-R1(2): as set out in the relevant standards**

##### **Advisory Note:**

For the avoidance of doubt, the purpose of the ODP is to facilitate the establishment of a transport network through the site and appropriate stormwater management.

The activity rules and standards in this Chapter apply in addition to the rules and built form standards for the underlying zone and Part 2: District-Wide matters chapters. Where a rule or standard is in conflict with this ODP, the ODP shall substitute the rule or standard.

#### **DEV-FR-S 1 Vehicular Access**

1. When the internal local road connection to Boundary Road is formed and established, a formed 1.8 metre wide gravel pathway shall be established on the western side of Boundary Road to provide a pedestrian connection to Ashley Rakahuri School.
2. Vehicular access from Fawcetts Road (excluding via the internal local road) shall be limited as to the number of vehicle crossings and number of allotments served as follows:
  - a. 21 Fawcetts Road shall include no more than one vehicle crossing, providing access to no more than two residential allotments.

**Activity status when compliance not achieved: DIS**



<p>b. <u>49 Fawcetts Road shall include no more than one vehicle crossing providing access to no more than one residential allotment.</u></p> <p>c. <u>63 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the eastern boundary of the property and shared with 65 Fawcetts Road. The vehicle crossing shall provide access to no more than two residential allotments on the property.</u></p> <p>d. <u>65 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 63 Fawcetts Road. The vehicle crossing shall provide access to no more than two residential allotments on the property.</u></p> <p>e. <u>75 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the eastern boundary of the property and shared with 87 Fawcetts Road. The vehicle crossing shall provide access to no more than two residential allotments on the property.</u></p> <p>f. <u>87 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 75 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property.</u></p> <p>g. <u>11 Boundary Road shall have no direct vehicular access to Fawcetts Road. All vehicular access shall be via Boundary Road.</u></p>	
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<b><u>DEV-FR-S2 Reticulated services</u></b>	
<p>1. <u>Prior to any subdivision occurring within the Outline Development Area, an integrated reticulated services plan shall be prepared by a suitably qualified expert that provides for the efficient servicing of</u></p>	<p><b><u>Activity status when compliance not achieved: NC</u></b></p>

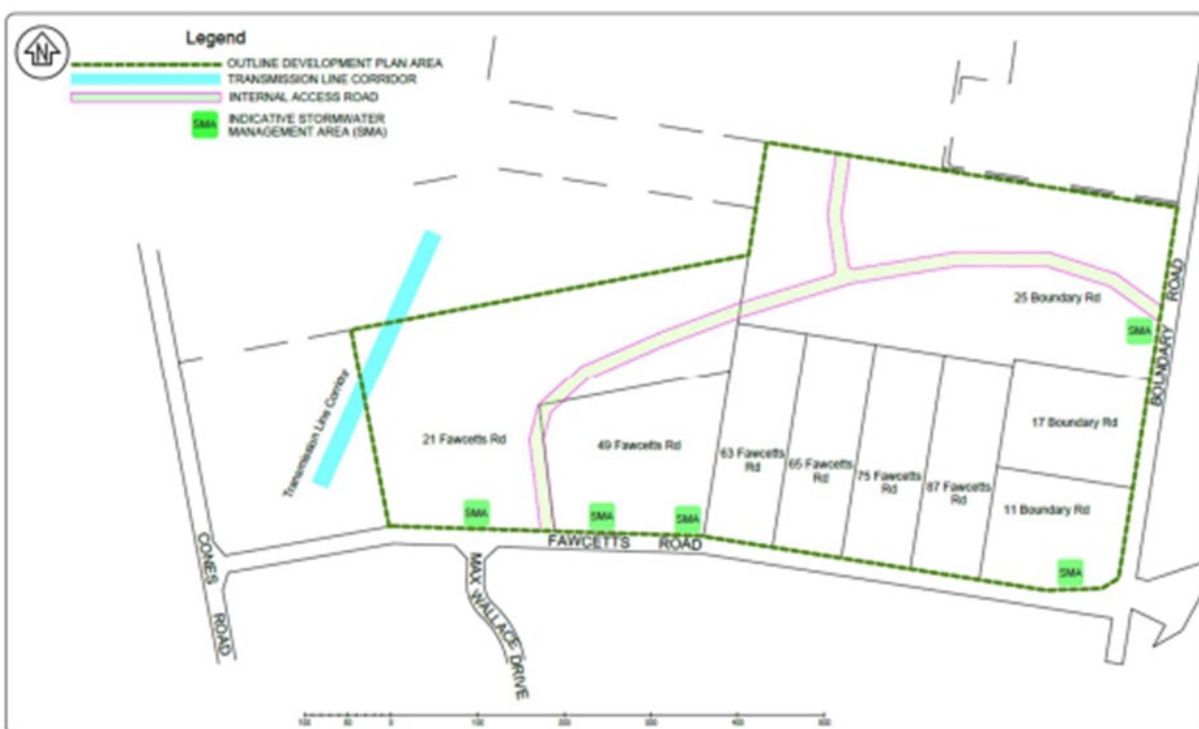


<p>all development sites within the Outline Development Plan area.</p> <p>2. <u>All residential allotments within the Outline Development Plan area shall be connected to Council managed reticulated water and wastewater systems in accordance with the integrated reticulated services plan prepared under DEV-FR-S2(1).</u></p>	
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<b><u>DEV-FR-S3 Stormwater</u></b>	
<p>1. <u>Prior to any subdivision occurring within the Outline Development Area, an integrated stormwater disposal plan shall be prepared by a suitably qualified expert that provides for the efficient disposal of stormwater from the roading network and all sites within the Outline Development Plan area.</u></p> <p>2. <u>Any building erected on an allotment shall include provision for on-site stormwater disposal where this has been identified as required in the integrated stormwater plan for the Outline Plan area prepared under DEV-ADA-BFS3.1.</u></p> <p>3. <u>All residential dwellings must include roof water collection tanks with a minimum capacity of 5,000 litres.</u></p>	<p><b><u>Activity status when compliance not achieved: DIS</u></b></p>

**Appendix**  
**DEV-FR-APP1 – Fawcetts Road ODP**







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