

STAGE 3 - SECTION 32

CHAPTER 17

RURAL - CRANFORD BASIN

APPENDIX 10

Attachment 10
Existing and Potential Land Availability - Christchurch City
As at 1 April 2015

Development Area / Name	Plan Change Status	Potential Sections (Total Potential)	Sections Zoned	Sections Consented or Subject to Application*	Sections with s224 in Greenfield Areas	Building Consents issued in LURP Greenfield Areas	Sections dependent on Infrastructure Upgrade* (Refer to Next Column)	Infrastructure to be Delivered by Council	Proposed Completion of Infrastructure
LURP Priority Greenfield Area									
South West									
Wigram (Living G Zone)	Plan Change 62 Operative	1380	1380	1380	1167	463		New wastewater pump station (105) and associated infrastructure New water supply pump station (Wilmer Road) Stormwater facilities to be provided as part of subdivision Wigram Road realignment Upgrade of Wigram Road east of Awatea Road	Commissioned June 2014 Completed 2013 Complete Jul 2015 Jul 2016
South West Halswell (Fulton Hogan) (Longhurst and Knights Stream, South West side of Halswell Junction Road)	Plan Change 60 Operative	1462	1462	1099	802	405		New wastewater pump station (105) and associated infrastructure New wastewater pump station (115) to serve subdivision (developer) New pressure main (pipe) from subdivision to Wigram Road sewer main (PM115) New water supply pump station (Wilmer Road) Stormwater facilities to be provided as part of subdivision Off-site wetland facility to be implemented Wigram Road Extension (includes intersections of Whiroons/Wigram and Marbs/Qualies/Wigram)	Commissioned June 2014 Completed Feb/Mar 2014 Completed Feb/Mar 2014 Completed 2013 Partially Complete - Under Construction Delayed due to geotechnical issues. Completion next summer Jul 2015
Awatea (Behind Awatea Road and Halswell Junction Road)	North Awatea - Plan Change 5 Operative	1210	1210	413	211	38		New wastewater pump station (105) and associated infrastructure New wastewater pump station (123) to pressure main (pipe) on Wigram Road New water supply pump station (Wilmer Road) Stormwater facilities - Carrs Road Basin Carrs Rd Cycle & Pedestrian Bridge Wigram Road realignment	Commissioned June 2014 Completed Sept 2014 Completed 2013 Complete - In Service Dec 2014 Jul 2015 (may be deferred) Jul 2015
	South Awatea - Plan Change 5 Operative							New wastewater pump station (105) and associated infrastructure New wastewater pump station (115) and pressure main (pipe) from Fulton Hogan development to pump station on Wigram Road (developer provided). New water supply pump station (Wilmer Road). Stormwater facilities - Carrs Road Planning - Development of the 810 sections subject to relocation/closure of Kart Club. Carrs Rd Cycle & Pedestrian Bridge Wigram Road Upgrade (possible reduced budget)	Commissioned June 2014 Completed Feb/Mar 2014 Completed 2013 Complete - In Service Dec 2014 Jul 2015 (may be deferred) Jul 2016
Sparks Road (Between Halswell Road and Sparks road)	To be Rezoned as Residential New Neighbourhood as part of Phase 1 to the District Plan Review	1810					1810	New wastewater pump station (105) and associated infrastructure Blocks adjacent to Hendersons Road can outfall to gravity in Sparks Road (200 lots) Remaining blocks require new pressure main in Sparks Road, through to PS105 New water supply pump station (Wilmer Road) Stormwater First Flush & Detention to be provided as part of subdivision. Wetland by CCC Augustine/Halswell Intersection Improvement (Developer funded) Henderson/Sparks Intersection Improvement SW Major Cycleway "Chairman's Trail" (associated project)	Commissioned June 2014 Available now Completion FY 16/17 Completed 2013 To be constructed by developer - Wetland programmed for 2016-19 Pre 2020 Pre 2020 Jul 2019
South Halswell (South of Glovers Road)	To be Rezoned as part of Phase 2 to the District Plan Review	780		252			780	New wastewater pump station (105) and associated infrastructure Requires new pressure main in Sparks and Sutherlands Rds, through to PS105 New water supply pump station (Wilmer Road) Stormwater facilities to be provided as part of subdivision - Greens Stream/Oakvale Selwyn District to South West Project (includes road upgrades for Sabze/Carrs corridor)	Commissioned June 2014 Completion FY 16/17 Completed 2013 Jul 2024
South West Halswell (Balance of Greenfield Area on South West Side of Halswell Junction Road)	To be Rezoned as part of Phase 2 to the District Plan Review	1744					1744	New wastewater pump station (105) and associated infrastructure Upgrade of wastewater pump station (60) Connections to wastewater PS 60 and PS 61 catchments (Developer) New water supply pump station (Wilmer Road) Stormwater facilities to be provided as part of subdivision (developer driven) Candys/Halswell Intersection (NZTA intersection, not listed in LTP) Selwyn District to South West Project (includes road upgrades for Sabze/Carrs corridor)	Commissioned June 2014 Feb 2015 Completed 2013 Jul 2019
South East Halswell (East of Kennedys Bush Road)	To be Rezoned as part of Phase 2 to the District Plan Review	1060		27			1033	New wastewater pump station (105) and associated infrastructure New pressure main in Sparks and Sutherlands Rds, through to PS105 New water supply pump station (Wilmer Road) Stormwater facilities at Sutherlands Road to be constructed by CCC - Programmed 2016-20 Mlins/Sutherlands (not listed in LTP, possible work to be confirmed)	Commissioned June 2014 Completion FY 16/17 Completed 2013 Programmed 2016-20 Jul 2025
Hendersons Basin	To be Rezoned as part of Phase 2 to the District Plan Review	1383					1383	New wastewater pump station (105) and associated infrastructure New pressure main in Sparks and Sutherlands Rds, through to PS105 New water supply pump station (Wilmer Road) Stormwater facilities at Sutherlands Road to be constructed by CCC	Commissioned June 2014 Completion FY 16/17 Completed 2013 Programmed 2016-20 Jul 2025
North / Belfast									
Prestons Road	Plan Change 30 Operative	2200	2200	1283	424	272	500	Planning / transport - City Plan currently requires upgrading of four intersections ahead of more than 400 sections being created. 1. Marshland / Mairehau. 2. Marshland / Prestons 3. Mairehau / Burwood (possible deferral of works) 4. Lower Styx / Marshland Planning - City Plan requirement for works to commence on a number of transport projects before more than 1,700 sections are created. This includes the Northern Arterial and 4 lining of GEII Drive between Main North Road and Innes Road, together with either the Northern Arterial Extension (NAE) or Hills Road Extension (HRE) (HRE now known as Northern Arterial Links project) Replacement of pump stations 63 (replacement is 128) and 36 (replacement is 136) in SCIRT programme. Vacuum station pressure main extension required to provide full capacity (Developer to implement) Construction of vacuum pumping station (Developer to implement) New water supply pump station (Prestons Rd) Secondary treatment of stormwater proposed in Clare Park (Reclassification completed)	Jul 2015 Completed Jul 2018 Jul 2015 Notice of Requirement for Northern Arterial Extension lodged in late 2013. Northern Arterial and associated links planned for completion by 2023. PS136 Complete PS128 Commissioning under way Connected Complete 2015 (Bores in, and could be utilised now if needed) To be completed 2015-16. Consents applied for.
Belfast Park (Between Belfast Road and Kaputone Stream, either side of Blakes Road)	Plan Change 43 Operative	640	640					New wastewater pipe - Stage 1 Water supply capacity available in adjacent network Underpass for access walking and cycling condition of subdivision over 700 lots. Thompsons Road Rail Crossing Blakes Road/Radcliffe Road Intersection upgrade Expected development 2024-2028. Wastewater infrastructure planning not yet complete	Completion end April 2015 Jul 2016
East Belfast (Balance Being Belfast Park)	To be Rezoned as part of the Phase 2 to the District Plan Review	510					510	Water supply capacity available in adjacent network Intersection upgrades may be required ahead of development	Developer led. Timing unknown
North West Belfast (North Side of Johns Road)	Operative	1300	1300	403				Developer to provide infrastructure to connect with trunk system Water supply capacity available in adjacent network Belfast/Main North (developer funded)	Developer led. Timing unknown
Highfield Park	Rezoned through the Land Use Recovery Plan	2100	2100				2100	Developer to provide infrastructure to connect with main trunk system. The trunk system is under capacity, and a combination of capital works and new consents is required. In the interim overflows at Grassmere into Dudley Creek will be more frequent New water supply PS needed when development is 80% complete Intersection and roading improvements required Stormwater facilities to be provided as part of subdivision. Grimseys/Prestons Intersection Improvement Hawkins/Hills/Prestons Intersection Improvement (developer to monitor in accordance with City Plan)	FY 22/23 Pre 2020 Post 2022 Jul 2026
Highsted	Rezoned through the Land Use Recovery Plan	300	300	203	29			Gardiners/Sawyers Arms Intersection Improvement Highsted/Sawyers Arms (not yet listed in LTP) Sewer capacity available Water supply available	Completed Jun 2014 Jul 2019
Upper Styx	Outline Development Plan inserted into City Plan through Land Use Recovery Plan. To be Rezoned as part of Phase 2 to the District Plan Review	1610					1610	Developer to provide infrastructure to connect with main trunk system. The trunk system is under capacity, and a combination of capital works and new consents is required. In the interim overflows at Grassmere into Dudley Creek will be more frequent. Intersection and roading improvements required New water supply pump station Stormwater facilities to be provided partially as part of subdivision, partially by CCC	FY 20/21 Jul 2017 FY 16/17 Programmed for 2016
West									
Russley, Hawthornden Road	To be Rezoned as part of the Phase 2 to the District Plan Review	70							
South of Masham	To be Rezoned as Residential New Neighbourhood zone as part of Phase 1 to the District Plan Review	255		39					
Total - Greenfield Priority Areas		19814	10592	5099	2633	1178	11470		
Large Development Areas (Existing Zoned Land)									
Aldenfield	Zoning Operative	165	165	165	165				
Westmorland	Zoning Operative	212	212	212	50				
Masham (Enterprise Homes / Noble)	Zoning Operative	493	493	493					
Wigram Skies (First Stage - Living 1)	Original Subdivision (Stage 1)	365	365	365					
Total - Large Development Areas		1235	1235	1235	215	0	0		
Grand Total		21049	11827	6334	2848	1178	11470		