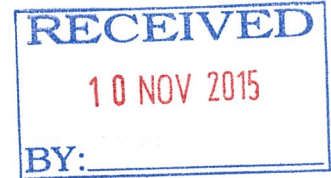


RNN 5

SUBMISSION ON THE PROPOSED REPLACEMENT CHRISTCHURCH DISTRICT PLAN

in accordance with Clause 6 of the Schedule 1 of the
Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

TO: Christchurch City Council,
P.O. Box 73001, Christchurch 8154
dpreview@ccc.govt.nz



SUBMITTER NAME: Danne Mora Holdings Limited

ADDRESS FOR SERVICE: c/- Davie Lovell-Smith Ltd
P.O. Box 679, Christchurch 8140

CONTACT PERSON: Mark Brown, Davie Lovell-Smith Ltd
mark.brown@dls.co.nz

PHONE: 03 379-0793

Trade Competition:

We could gain an advantage in trade competition through this submission: Y N

If Yes to above, then:

We are directly affected by an effect of the subject matter of the submissions that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition Y N

SUBMISSION

The Proposal this submission relates to is:

Proposal : Residential New Neighbourhood

The specific proposal that this submission relates to is:

Appendix 8.6.4 North Halswell Outline Development Plan

We Support Oppose seek to have the above provision amended

The Reasons for our submission is:

Whilst we generally support the proposed revised Outline Development Plan (ODP) for North Halswell we consider amendments are necessary in respect of the following matters:

1. New Neighbourhood Design Guide
2. Integration/ Density
3. Stormwater
4. Reinstatement of Reserves and Green Corridor

2449

- 5. Halswell Road Connection
- 6. Quarryman Trail

The Decision we seek is that the provision:

Be Retained Deleted Amended as follows:

1. New Neighbourhood Design Guide

The New Neighbourhood Design Guide should be a non-regulatory document that sits outside this Outline Development Plan. The guide is not relevant to the Exemplar and Key Activity Centre portions of the ODP. It would be preferable if this 'guide' was referenced within the New Neighbourhood section in the District Plan.

Accordingly we request the ODP narrative be amended to remove reference to the New Neighbourhood Design Guide.

D1

2. Integration

The text in section 2.b does not accurately reflect that residential development is to occur throughout the ODP area, including within the proposed Key Activity Centre. Danne Mora therefore seeks that this section be deleted and amended wording be incorporated into Section 3: *Density* along the following lines:

D2

3. Density

A density of at least 15 hh's/ha is required across the neighbourhood, with variety in density and housing types. Higher density is to be focused within and around the Key Activity Centre. Residential development around the Key Activity Centre is to be of a design and scale which is compatible with commercial development within the Key Activity Centre. Smaller pockets of higher density can be located elsewhere throughout the area, including close to collector roads or where there are open outlooks. The shape of Area 3 coupled with access limitations and its proximity to the substation and power lines may limit its development capacity.

D3

3. Stormwater

The Danne Mora landholding has been identified as the preferred location for a comprehensive stormwater treatment facility that will service a large majority of the North Halswell ODP area as well as catering for 38ha of developed land within an adjoining catchment.

Danne Mora Holdings requests a maximum area of 11.77ha to be set aside for stormwater treatment within the Danne Mora Holdings landholding. Any additional land for stormwater purposes over and above 11.77ha will have a detrimental impact on yield and the viability of development.

An additional notation has been added to the legend of the ODP to identify the maximum size of the stormwater facility within Danne Mora's landholding.

D4

A further minor amendment to the indicative stormwater facility within the ODP is proposed, with the small narrow portions of the facility located along Hendersons Road and Sparks Road being removed. The latest designs pertaining to the stormwater facility have identified these areas as being unnecessary.

D5

With respect to Section 6.a. of the ODP, Danne Mora Holdings wishes the following addition to be made:

Stormwater discharge to be in accordance with CCC South West Global Discharge Consent CRC120223, alternatively, within the ponding area of Hendersons Basin, there shall not be a net increase in the flood water elevations for any storm events up to and including a two per cent annual exceedance probability design storm of 36 hour duration.

D6

This amendment acknowledges the Global Discharge Consent and the potential for developers to use this consent in certain circumstances.

Within the Section 6 of the ODP the stormwater narrative incorrectly makes reference to Days Stream and Dunbars Stream. This should be amended to refer to both as Days Drain and Dunbars Drain.

D7

4. Reinstatement of Reserves and Green Corridor

The original ODP showed a green corridor extending from Halswell Road, through the Exemplar site connecting with the stormwater facility. The Exemplar development is proceeding with this green corridor as a major design feature which is implicit to the exemplar outcomes anticipated by the Land Use Recovery Plan and the operative provisions within the District Plan. Accordingly Danne Mora requests that the green corridor and reserve previously identified be reinstated to accurately reflect the open space and recreation network within the overall ODP.

D8

An amended ODP reinstating the aforementioned green corridor and reserve has been prepared and is attached.

5. Halswell Road Access

Danne Mora understands that the agreement reached by the traffic experts as part of the Stage I Commercial hearing was that the access point opposite Aidanfield Drive was flexible not only to its location but also as to whether it will actually be required. The wording of section 5 does not reflect this outcome.

D9

In addition, section 5.b does not accurately record that the design of the collector road to run from the Halswell Road/ Augustine Drive intersection should be capable of accommodating a bus route. Danne Mora therefore seeks that this section be amended to read:

b. A collector road to run from the Halswell Road/Augustine Drive intersection through the neighbourhood to Sparks Road or Hendersons Road, providing access to the Key Activity Centre. This road needs to be capable of accommodating a bus route. The Halswell Road/Augustine Drive intersection is to be signalised.

D10

6. Quarryman's Trail

The wording of Clause 5(f) in respect of the Quarryman's Trail infers that the route will be located entirely within the ODP. Danne Mora understands the preferred route of the Quarryman's Trail extends along the road reserve of Sparks Road.

To enable development to integrate with the stormwater network and achieve the level of integration sought for development along Sparks Road (Clauses 2(a) and 2 (f)) Danne Mora requests the wording of Clause 5(f) to be amended to provide flexibility as to whether the Quarryman's Trail may be located within the ODP:

"A network of pedestrian/cyclist routes (which may include a portion of the major cycleway – Quarryman's Trail) within the new neighbourhood and linking to the existing roads surrounding the ODP Area".

D11

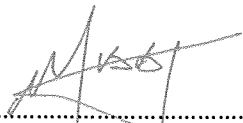
7. Alignment with Objectives and Policies of Chapter 8: Subdivision

Danne Mora understands that the subdivision provisions relevant to all New Neighbourhood Zones are being revised at the same time as notification process for the North Halswell ODP. Amendments to these provisions should not be undertaken in isolation from the North Halswell ODP as there is a risk of inconsistencies arising between the provisions. By way of illustration, Danne Mora notes there is a proposed Policy 8.1.4.1 –*Outline Development Plans* contained within the amended provisions circulated to the parties on 09 November 2015. While the draft of this Policy does not presently appear to be inconsistent with the provisions of the North Halswell ODP as notified, Danne Mora considers it would be appropriate to have scope within the relief sought on North Halswell provisions to ensure that the potential for inconsistency can be resolved in the hearing process, if required. Danne Mora therefore seeks as consequential relief such amendments to the ODP and associated narrative as may be appropriate to ensure alignment is achieved with the Objectives and policies of Chapter 8

D12

We do wish to be heard in support of our submission.

If others are making similar submissions we **will** consider presenting a joint case with them at the hearing.



.....
Signature of person authorised to sign on behalf of submitter

10 November 2015

Attachment 1: Amended ODP Plan

Attachment 2: Amended Narrative (shown in track change format). Deletions are marked with a ~~strikethrough~~ and amendments underlined.

ATTACHMENT 2: AMENDED NARRATIVE

NORTH HALSWELL RESIDENTIAL NEW NEIGHBOURHOOD - DEVELOPMENT CONTEXT AND REQUIREMENTS

North Halswell new neighbourhood is located between the established settlements of Hillmorton and Halswell and immediately opposite the newer neighbourhoods of Aidanfield and Milns Estate. The extensive Hendersons Basin ponding area lies to the east. Nga Puna Wai Reserve and Sports Hub is located to the north west and Halswell Domain to the south. Views are afforded across Hendersons Basin to the Port Hills. Two watercourses traverse the neighbourhood from west to east - Days Drain and Dunbars Drain. A new Key Activity Centre and an adjacent exemplar comprehensive housing development (Meadowlands) are planned at the northern end of the neighbourhood.

This area has been farmed since the mid-19th Century. Spreydon Lodge, at the northern end of the neighbourhood dates back to 1856 and was the farmhouse for Spreydon Farm. It is now one of the oldest houses remaining in South West Christchurch. Harness racing stables were established here in the 1980's.

Further information and background is provided in the South West Area Plan.

DEVELOPMENT REQUIREMENTS

All development is to comply with the relevant Objectives, Policies and Rules of the District Plan. In addition, the site specific requirements which must be met are shown on the Outline Development Plan and/or described below. Means of achieving the less tangible requirements are demonstrated in the Christchurch City Council's New Neighbourhood Design Guide.

1. SENSE OF PLACE (Turangawaewae)

This new neighbourhood is to be established around the key activity centre - proposed as a mixed use village centred focused around a main street - which will form a focus for the community. Enhancement of the existing waterways will provide recreational and amenity corridors aligned to provide views to Hendersons Basin and the Port Hills. Spreydon Lodge is to become a feature of the new neighbourhood, providing a link to the past. There are trees along field boundaries and in the southern corner of the neighbourhood, some of which may be suitable for retention.

2. INTEGRATION

a. All development is to have a good interface with adjacent roads and the interface is to be consistent along the length of the road. Along Sparks Road and Halswell Road, where there is to be no direct vehicle access from properties, the neighbourhood is not to turn its back on the road. Instead appropriate treatment is required to complement the frontage of Hendersons Basin and Aidanfield and provide a high quality approach to the Key Activity Centre. Properties are to front onto Milns Road.

~~b. Residential development is to border the Key Activity Centre. It is to be of a design and scale which is compatible with retail development on one side and residential development on the other.~~

D13

c. There are a number of land owners within this ODP area and a few existing properties. Particular care is needed to ensure that development is co-ordinated between landowners. Where existing properties are to remain and where the boundary of the RNN abuts properties in the Residential Suburban Zone (Hendersons Road), larger section sizes adjacent to them, greater building setbacks from the boundary and planting buffers may be required.

d. To help mitigate the impact of the substation in Sparks Road and associated transmission lines, special interface treatments such as deeper lots and boundary planting are required for adjacent properties.

3. DENSITY

A density of at least 15 hh's/ha is required across the neighbourhood, with variety in density and housing types. Higher density is to be focused within around the Key Activity Centre. Residential development around the Key Activity Centre is to be of a design and scale which is compatible with commercial development within the Key Activity Centre Smaller pockets of higher density can be located elsewhere throughout the area, ~~this may be including~~ close to collector roads or where there are open outlooks. The shape of Area 3, coupled with access limitations and its proximity to the substation and power lines may limit its development capacity.

4. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

The following are required to be provided by the developer:

- a. Local reserves throughout the neighbourhood and recreational routes along enhanced waterways.
- b. The retention of Spreydon Lodge.

5. ACCESS AND TRANSPORT

The following are required to be provided by the developer:

- a. A collector road to run from the Halswell Road/Dunbars Road intersection to Sparks Road. This road needs to be capable of accommodating a bus route. This access will need to be integrated with the existing signals.
- b. A collector road to run from the Halswell Road/Augustine Drive intersection through the neighbourhood to Sparks Road or Hendersons Road, providing access to the Key Activity Centre. This road needs to be capable of accommodating a bus route. ~~This~~ intersection at Halswell Road/Augustine Drive is to be signalised.
- c. A third signalised connection with Halswell Road between Augustine Drive and Dunbars Road may be required to provide access to the Key Activity Centre. This may be opposite or off-set from Aidanfield Drive.
- d. Rerouting Milns Road through the southern part of Area 3 to improve the safety of the intersection of Milns Road with Sparks Road.
- e. A fully interconnected local road network across the site that achieves a high level of accessibility and connectivity for people, including opportunities for walking, cycling and public transport and

services and that provides connections with Hendersons Road and Milns Road and the new collector roads.

f. A network of pedestrian/cyclist routes (which may, includeing a portion of the major cycleway (~~Quarrymans~~Quarryman's Trail) within the new neighbourhood and linking to the existing roads surrounding ~~the ODP area, communities with each other, Halswell Domain, the Key Activity Centre, Nga Puna Wai Reserve and Sports Hub and Hendersons Basin.~~

6. STORMWATER

The following are required to be provided by the developer:

a. Stormwater discharge to be in accordance with CCC South West Global Discharge Consent CRC 120223. Alternatively, ~~Ww~~within the ponding area of Hendersons Basin, there shall not be a net increase in the flood water elevations for any storm events up to and including a two per cent annual exceedance probability design storm of 36 hour duration.

b. Days ~~Stream~~Drain and Dunbars ~~Drain~~Stream shall be naturalised and enlarged to convey a critical two per cent annual exceedance probability storm event from their respective contributing catchments and the slopes of the waterway banks shall be 1m vertical in 4m horizontal average or flatter. Days and Dunbars ~~Streams~~Drains shall be realigned to discharge into the future Christchurch City Council stormwater wetland to be constructed at 270 Sparks Road.

c. The developer shall construct first flush sedimentation and detention basins adjacent to Sparks Road to service new development and 38 hectares of existing developed catchment, excepting the sub-catchment in the southernmost part of the ODP area draining to the Milns stormwater facility.

d. There are known to be springs throughout the neighbourhood, these are to be identified and safeguarded.

e. The indicative stormwater management area at the eastern corner of the Outline Development Plan Area is to be the primary treatment and detention area for the full development area. This is the preferred option.

f. As an alternative option which will reduce the overall area of stormwater land required along Sparks Road, first flush treatment basins may be shifted upstream to service sub-catchments, as indicated on the Outline Development Plan Area, subject to engineering design acceptance from Christchurch City Council. It is expected that any upstream (first flush) treatment basins will discharge directly to the CCC wetland at 270 Sparks Road either via separate pipe system or via Dunbars or Days ~~Streams~~Drains, with overflow discharging into the detention basins.

g. All first flush and detention facilities shall be designed with regard to the 'six values' approach to stormwater management and other relevant design criteria outlined in the CCC Waterways, Wetlands and Drainage Guide. The overall first flush and detention system shall provide "Full Flood Attenuation" for a 2 percent annual exceedance probability storm of 36 hour duration in accordance with Council's South West Area Stormwater Management Plan. Internal and external batter slopes of basins shall be 1m vertical in 4m horizontal average or flatter and 5 metre average landscaped setbacks from all residential allotments is required.

h. Dewatering, land drainage or other interception/diversion of groundwater shall be managed so as to avoid adverse effects on other property and on the environment.

7. WATER AND WASTEWATER

The following are required:

- a. A pressure pump system shall be installed by the developer to service the neighbourhood and the pump chamber for each allotment shall have a minimum total storage volume equal to 24 hours average sewer flow from the source (Note: To be determined using the values in the Infrastructure Design Standard).
- b. The approved sanitary sewer outfall for any proposed residential allotments shall be the South East Halswell pressure sewer network. This includes pressure mains along Sparks Road and along the northern collector road, which will be constructed by Council. In the case of the Meadowlands Exemplar Zone the outfall shall be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.
- c. Full high pressure water reticulation will be required to service development within the Outline Development Plan area. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.

8. STAGING

- a. Except for the Meadowlands Exemplar Zone, development cannot proceed until wastewater infrastructure is constructed. There are no other staging constraints, however, development shall generally proceed from the existing built up area.

Appendix 8.6.4 North Halswell Outline Development Plan



KEY

- ODP boundary
- Pylons

Fixed features and proposals

- Area 1 Exemplar Zone
- Area 2 Residential Development Area
- Area 3 Residential Development Area with greater development constraints.
- Key Activity Centre
- Existing stormwater management, recreational / conservation use
- Fixed road access point to include pedestrian / cycle access
- Springs
- Existing stormwater area
- Heritage feature (not scheduled in District Plan)

Indicative features and proposals

- Flexible road access point to include pedestrian / cycle access
- Collector road
- Stormwater network
- Green corridor
- Reserve
- Transport interchange
- indicative stormwater area (Maximum Area 11.77ha)
- indicative first flush basin
- indicative secondary flow path

100 50 0 100 200 300 400
SCALE (m) 1:10,000



Appendix 8.6.4
North Halswell
Outline Development Plan