

Kairua

Ahumahi



Ahumahi

Technical Specifications.

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Kairua

Meaning and narrative of the name Kairua

In 1868 Hapukuku Kairua, a leading chief from Kaiapoi, made a claim to lands in the Hornby/Halswell area extending to the Landsdowne valley and Tai Tapu. These areas were rich mahinga kai and significant within the overall network of kāinga mahinga kai. The claim was dismissed because the land had already been alienated by the Crown. Hapukuku's claim was given further credence as his descendants and relatives imparted mahinga kai knowledge as part of the 1879 Smith Nairn Commission enquiry into Te Kereme, the Ngāi Tahu claim. The Ngāi Tahu Property development at Wilmers Road provides an opportunity to further acknowledge Hapakuku Kairua's rangatiratanga and claim to the area. The Wilmers Road area now stands on former native grasslands/pakihi that were straddled by headwaters of the Halswell and Heathcote rivers, and is adjacent to a former riverbed that was an ancient course of the Waimakariri River.

Ahumahi

Ahumahi means Industrial in Te Reo, reflecting our unique approach to property development.

To find out more about the industrial developments visit ahumahi.nz



Infrastructure and Geotech

Water Supply

Water supply to the development is provided from the Christchurch City Council water supply network.

The water supply designed to comply with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supply Code of Practice. (FW4 fire water category).

All works comply with the Christchurch City Council Infrastructure Design Standard (IDS).

Sewer

The development is serviced with a gravity sewer to the Christchurch City Council wastewater reticulation system. All lots are provided with a DN100 wastewater lateral 600mm inside the road frontage boundary.

All works comply with the Christchurch City Council Infrastructure Design Standard (IDS).

Stormwater

Stormwater from all lots are reticulated and discharged to the Christchurch City Council Awatea South stormwater basin. Lots 5, 8, 11, 20, 25, 26 & 31 are provided with a DN225 stormwater lateral and Lots 1 – 4, 6, 7, 9 – 10, 12 – 19, 21 – 24, 27 – 30 are provided with a DN150 stormwater lateral 600mm inside the road frontage boundary.

All works comply with the Christchurch City Council Infrastructure Design Standard (IDS).

Internal Lots are required to provide onsite preliminary treatment of stormwater discharges prior to discharging to the CCC reticulation – onsite soakage into land of stormwater discharge is not prohibited.

Roading and Access

The development is serviced by a loop road off Wilmers Road which is vested to Christchurch City Council.

The carriageway varies between 11.7m and 13.5m and the intersections at Wilmers Rd is Give Way controlled.

Footpaths are provided on both sides of the internal road. Streetlighting is provided.

All works will comply with the Christchurch City Council Infrastructure Design Standard (IDS).



Infrastructure and Geotech

Geotechnical

Geotechnical engineer (Eliot Sinclair and Partners) consider the proposed development to have a Technical Category 1 (TC1) equivalent future land use performance. Whereby future land damage from liquefaction is unlikely, and ground settlements are expected to be within normally accepted tolerances. They have also considered the risk of the site from fault rupture, liquefaction, flooding and tsunamis, and have assessed the risk from these hazards to be low.

Foundations for future proposed industrial buildings within the development may comprise pad or slab foundations. It is anticipated the insitu soils, below the topsoil layer, will provide an Ultimate Bearing Capacity of 300 kPa however this will need to be confirmed by site specific geotechnical investigation during the building consent stage.



Planning Information

Planning

The following information is a summary of the relevant rules and standards contained within the Christchurch District Plan that apply to Industrial Park Zone (Awatea). This information is for a guide only, and readers should refer directly to the District Plan which can be found at:

<https://districtplan.ccc.govt.nz/>

This site is located within the Industrial Park Zone (Awatea) under the Christchurch District Plan.

Activities

Permitted Activities

Any activity which complies with all of the provisions of the District Plan are permitted activities, provided they comply with all of the conditions for permitted activities in 16.6.1.1 including:

- Industrial Activity
- Warehousing and Distribution Activity
- High technology industrial activity
- Service industry
- Trade and industry training activity
- Ancillary retail activity
- Food and beverage outlet
- Service Station
- Commercial services
- Public Transport facilities
- Emergency services facility
- Gymnasium
- Parking lots

and the build form standards in Rule 16.6.2.

Controlled Activities

There are no controlled activities within the Industrial Park Zone (Awatea).

Restricted Discretionary Activities

The following activities shall be Restricted Discretionary Activities in the Industrial Park Zone (Awatea):

1. Any activity listed in Rule 16.6.4.1.1 P1 and Rule 16.6.1.3 RD2 that does not meet one or more of the built form standards in 16.6.4.2.
2. Any activity listed in Rule 16.6.1.1 P7, P10, P11 and P12 that does not meet one or more of the activity specific standards.
3. Any development not complying with a key structuring element on the outline development plan in Appendix 16.8.10.
4. Any application arising from this rule shall not be publicly notified.

Discretionary Activities

Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity activities within the Industrial Park Zone (Awatea).

Non-Complying Activities

Any activity listed in 16.6.1.5 including

- Heavy Industrial activity.
- Any activity which results in the daily average sewerage flow of a site exceeding 0.09l/s/ha.

Standards

All development to be in accordance with the Christchurch District Plan built form standards.

Planning Information

Heights of Buildings, Fences and Screening Structures

- The maximum height of any building is 15 meters.
- The maximum height of fencing and screening structures located between any building and the road boundary is 1.2 meters or 2 meters where the whole of the structure is at least 50% visually transparent.

Site Coverage

- The maximum percentage of the net site area covered by buildings is 50%.

Building Setback

- The minimum building setback from the boundary of a residential zone is 6 meters (Lots 1 – 8).
- The minimum building set back from road boundaries is 6 meters with the exception of sites with more than one road boundary (Lots 1, 19, 20, 31) whereby there shall be a setback of 1.5 meters to one road boundary and 6 meters to any other road boundary.

Recession Planes

- Where an internal site boundary adjoins a residential zone no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal boundary in accordance with the relevant diagram in Appendix 16.8.11.

Outdoor Storage/Car Parking

- Outdoor storage of materials shall not be located within the setbacks.
- Any outdoor storage shall be screened by landscaping, fencing or other screening to a minimum of 1.8m in height from any adjoining residential area (Lots 1 – 8).
- Parking spaces shall be provided to the side or rear of sites and not between buildings and the road, except for visitor parking.

Landscaping

Landscaping and trees shall be provided as follows:

- The minimum percentage of the site to have landscaping shall be 10%, excluding those areas required to be set aside for trees within or adjacent to parking areas
- The area adjoining the road frontage of all sites shall have a landscaping strip in accordance with the following standards.
 - Minimum width - 1.5 metres
 - Minimum density of tree planting – 1 tree for every 10 metres of road frontage or part thereof.
- On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 meters of the boundary or part thereof (Lots 1 – 8).
- In addition to clauses (i), (ii) and (iii) above, where parking areas are located at the front of a site, 1 tree shall be planted for every 5 car parking spaces within any car parking area.

All landscaping / trees required shall be in accordance with the provisions in Appendix 6.11.6 in Chapter 6 of the Christchurch District Plan.

Stormwater Design Parameters for Individual Lots

The discharge of stormwater shall not arise from:

- Copper building materials used on the exterior of any structure;
- Unpainted galvanised sheet materials;

Stormwater from each developed lot shall

- be discharged from the lot via a direct connect to the Christchurch City Council primary stormwater reticulation system:

The internal Lot stormwater systems shall be designed and constructed:

- In accordance with the NZ Building Code E1
- Such that internal lot design surfaces are graded so that Stormwater discharges beyond the internal lot reticulation capacity is directed via an overland flow path towards the external roading.

Stormwater Treatment

- Oil and grit interceptors are required to be installed at the individual allotments to prevent upstream contaminants from precluding the use of the Awatea South Soakage Basin.

Further Information

Please contact Jason Steed Jason.Steed@ngaitahu.iwi.nz for further information.

- S106 RMA Natural Hazards Risk Assessment

Disclaimer

The specifications, details and information (including size and layout) set out on this plan are indicative only and may be subject to change.

Recipients of this information are responsible for their own independent assessment of the information. Ngāi Tahu Property makes no warrantee or representation that the information is correct and is not liable if the information is inaccurate or incomplete in any way.

Mō tātou, ā, mō kā uri ā muri ake nei – For us and our children after us

NGĀI TAHU Property