

Before the Christchurch City Council

Change No 14 to the City Plan

Submissions No 508 & 511

7 November 2023

1. INTRODUCTION

- 1.1 My name is Kim McCracken and I am a planning consultant who has been involved with the submitters for around 20 plus years. I currently work on my own account but was previously a Director of Davie Lovell-Smith.

2. THE SUBMISSION

- 2.1 In simple terms the submission seeks to have approximately 50% (2.2ha) of the submitters land (total area 4.5ha) area rezoned from Future Urban Zone to Medium Density. The submitters have considered closely the area identified for medium density in their submission:

- The land has already been through several iterations of residential zoning,
- Still provides for a fully integrated development,
- Is removed from neighbours,
- Stormwater and flooding is resolved,
- Provides for an attractive outlook over the future open space,
- Can access the now completed and redeveloped Cranford Street without turning right, and
- The land can still be developed jointly with shared access/roading/servicing

We do not want to overstate the matter but the subject land has had a very long history of zoning, consents, purchase by Council and NZTA and submissions on the various statutory plans going back to PC1 to the

Regional Policy Statement. I have been involved on the fringe with the two parties for around 15-20 years. In summary:

1) PC1 to the Regional Policy Statement

The position of the Cranford Basin and its suitability (in part) for urban activity was addressed in detail in the Commissioner's decision on Proposed Plan Change No. 1 to the Regional Policy Statement. In brief summary, the following paragraphs are noted from that decision.

"646. We also received evidence from the planning experts Mr. McCracken and Mr. Crystal for various submitters supporting Cranford Basin coming into the Urban Limits. The thrust of their evidence was much along the same lines as outlined in the course of the discussion in this part of the decision that good urban design requires consolidation in accordance with the objectives and policies of PC1. In their view that really led firmly to the conclusion that the major gap in the urban fabric of northern Christchurch constituted by Cranford Basin was not in accordance with good urban planning or consolidation principles and we are in full agreement with that evidence.

647 The outcome of allowing the Cranford Basin development against that background would be to convert what is at present virtually a waste area with little or no productive future at the centre of the northern part of the city interrupting connectivity and affecting consolidation, into a potentially desirable locality close to the city centre. It appears physically capable of development at a cost in a way that will mitigate very beneficially the current stormwater management problems that exist for over 1100 hectares of area of the northern part of the city. It would be quite wrong in our view to not allow development given that setting. That requires therefore that the Cranford Basin come within the Urban Limits."

and

"657. Ironically when one takes into account the overall approach in Greater Christchurch taken by the Regional Council and the City

and District Councils to the importance of maximising the utilisation of built infrastructure, one could not envisage a clearer example than having a necessary major infrastructure upgrade utilised to service a significant additional area of land immediately adjacent. The same point can be made in terms of both the inefficiency of use of the present major road passing through this area, and the efficiencies related to the very costly roading upgrades about to be undertaken again either in or immediately near by the Basin area. That very principle of consolidation to achieve efficiency of use of built infrastructure has been repetitively and vigorously urged upon us in an overall context by the regional and territorial authorities. But at Cranford Basin this principle appears to have been overlooked.

658 In summary then for all those reasons we have included the Cranford Basin within the Urban Limits, subject to specific provisions in new Policy 12, an ODP, and residential density expectations.”

3. LAND USE RECOVERY PLAN

- 3.1 Unfortunately the outcomes set up by PC1 to the RPS were overturned by the CCC at the time of the Land Use Recovery Plan , ie the identification for urban zoning was proposed by the Government/Cera but opposed by the City. Refer CERA minutes below.

Cr. Wells commented that the Christchurch City Council does not want Cranford Basin to be included in the LURP as a priority area. It is not council policy for development in this area; there is no geotechnical information on the land. Paul Thomas noted that this area is complex, and there are still hurdles to development, but that once transport and stormwater issues are sorted, there will still be some residual land. Cr. Wells requested the advice from the CCC officials to CERA on this issue to be provided. Benesia Smith agreed to provide this information. Councillor Reid and Jim Harland also requested this material.

4. CRANFORD BASIN REGENERATION PLAN

4.1 Next the submitters engaged with the Council over the Cranford Basin Regeneration Plan (May 2017). The submitters negotiated with the Council in regard to stormwater, residential, density and traffic. In simple terms the outcomes were the provisions of area 5 of ODP East Papanui 8.10.30.

4.2 Following on from the above the submitters started undertaking some of the preliminary site works to enable residential development. In particular:

- Fill/stormwater
- Transport
- Infrastructure

These are the matters set out in the planners report in respect of the submission. I would like to briefly address each of these matters.

4.3 Fill / Stormwater

The ground works necessary to progress with any residential development required the preparation of a Geotechnical report (2021). This has involved the assessment of ground water over a period of 3 years.

Part of the submitters' site was located within the Cranford Basin/ Flood Hazard area requiring a substantial area of the submitters' site to be set aside for stormwater detention. Following the land purchase by the Council the parties worked together to address stormwater on both properties. This included the development of a bund along the common boundary and that provision would be made for the submitter's stormwater to be provided for in the large Council stormwater basin (compensatory storage). This in turn allowed the full submitters' site to be potentially developed for residential use. In addition and following on from the above the submitters applied for and obtained consent to begin filling on the submitters' site (RMA/2019/2633). I refer to the following correspondence (Attachment 1).

Hi Paul,

Please find previous correspondence regarding the filling of the Case land at 340 Cranford Street, and the recommended conditions under which the works could be carried out. Namely:

"The council are agreeable in principle to the proposed filling of the Case and Crozier land on the following basis.

- The council will agree to provide the compensatory storage within the greater Cranford Basin.*
- A cost contribution will be required for the compensatory storage mitigation provided by council.*
- That the appropriate consents related to the earthworks and other matters are obtained.*
- Water quality treatment will be provided on the Case Crozier sites prior to discharge to UDCCD:*

The Cranford basin bund has not been constructed and the works have included the provision of compensatory flood storage so that the Case land can be filled. Please note that the usual council consent processes must be followed but this email and the attached correspondence can be used in relation to the future subdivision consent application and related filling regarding the provision of mitigation within the Cranford scheme.

Regards,

Stephen Bensberg

4.4 **Other Infrastructure**

In terms of the other infrastructure services then there are issues but these can be addressed through the subdivision process. In discussions with the Council none of these appeared insurmountable (refer attachment 2.)

4.5 **Traffic**

Extensive traffic assessments were prepared through the process of PC1 to the RPS. Preliminary discussions had begun with Council to assess the impact of an additional 20 plus lots to the 60 consented sites. To some extent the major traffic issue is the constraints placed on access via Frome and Cranford Street being rule/assessment matter Section 8.6.11(i), (j) and (k) being;

- i. Within Area 5 there shall be no more than six residential units with direct vehicle access from Cranford Street. Vehicle access shall be limited to one access from Cranford Street in the location of the existing access.*
- j. There shall be no more than two residential units with direct vehicle access to Area 5 from Frome Place.*
- k. Other than those provided for in i. above, all residential units within Area 5 shall be accessed and egressed from Croziers Road.*

No change is sought to the above controls with access to Croziers road being the principle egress/access point. The preliminary site layout has been undertaken (attach 3). It is largely as a consequence of this site plan that it became apparent that the development would be unlikely to be viable and a greater number of sites would be required to make the development successful.

In the context of the above it is worth pointing out that the submitter (Case) has obtained consent to develop 23 lockups all with access to Cranford Street (RMA/2021/2876). Finally, at the time of the Regeneration Plan the Council were approached in terms of the traffic issue. Finally the traffic matter is still subject to the *Traffic Generation Rule; 7.4.3* (ie anything over 60 sites will still need consent) (Refer Attachment 4).

3. SUMMARY

- From the time of PC1 the land has been largely identified and supported for residential/urban development,
- That although removed through the process of the LURP it was reinstated in the Cranford Regeneration Plan,
- That there has been close co-operation between the submitters and the Council to address and mitigate flood management in the area,
- The submitters" (Case) have undertaken the necessary Geotech work to allow the site to be filled and subsequently obtained consent for preliminary fill and the use of the site for lock-up units, and

- Finally I would suggest that the relevant provision/assessment matters in ODP 8.10.30 provide extensive direction and control for the Council and guidance to the submitters’.

Attachments:

Attachment 1 - Correspondence/Bund

Attachment 2 – Correspondence/Services

Attachment 3 - Site Layout

Attachment 4 – Traffic Correspondence

Mia

ATTACH 1

From: Bensberg, Steve <Stephen.Bensberg@ccc.govt.nz>
Sent: Thursday, 2 November 2023 9:37 a.m.
To: office@rgmc.co.nz
Subject: FW: Cranford Basin - council to provide 3000m3 of storage

From: Bensberg, Stephen
Sent: Wednesday, June 21, 2017 3:57 PM
To: 'Allen Ingles' <Allen.Ingles@ghd.com>
Cc: Campbell, Catherine <Catherine.Campbell@ccc.govt.nz>; 'office@rgmc.co.nz' <office@rgmc.co.nz>
Subject: RE: Cranford Basin

Hi Allen

Kim MCracken on behalf of the Case family has ok-ed the use of a strip of the Case land along the stop bank alignment at 340 Cranford St, and the provision of an easement to protect the bank toe. Therefore the outer top edge of the stopbank is to located along the Case/CCC boundary.

Please ensure that the design of the bank is lifted sufficiently to provide for the loss of storage due to filling on the Case land.

From memory, this will be in the order of 7mm based on the following.

Loss of storage on Case land up to RL14.4m approx. 3000m3,
Area of floodplain (46ha or 460,000m2)

Lift required: = $3000\text{m}^3 / 430,000\text{m}^2 = 7\text{mm}$.

Regards

Stephen Bensberg
Water Resources Engineer Consultant
Water & Waste Technical Services & Design Team
Technical Services & Design Team, OP-Assets and Network Unit
Civic Offices 1st Floor PO Box 73011

Mobile 027-2499328

From: Mia [mailto:office@rgmc.co.nz]
Sent: Wednesday, 21 June 2017 12:47 p.m.
To: Bensberg, Stephen <Stephen.Bensberg@ccc.govt.nz>
Subject: Cranford Basin

Hi Steve,

Have just confirmed easement matters with Catherine, can you confirm that the bund is being designed to achieve the necessary compensatory storage for the Case land.

Mia

From: Roger Crozier <rjcrozier@xtra.co.nz>
Sent: Thursday, 2 November 2023 10:38 a.m.
To: office@rgmc.co.nz
Subject: Fwd: HPRM: RE: Stopbank along UDCD adjacent to Case Crozier property
Attachments: image001.png; Untitled attachment 01513.htm; image002.png; Untitled attachment 01516.htm; image003.png; Untitled attachment 01519.htm; image004.png; Untitled attachment 01522.htm; image005.png; Untitled attachment 01525.htm; 26052017165344-0001.pdf; Untitled attachment 01528.htm; 26052017165105-0001.pdf; Untitled attachment 01531.htm

Begin forwarded message:

From: Paul Thompson <Paul.Thompson@eliotsinclair.co.nz>
Subject: FW: HPRM: RE: Stopbank along UDCD adjacent to Case Crozier property
Date: 29 May 2017 at 9:54:43 AM NZST
To: "rjcrozier@xtra.co.nz" <rjcrozier@xtra.co.nz>

Hi Roger

Kim has asked I send this to you.

Regards, Paul

Paul Thompson MA BSc (Hons) Assoc. NZPI
Resource Management Planner

pt@eliotsinclair.co.nz

AC Hughes-Johnson QC

From: Bensberg, Stephen <Stephen.Bensberg@ccc.govt.nz>
Sent: Thursday, 26 September 2019 11:59 a.m.
To: 'Paul Thompson'
Cc: 'achj@xtra.co.nz'; 'simon.price@malley.co.nz'; 'gareth.abdinor@malley.co.nz'; CaseX (XTRA); Norton, Brian
Subject: Filling of Case land at 340 Cranford St
Attachments: Case Land adjacent to the UDCD (5.64 MB); FW: Contact Details (107 KB); FW: Compensatory Storage for Case & Crozier land at Cranford Basin. (45.2 KB)

Paul Thompson
Eliot Sinclair Ltd

Hi Paul

Please find previous correspondence regarding the filling of the Case land at 340 Cranford street, and the recommended conditions under which the works could be carried out. Namely:

"The council are agreeable in principle to the proposed filling of the Case and Crozier land on the following basis.

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- That the appropriate consents related to the earthworks and other matters are obtained.
- Water quality treatment will be provided on the Case Crozier sites prior to discharge to UDCD"

The Cranford basin bund has now been constructed and the works have included the provision of compensatory flood storage so that the Case land can be filled. Please note that the usual council consent processes must be followed but this email and the attached correspondence can be used in relation to the future subdivision consent application and related filling regarding the provision of mitigation within the Cranford scheme.

Regards

Stephen Bensberg
Water Resources Engineer Consultant
Technical Services & Design - Water & Waste Team
City Services
Civic Offices 1st Floor PO Box 73011

Mobile 027-2499328

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Christchurch City Council
<http://www.ccc.govt.nz>

Mia

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Cc: Campbell, Catherine <Catherine.Campbell@ccc.govt.nz>; 'office@rgmc.co.nz' <office@rgmc.co.nz>
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Stephen Bensberg
Water Resources Engineer Consultant
Water & Waste Technical Services & Design Team
Technical Services & Design Team, OP-Assets and Network Unit
Civic Offices 1st Floor PO Box 73011

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Sent: Wednesday, 21 June 2017 12:47 p.m.
To: Bensberg, Stephen <Stephen.Bensberg@ccc.govt.nz>
Subject: Cranford Basin

Hi Steve,

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Regards,
Kim

McCracken & Associates Limited
P O Box 2551, Christchurch, 8140
Phone: Kim 021 363 497 / Office (03) 977 7714
Email: office@rgmc.co.nz

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Christchurch
City Council 

Mia

From: Bensberg, Steve <Stephen.Bensberg@ccc.govt.nz>
Sent: Thursday, 2 November 2023 9:29 a.m.
To: office@rgmc.co.nz
Subject: FW: Cranford Street - Case Family - Bund

From: Campbell, Catherine <Catherine.Campbell@ccc.govt.nz>
Sent: Thursday, September 14, 2017 2:10 PM
To: Stuart, Sarah <Sarah.Stuart@ccc.govt.nz>
Cc: Bensberg, Stephen <Stephen.Bensberg@ccc.govt.nz>
Subject: RE: Cranford Street - Case Family - Bund

Hi Sarah,

Thank you for quick chat. Would be great if you can follow up with progress tomorrow.

Quick over view:

- Council are constructing a bund around the perimeter of Cranford Basin to optimise the basin as a SW retention area.
- On the south boundary adjacent to the Case (340 Cranford) and Crozier 60 Croziers Rd) land the toe of the bund will be on case and crozier land due to mutual benefit.
- The Case and Croziers have further plans to develop their land and fill therefore will end up filling against the bund.

A couple of items we wanted to ensure were covered.

1. Bund Maintenance - Council's responsibility up until such time Case/Crozier fill against it then maintenance responsibility will revert to within on property.
2. The load from any structure adjacent to the bund must transfer the bearing load below the foundation of the bund and Upper Dudley Creek diversion as to not have an adverse impact.

Kind regards,

Catherine

From: Egerton, Dan
Sent: Friday, 8 September 2017 8:53 a.m.
To: Simon Price <simon.price@malley.co.nz>
Cc: Stuart, Sarah <Sarah.Stuart@ccc.govt.nz>; Campbell, Catherine <Catherine.Campbell@ccc.govt.nz>
Subject: RE: Cranford Street - Case Family - Bund

Hi Simon,

As I am away for a month from next Tuesday, my colleague Sarah Stuart will look after this in my absence.

Please forward her any, and all, documentation.

Thanks

Mia

From: Bensberg, Steve <Stephen.Bensberg@ccc.govt.nz>
Sent: Thursday, 2 November 2023 9:28 a.m.
To: office@rgmc.co.nz
Subject: FW: Bund along Dudley Creek Diversion
Attachments: Cranford Basin Bund at Case Crozier property.pdf

From: Bensberg, Stephen
Sent: Friday, August 25, 2017 2:28 PM
To: 'rjcrozier@xtra.co.nz' <rjcrozier@xtra.co.nz>
Cc: Campbell, Catherine <Catherine.Campbell@ccc.govt.nz>; Egerton, Dan <Dan.Egerton@ccc.govt.nz>; 'Allen Ingles' <Allen.Ingles@ghd.com>
Subject: Bund along Dudley Creek Diversion

Mr Roger Crozier

Thank you for meeting with me yesterday regarding the bund along your property boundary with the council land and the Upper Dudley Creek Diversion.

Please find the attached plans of the location and typical cross section of the bund, ref to cross section A. the Bund slope is to be steepened along the Crozier side and finished with just the core fill, ie no topsoil in anticipation of the filling on the Crozier land. As the elevation of the Crozier Land varies along the line of the bund the width of the bund footprint on the Crozier land will vary from 0-3m. An easement will be required over the bund footprint but this can be surveyed following the work.

Please confirm by return email that you are happy with the proposed council bund being constructed along your boundary with part of the bund footprint within your land.

Please also provide your lawyers contact details.

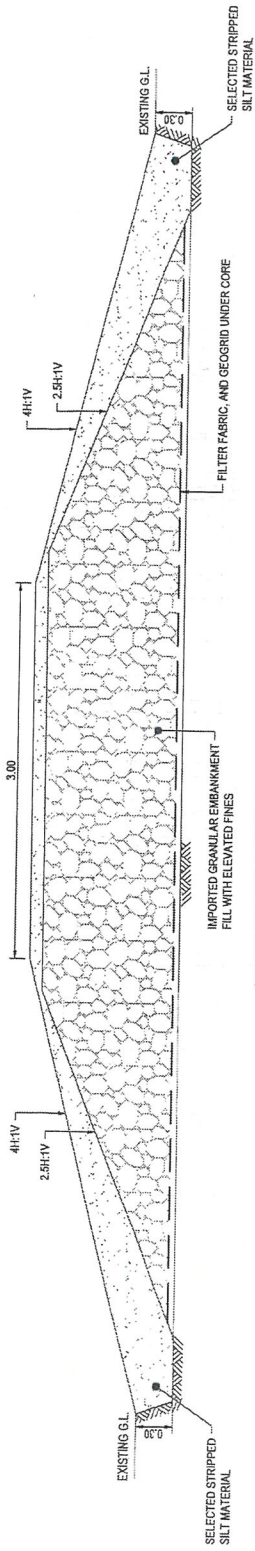
Regards

Stephen Bensberg
Water Resources Engineer Consultant
Water & Waste Technical Services & Design Team
Technical Services & Design Team, OP-Assets and Network Unit
Civic Offices 1st Floor PO Box 73011

Mobile 027-2499328

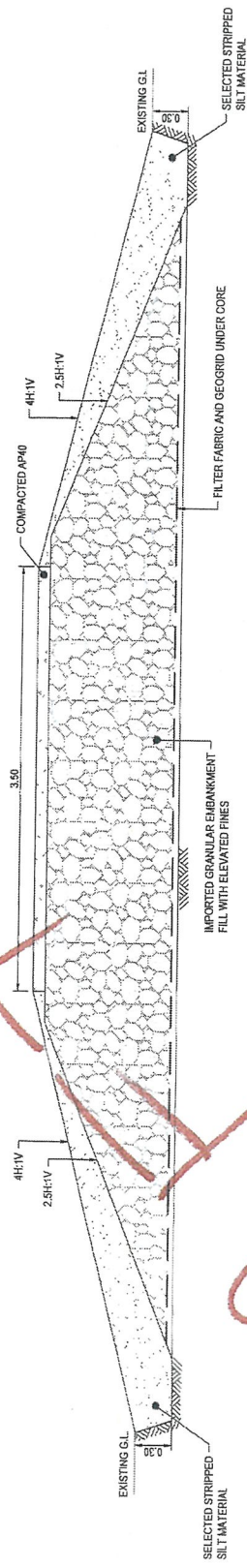
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STOPBANK TYPE C (TYPICAL BANK SECTION)
BUNDLS 0.7m-1.4m
SCALE 1:20

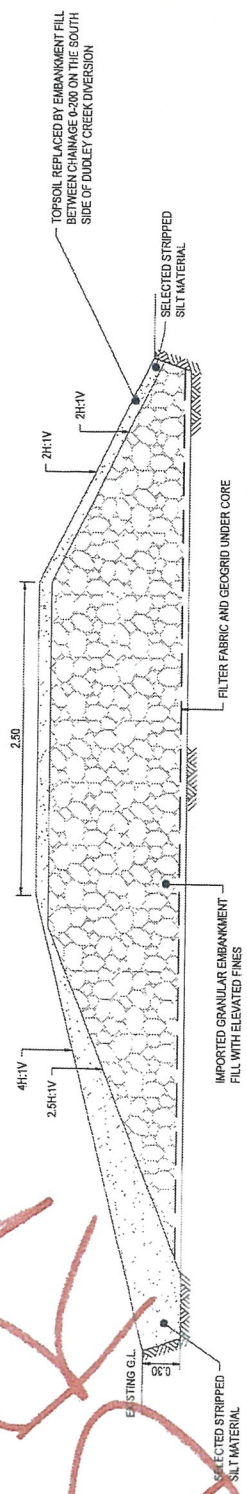
NOTE: PROPOSED PROFILE ALLOWS FOR TOPPING UP AT A LATER DATE IF REQUIRED (DUE TO SETTLEMENT)



STOPBANK TYPE B (ACCESS TO PHILPOTTS ROAD)
BUNDLS 0.7m-1.4m
SCALE 1:20

NOTE: PROPOSED PROFILE ALLOWS FOR TOPPING UP AT A LATER DATE IF REQUIRED (DUE TO SETTLEMENT)

CCC PRIVATE



STOPBANK TYPE A (CRANFORD ST TO PUMP STATION)
BUNDLS 0.7m-1.4m
SCALE 1:20

NOTE: PROPOSED PROFILE ALLOWS FOR TOPPING UP AT A LATER DATE IF REQUIRED (DUE TO SETTLEMENT)

ISSUE FOR REVIEW

Christchurch City Council
TECHNICAL SERVICES AND DESIGN
11 June 2017 11:17 AM

PROJECT TITLE CRANFORD BASIN ACTIVE MANAGEMENT (LDRP 503)		TYPICAL SECTIONS		SHEET 1 OF 2	
PROJECT NUMBER 51-33998		SCALE AS SHOWN		DO NOT SCALE	
DRAWN BY C410		CHECKED BY A1		CONTRACT NUMBER	
DATE 11 Jun 2017		DATE 11 Jun 2017		DATE	
APPROVED BY [Signature]		APPROVED BY [Signature]		APPROVED BY [Signature]	
DATE 11 Jun 2017		DATE 11 Jun 2017		DATE 11 Jun 2017	
REVISIONS		REVISIONS		REVISIONS	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	ISSUED FOR REVIEW	2	ISSUED FOR REVIEW	3	ISSUED FOR REVIEW

Mia

From: Bensberg, Steve <Stephen.Bensberg@ccc.govt.nz>
Sent: Thursday, 2 November 2023 9:27 a.m.
To: office@rgmc.co.nz
Subject: FW: Cranford Basin - bund

From: Bensberg, Stephen
Sent: Monday, June 12, 2017 2:14 PM
To: Campbell, Catherine <Catherine.Campbell@ccc.govt.nz>
Subject: FW: Cranford Basin - bund

Hi Catherine

Please find confirmation that the Case family are ok with the easement for the bund footprint on their land.

Regards

Stephen Bensberg
Water Resources Engineer Consultant
Water & Waste Technical Services & Design Team
Technical Services & Design Team, OP-Assets and Network Unit
Civic Offices 1st Floor PO Box 73011

Mobile 027-2499328

From: Mia [mailto:office@rgmc.co.nz]
Sent: Monday, 12 June 2017 2:03 p.m.
To: Bensberg, Stephen <Stephen.Bensberg@ccc.govt.nz>
Subject: Cranford Basin - bund

Hi Steve,

Just to confirm there is no opposition to an easement to address the bund position access etc.

Regards,
Kim

McCracken & Associates Limited
P O Box 2551, Christchurch, 8140
Phone: Kim 021 363 497 / Office (03) 977 7714
Email: office@rgmc.co.nz

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Sent:
To:
Subject:

Wednesday, 1 November 2023 9:40 am
Admin | Suburban Estates
FW: Area 5 - Cranford Basin ODP

ATTACH 2

From: Roger Crozier [mailto:rjcrozier@xtra.co.nz]
Sent: Wednesday, 1 November 2023 8:20 a.m.
To: office@rgmc.co.nz
Subject: Fwd: Area 5 - Cranford Basin ODP


Begin forwarded message:

From: Andy Hall <Andy.Hall@dls.co.nz>
Subject: RE: Area 5 - Cranford Basin ODP
Date: 4 May 2021 at 10:27:58 AM NZST
To: "McDonald, Michele" <Michele.McDonald@ccc.govt.nz>
Cc: "Roger Crozier (rjcrozier@xtra.co.nz)" <rjcrozier@xtra.co.nz>

Great
That all sounds feasible.
Now for Chen and Mike

Many Thanks

Andy Hall
Director


Davie Lovell-Smith Ltd
Planning Surveying Engineering
PO Box 679 | Christchurch | Phone (021) 663 856 | www.dls.co.nz

Confidentiality: The information contained in this email message may be legally privileged and confidential. If the reader of this message is not the intended recipient, please notify us immediately and destroy the original.

From: McDonald, Michele [mailto:Michele.McDonald@ccc.govt.nz]
Sent: Tuesday, 4 May 2021 10:26 a.m.
To: Andy Hall
Cc: Roger Crozier (rjcrozier@xtra.co.nz)
Subject: RE: Area 5 - Cranford Basin ODP

Dear Andy

The following inputs for this development:

1. Sewer – we do not want to proliferate Council owned LPSS systems, where not due to capacity constraint – our preference would therefore be for gravity sewer – where local pressure is needed due to topology,

Council may want this to remain private - depending on the size of the system, odour treatment may still be required. We will likely need a robust discussion on what servicing option would be best for Council's long-term O&M position.

2. Water – inadequate capacity in the single DN100 in Croziers Road to support this development. Also, a link main will have to be provided to service these 80 sites. The development of this site will require the installation of VSD's at Mays PS (paid for by Council but timing may be impacted).

Regards

Michele McDonald

Team Leader Asset Planning WWW

Asset Planning - Water & Wastewater

03 941 8131 022 639 6299

Michele.McDonald@ccc.govt.nz

Te Hononga Civic Offices, 53 Hereford Street, Christchurch

PO Box 73014, Christchurch 8154

ccc.govt.nz



From: Andy Hall <Andy.Hall@dls.co.nz>

Sent: Tuesday, 4 May 2021 8:49 am

To: McDonald, Michele <Michele.McDonald@ccc.govt.nz>

Cc: Roger Crozier (ricrozier@xtra.co.nz) <ricrozier@xtra.co.nz>

Subject: Area 5 - Cranford Basin ODP

Dear Michele

You must be getting sick of me but I've got another wee query into capacities

I am working for the two owners in Area 5 of the Cranford Basin ODP. See the attached ODP.

I am attempting to get a collaborative design sorted out and that prelim design is also attached.

You can see that the design has a lot of quite large sites. This is due to the Regen Plan requirement restricting development numbers to 60.

I realise that the reason for this is access issues. I'm going to be discussing this with Chen and Mike but just want to confirm with you the capacities for water and sewer for this area.

Sewer would be by LPS and IOTA control. Water would be standard but we could reticulate from Croziers Road to Cranford St.

Ideally we would like to up from 60 to 75-80 sites.

Any advice would be great.

Cheers

Andy Hall


Director

Davie Lovell-Smith Ltd

Planning Surveying Engineering

PO Box 679 | Christchurch | Phone (021) 663 856 | www.dls.co.nz

ATACH W

1. Areas and dimensions are subject to field survey and deposit of plans.	Total Area : 4.7665 ha
2. Service easements to be created as required.	Compiled in: C.F.R. 639859 & 714031
3. The plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purpose.	 DAVE LOVELL-SMITH PLANNING ENGINEERING
4. The plan has been prepared for the use of our client and no liability is accepted in relation to any other parties.	Case /Crozier Cranford
5. Any measurements taken from information which is not a survey and on the electronic copy are at the risk of the recipient.	Proposed Subdivision of Lot 1 DP 471475, Lot 3 DP 17794 & Lot 1 DP 491986
6. This plan is subject to the granting of subdivision and/or resource consent and it is not to be used for any other purpose until such time as the necessary consents have been granted by the relevant authorities.	Proposed Subdivision 17506/1 1:500 @ 1/3 August 2017 PLAN 17506/1-Subdivision Rules
Case Area: 2.5015 ha 52.48%	19438
Crozier Area: 2.2650 ha 47.52%	1 OF 1
	R0



ATTACH 4.

Admin | Suburban Estates

From: Mia <office@rgmc.co.nz>
Sent: Wednesday, 1 November 2023 9:40 am
To: Admin | Suburban Estates
Subject: FW: Area 5 - Cranford Basin ODP

From: Roger Crozier [mailto:rjcrozier@xtra.co.nz]
Sent: Wednesday, 1 November 2023 8:17 a.m.
To: office@rgmc.co.nz
Subject: Fwd: Area 5 - Cranford Basin ODP

Begin forwarded message:

From: Andy Hall <Andy.Hall@dls.co.nz>
Subject: RE: Area 5 - Cranford Basin ODP
Date: 5 May 2021 at 11:09:57 AM NZST
To: "Calvert, Mike" <Mike.Calvert@ccc.govt.nz>, "Chen, Weng-Kei" <WengKei.Chen@ccc.govt.nz>
Cc: "Roger Crozier (rjcrozier@xtra.co.nz)" <rjcrozier@xtra.co.nz>, "Ward, Sean" <Sean.Ward@ccc.govt.nz>, "Milne, Andy" <Andrew.Milne@ccc.govt.nz>

Sounds good Mike.


I don't see the ped/cycle link as an issue

Andy

We are looking to increase Area 5 from 60 to 80 sites. Do you see any problem with this?
Access will be via Croziers Road.

Cheers

Andy Hall
Director


Davie Lovell-Smith Ltd
Planning Surveying Engineering
PO Box 679 | Christchurch | Phone (021) 663 856 | www.dls.co.nz

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From: Calvert, Mike [mailto:Mike.Calvert@ccc.govt.nz]
Sent: Wednesday, 5 May 2021 10:24 a.m.
To: Andy Hall; Chen, Weng-Kei
Cc: Roger Crozier (rjcrozier@xtra.co.nz); Ward, Sean; Milne, Andy
Subject: RE: Area 5 - Cranford Basin ODP

Hi Andy,

I have had a look through the background documentation for the east Papanui ODP that sets a limit of 60 sites for Area 5 and the limit appears to be set by the proposed zoning rather than traffic generation, although we did test the network with the extra traffic that would be generated by the rezoning at the time. There were no capacity issues with 60 sites and the only traffic issue was the change in amenity for the residents on Croziers Road, so I don't anticipate that an extra 15 to 20 sections will be a transport issue. If you wanted to exceed the 60 sites I suggest you get a transport planner (such as Andrew M) to just do some quick checks that it won't blow out any of the local intersections.

Also, looking at the proposed layout could you ensure there is a ped/cycle link out to Cranford Street, as it is a long way round to get to Cranford Street otherwise.

Happy to discuss further if you have any other questions.

Cheers Mike

Mike Calvert
Transport Network Planner
CS - Asset & Network Planning
DDI 03 941 8088

From: Andy Hall <Andy.Hall@dls.co.nz>
Sent: Tuesday, 4 May 2021 8:51 AM
To: Chen, Weng-Kei <WengKei.Chen@ccc.govt.nz>; Calvert, Mike <Mike.Calvert@ccc.govt.nz>
Cc: Roger Crozier (<rjcrozier@xtra.co.nz> <rjcrozier@xtra.co.nz>
Subject: Area 5 - Cranford Basin ODP

Dear Chen and Mike

I am working for the two owners in Area 5 of the Cranford Basin ODP. See the attached ODP.

I am attempting to get a collaborative design sorted out and that prelim design is also attached.

You can see that the design has a lot of quite large sites. This is due to the Regen Plan requirement restricting development numbers to 60.

I realise that the reason for this is access issues from Croziers Road

Ideally we would like to up from 60 to 75-80 sites. Would you consider this increase to be a concern?

Any advice would be great.

Cheers

Andy Hall
Director



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