

LMM Investments 2012 Limited has applied for the Subdivision and Land Use Consents described below.

Consent to subdivide Pt Lot 2 DP 5889 into 70 residential allotments with associated reserves and roads to vest in Council

And

Land use consent for residential activity within the Golf Course and Open Space Activity Area outlined in the relevant development plan in the zone provisions

And

Land use consent for earthworks which exceed the permitted volumes and depths in the flood ponding and flood management areas; and consent to breach Natural Hazard provision 5.4.5.1 P14 Residential unit as units are proposed to be sited in the Lower Styx Ponding Area which are either not on piles, or have a ground floor area greater than 200m²

And

Consent is also required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health for both the subdivision and soil disturbance

Full details of the proposed activity are contained in the Assessment of Environmental Effects and other supplied documents, including the servicing (water, sewer, stormwater etc.) to be provided to this subdivision.

Description of the Proposal

Background Information from the applicant

The Specific Purpose (Golf Resort) Zone at Whisper Creek resulted from a requested private plan change which was processed over a number of years from 2009 through to the release of decision on the Replacement District Plan in 2017. The past owners of the land zoned have, after many years and investigations, accepted that it is not possible to establish an economically viable golf course on this land. They therefore put the land up for sale. The applicant has recently purchased this land and now wishes to develop it for residential purposes.

The site is used for grazing of cattle and there are three houses with access onto Spencerville Road and some farm buildings on the site.

Subdivision Consent

The applicant proposes subdivision of the site within the Specific Purpose (Golf Resort) Zone – Whisper Creek. The subdivision also includes some land in the Golf/Open Space area shown on the Development Plan. The subdivision is to create a range of larger lots for residential use proposed to be in keeping with the surrounding area and topography.

The proposed subdivision consists of:

- Seventy Lots ranging from 1343m² to 1.04ha. Proposed Lot 46 will contain the existing dwelling that is to remain.
- Balance lot of 38.07ha.
- Access is from Spencerville Road and extends south to land which is also part of this zone.
- The subdivision design is based on using the higher land available, the idea of the curved road layout contained in the Development Plan and enabling development to achieve good solar gain.
- A significant reserve area containing a first flush basin and wetland for stormwater in the lower parts of the site is proposed as a feature and to tie in with existing natural character of the site.

Geotechnical

A Geotechnical Investigation has been carried out by Tonkin and Taylor. The majority of the area being subdivided has low liquefactive potential due to the nature of the soils and the level of groundwater. Findings of the Tonkin and Taylor investigation are discussed in section 6 of the application report with the full copy of the geotechnical report attached under Appendix F.

Land use Consent

The proposed subdivision creates 70 residential sites. While the layout of these sites is based on the Resort Community Activity Areas specified in the Development Plan, some of the lots fall fully or partly outside the Resort Community Activity Area and are within the Golf Course and Open Space Activity area. Land use consent is therefore sought for residential activity within the Golf Course and Open Space Activity Area as a Discretionary Activity (D1) under Rule 13.9.5.1.4.

Resort Activity Areas Rule 13.9.5.1.1, P10 provides for up to 150 residential units within the Resort Community Areas. No building is to be constructed until planting of the zone boundaries has occurred in accordance with a management plan required by rule 13.9.5.1 RD5 for the golf course. Although no golf course is now proposed a Management Plan that addresses planting, ecological restoration and management of stormwater and flooding has been prepared as required by this rule and is attached to the application in Appendix D. The Management Plan draws on the Landscape Concept prepared by Earthwork Landscape Architects (refer Appendix B), which in turn is based on restoration options recommended by Wildlands in their "Assessment of Ecological Values and Restoration Options for Whisper Creek", which is attached in Appendix C.

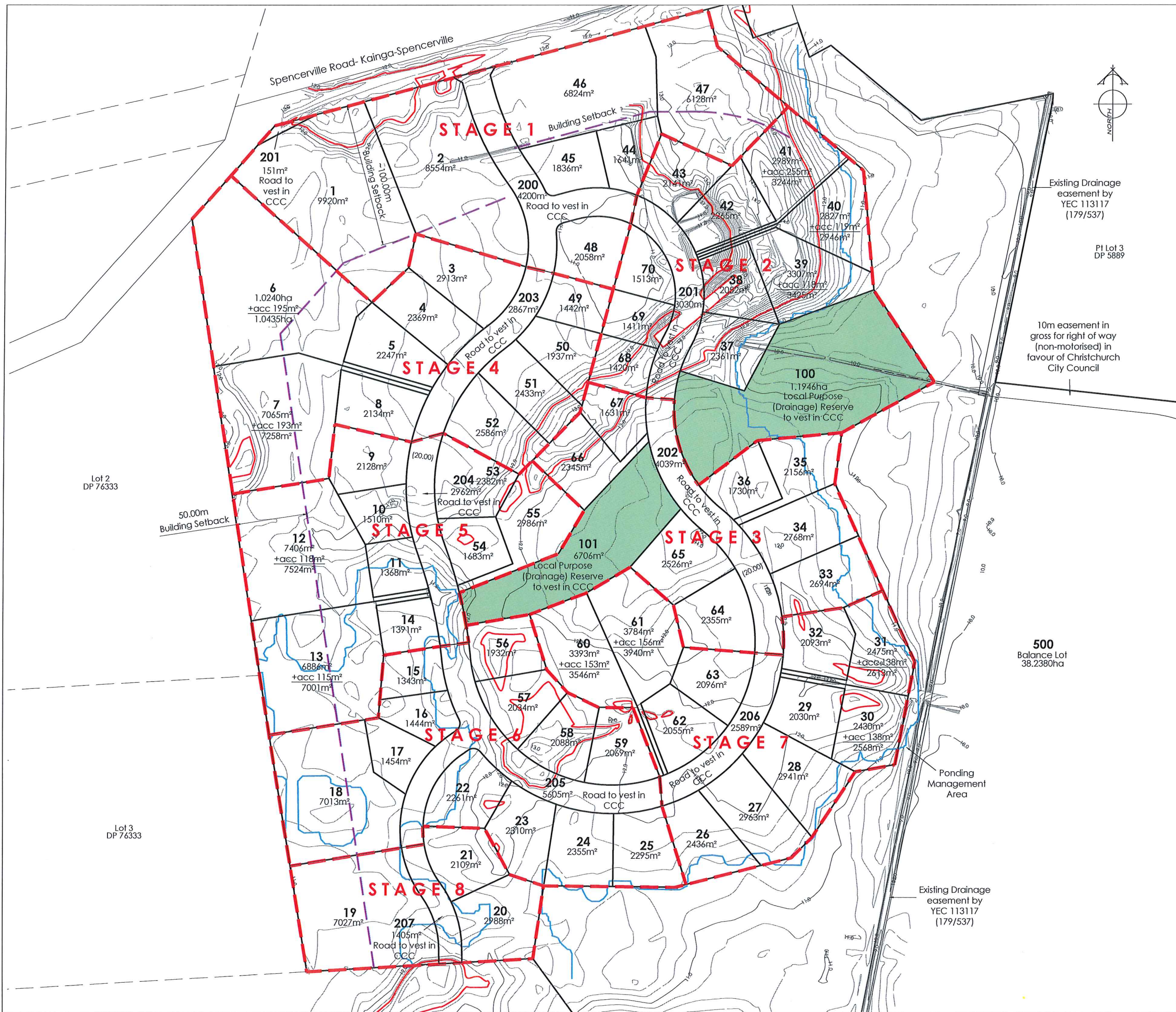
Land use consent is also sought for earthworks for road construction, installation of services and minor shaping to ensure gradients are suitable for onsite drainage. These earthworks will

exceed the specified volume in the general earthworks provisions and those relating to flood ponding and flood management areas Earthworks of approximately 60,000m³ in total will be carried out on the site as part of this subdivision.

The proposed earthworks and the creation of vacant allotments are a Non-complying activity under Rule 5.4.5.3 in a flood ponding area.

Christchurch District Plan Zoning

The majority of the site is zoned Specific Purpose Golf Resort Zone with the south-eastern portion of the site zoned Open Space Water and Margins Zone. The site is subject to Flood Management Area, Flood Ponding Management Area and High Flood Hazard Management Area. The site is subject to the Whisper Creek Golf Resort Development Plan which specifies a number of activity areas which are the basis for the zone rules.



NOTES:

- Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
- Service easements to be created as required.
- This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.
- This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.
- Contours have been produced from topographical data provided by others. No liability is accepted in relation to the accuracy of the topographical data.
- Boundary information has been derived from Terraview.
- This site is earthquake affected and there are likely to be changes in the final boundaries as a result. All boundaries are approximate only until the final land transfer survey is complete. No liability is accepted in relation to any changes to boundary dimensions and areas as a result of earthquake movement.
- Levels are in terms of Christchurch Drainage Datum Jan 2014 Issue.
- Contour Interval 0.20m
- Origin of Levels
BM 3785 (EHAY)
RL=17.506m
Located on the intersection of Belfast Road and Main North Road.

Legend

- Finished Floor Level 12.3m
- Flood Ponding Area

Total Area :63.9446ha
Comprised in: C.F.R. CB1B/387

DAVE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

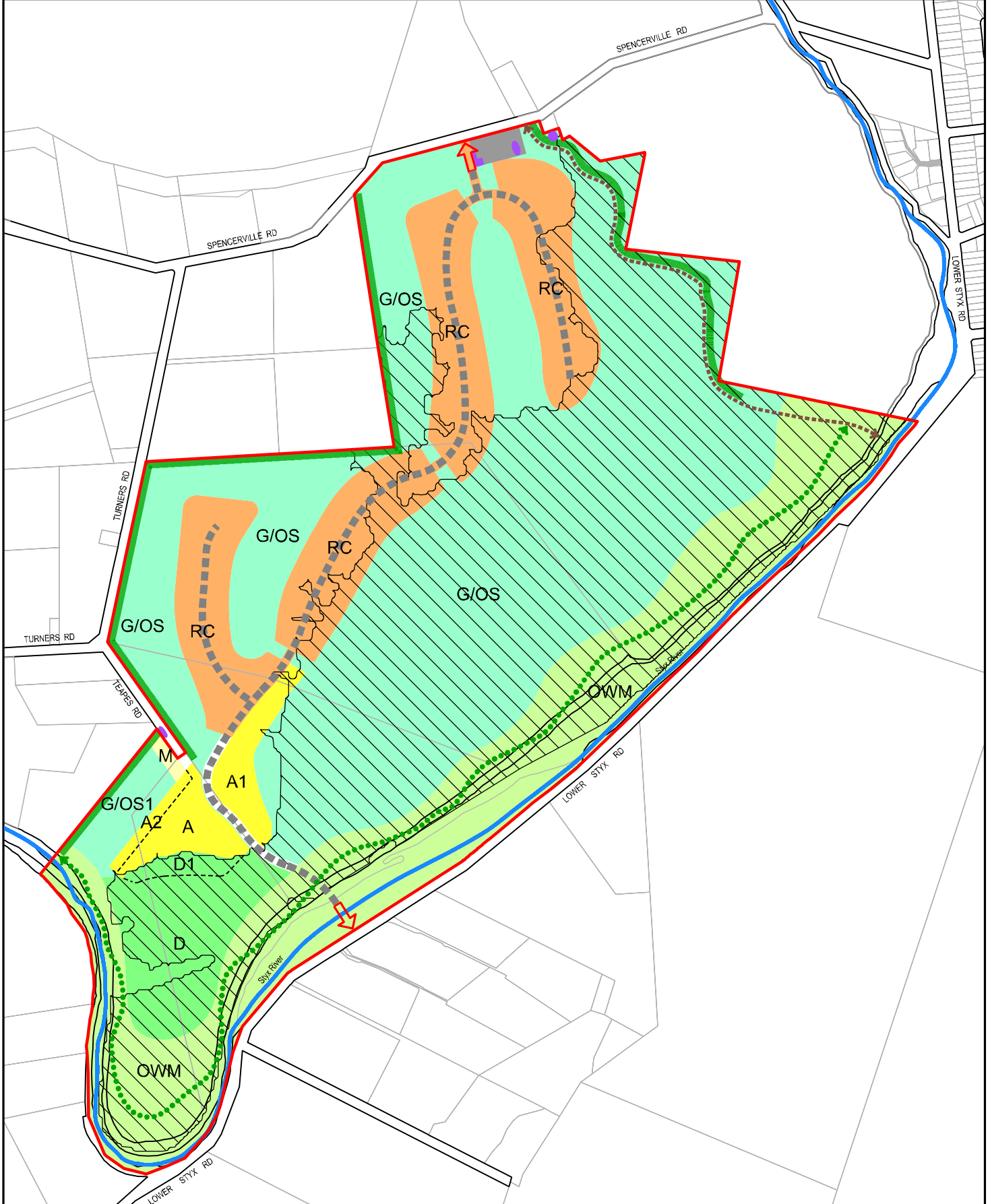
JOB TITLE:
Whisper Creek Project

SHEET TITLE:
Proposed Subdivision of Part Lot 2 DP 5889

DRAWING STATUS:
Proposed Subdivision

SCALE: 1:1250@A1 DATE: August 2018
1:2500@A3

CAD FILE: J:\19432\E19432-Subcon R10.dwg REVISION:
DRAWING No: SHEET No:
E.19432 1 OF 2 **R10**



KEY

- Development plan boundary
- Existing river
- Lower Styx Flood Ponding Area
- Road access point
Location may vary
- Local road
Indicative alignment
- Pedestrian / cycle link / route
Location and alignment may vary
- Bridleway route
Location and alignment may vary
- Proposed boundary planting

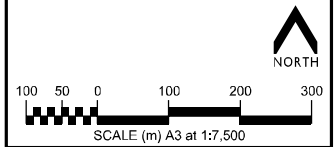
- Existing vegetation to be retained
- Existing house to be retained within a separate lot

Activity Areas

- A Academy
- A1 Academy Clubhouse
- A2 Carpark Exclusion Area
- G/OS Golf Course / Open Space

Activity Areas continued

- G/OS1 Golf Course / Open Space
(Limited to use for turf nursery, chipping and putting greens)
- RC Resort Community
- D Driving Range
- D1 Driving Range Building Location
- M Maintenance Area
- OWM Open Space Water and Margins Zone



Technical Services and Design
Christchurch City Council
Map: pp104701.dgn
Date: 20/1/2017

**Appendix 13.9.7.2
Whisper Creek Golf Resort
Development Plan**