

**THE RESOURCE MANAGEMENT ACT 1991**

**BEFORE**

Environment Canterbury

**IN THE MATTER OF**

Variation 6 to the Proposed  
Natural Resources Regional  
Plan

**EVIDENCE OF**

Kim M Seaton, BA, MRRP,  
MNZPI

**ON BEHALF OF**

The Isaac Wildlife Trust  
The Diana Isaac Conservation  
Trust (V6 39, FSV6 122)

## **INTRODUCTION**

1. My name is Kim Seaton and I am an Associate and Senior Resource Planner in the firm of Davie, Lovell-Smith Limited, Consulting Planners, Surveyors and Engineers of Christchurch. I hold a Masters of Regional and Resource Planning and am a full member of the New Zealand Planning Institute. I have fifteen years planning experience in local and central government, research and consulting.
2. I have been asked to provide evidence on behalf of The Isaac Wildlife Trust and The Diana Isaac Conservation Trust (“the Trusts”). The Trusts’ evidence will be presented in two parts. Part one is what I will present to you now. Part two is the evidence presented jointly by the Quarry Operators Group, of which the Trusts are a contributor.

## **BACKGROUND**

3. The Trusts own approximately 1200 hectares of land in the north west of Christchurch, between the Waimakariri River and McLeans Island Road. A wide and unique variety of activities are undertaken within these land holdings, including farming (dairying, sheep and cattle grazing, salmon farm), a small amount of forestry, quarrying and breeding of endangered wildlife. The Isaac Construction Company Ltd, a company that is owned by the Trusts, is also based here, including key infrastructure such as offices and workshops, concrete batching plant, crushing plant, quarry machinery and equipment. The Isaac Construction Company also owns and quarries land on the Harewood side of McLeans Island Road. The large majority of the Trusts’ land holdings lie within Groundwater Protection Zone 1B, as currently defined in Variation 6. The remainder of land lies within Groundwater Protection Zone 1.

## **OBJECTIVE WQL4: EXPLANATION**

*Submission point F122.20, 42.10 & 42.12 (4-21-9)*

4. Both the Trusts and the City Council have noted in their submissions to Variation 6 that the existing description of Zone 1B is not entirely accurate in so far as it states that within the

Christchurch City District Plan areas identified for mineral extraction are zoned Rural Quarry. It is correct that the majority of quarry land is zoned Rural Quarry, however quarry land owned by the Isaac Trusts is zoned Open Space 3D (Isaac Conservation Park), with specific provision within that zone for a Quarry Activity Area. The description of Zone 1B should be amended to reflect this. The Officer's explanation as to why the submissions have been rejected suggests that either the Officer did not entirely understand the submissions or perhaps did not check the City Plan to establish that the submission's veracity. The Trusts' maintain that the description of Zone 1B needs to be amended. Either of the relief requested by the City Council or the Trusts' would be acceptable. I would also note that the explanation to the rewritten policies includes, in the second paragraph under the heading 'Mineral Excavation', reference to the Christchurch City Plan providing '*...for quarry activities predominantly through zoning areas 'Rural Quarry'.*' Amending the explanation to Objective 4 as requested is a minor matter but it would ensure consistency and accuracy within the document.

## **DECISION SOUGHT**

5. Accept either submission point 25.16 or 42.10 to include reference to the Open Space 3D (Isaac Conservation Park) Zone in the description of Zone 1B, such that it will read either:

*"this sub-zone recognises areas identified for mineral extraction, being those areas zoned Rural Quarry and Open Space 3D (Isaac Conservation Park) within the City of Christchurch Plan"*

or

*"this sub-zone recognises areas identified for mineral extraction, being predominantly those areas zoned Rural Quarry..."*

## **RULE WQL16 - CONDITIONS**

*Submission point 42.37 (4-49-2B65)*

6. The Trusts' submission requested Condition 9 be amended to allow for small quantities of agrichemicals to be mixed, such as many householders are likely to use. The Officer's have suggested an amendment to that effect and this is supported.

## **DECISION SOUGHT**

7. Adopt the officer's recommendation to accept submission 42.37 (Amendment WQLV6.42).

## **CHANGES TO MAPS**

### *Submission point 42.13 (4-106-0)*

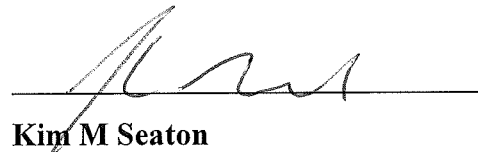
8. As noted in the Trusts' original submission, there is a portion of land within the Isaac Conservation Park that is allocated for development as a heritage village. Half of the heritage village site is recognised and provided for in the City Plan. The other half of the site is not zoned in the City Plan for that use but is the subject of an existing resource consent for heritage village use and discussions are underway with the City Council regarding an application to intensify the use. Provision is to be made to allow approximately 50 buildings to be erected on the site, with an internal vehicle circulation route. The primary vehicle parking area will be an existing car park adjacent to the Isaac Construction Company headquarters nearby.
9. The heritage village buildings are primarily former dwellings, but currently also include a church, stables, an old school dental clinic and the former Papanui jail. Provision will shortly be made via resource consent to allow the site to be opened to the public. A plan showing the location of the heritage village (as per resource consent) was attached to the Trusts' submission and I attach it again here for your reference. The Outline Development Plan contained in the Christchurch City Plan, with the H/ICP reference over part of the consented heritage village is also attached for your reference (note H/ICP indicates heritage and Isaac Conservation Park uses are anticipated).
10. Currently, the area of heritage village intended to accommodate heritage buildings is zoned Groundwater Protection Zone 1. The zoning is inconsistent with the activities provided for

and anticipated on the site. The heritage village is an unusual activity that does not fit neatly in either the rural or urban use categories (as the buildings are unoccupied). However, of the two it is much closer to an urban use and as such the site would more appropriately be zoned Groundwater Protection Zone 1A.

## **DECISION SOUGHT**

11. Amend Map B-C05 to provide for the Isaac heritage village as Groundwater Protection Zone 1A.

**26 March 2010**



**Kim M Seaton**

**Resource Planner**

### **Contact Details:**

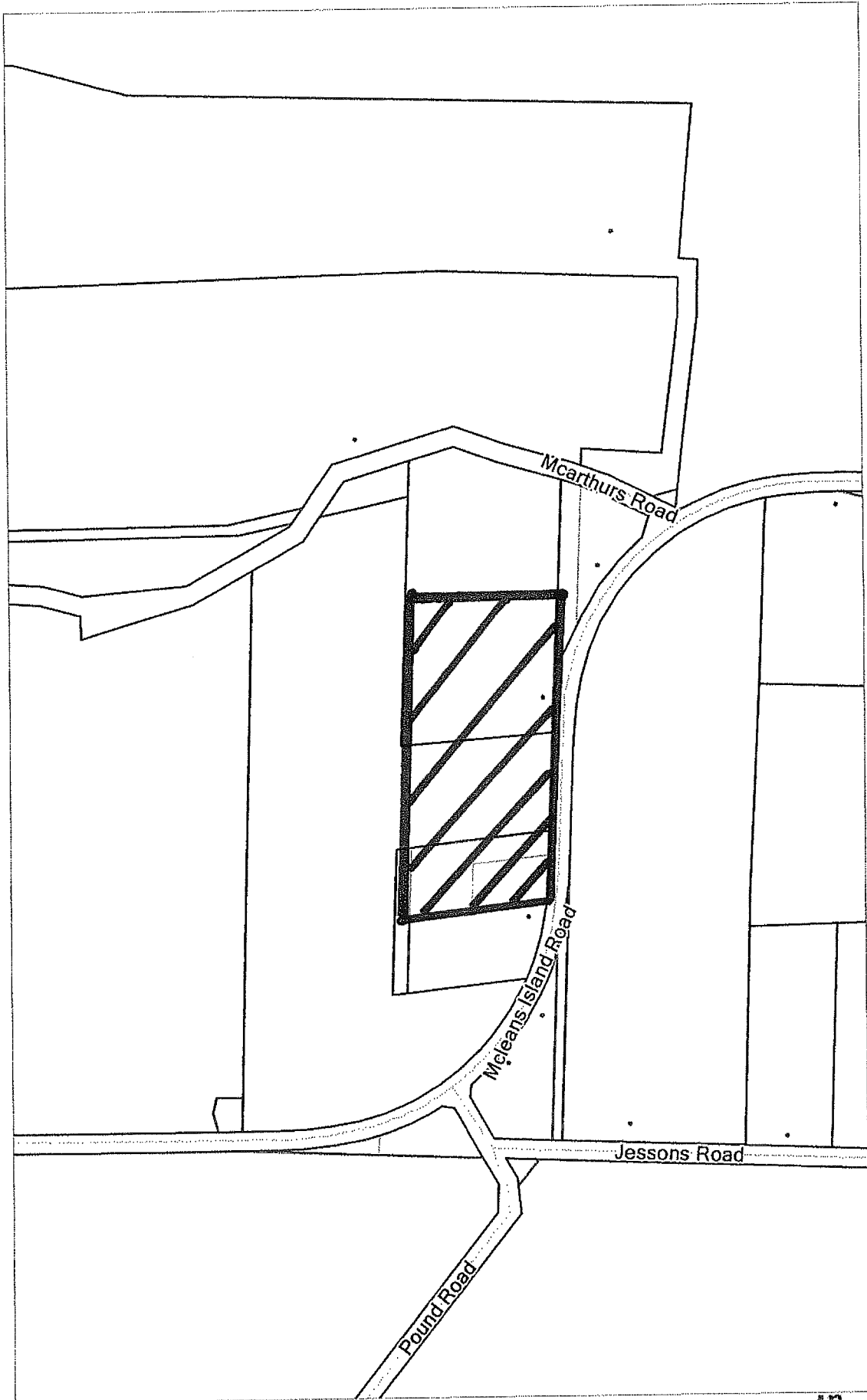
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**Annexure: Isaac Conservation Park Outline Development Plan and Isaac Heritage Village Location Plan**



# Isaac Heritage Park



Scale: 1:5858

350 metres

