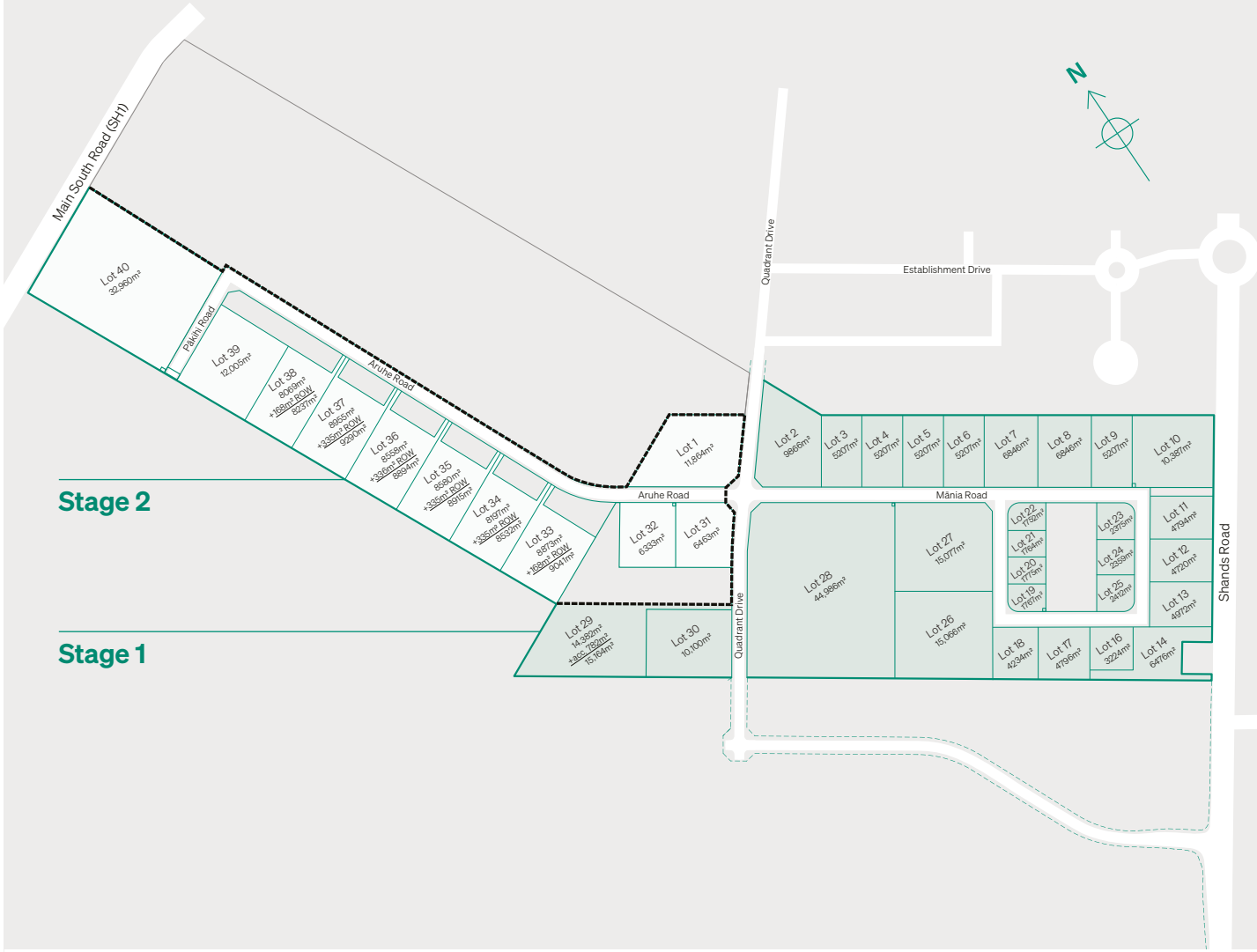


# Mānia

## Ahumahi



# Ahumahi Technical Specifications.

[ahumahi.nz](http://ahumahi.nz)

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# Mānia

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**Meaning and narrative of the name Mānia**

The location of the Mānia development is within the claim area of Hapakuku Kairua, and on the soils and aggregate formed by a former flow of the Waimakariri River as it arced around and linked to the course now occupied by the Huritini/Halswell River. The river trail has intermittent evidence of the use of the river course as a trail and for mahinga kai, prodomenantly in the form of nohoanga and food refuses. This locality is also positioned within the west portion of formerly vast expanse of open plains dominated by native grasses and ferns, that bordered the western most portion of environs that became west Christchurch. The evidence denoting former open plains dominated by fern and native grasslands appears on the earliest European survey maps of the mid-19th century. To acknowledge the resources and environs once utilised by Māori ancestors, use of Māori names for features such as Grasses/**Mānia**, Ferns/Arrhe and plan-lands/Pākihi have been gifted by Te Ngāi Tūāhuriri Rūnunga to this Ngāi Tahu Property development.

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# Ahumahi

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

To find out more about the industrial developments visit [ahumahi.nz](http://ahumahi.nz)

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# Infrastructure and Geotech

## Water Supply

The potable water supply network has been designed in accordance with CCC IDS and SNZ PAS.

4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice. The firefighting water supply classification is for FW4 in keeping with an industrial area.

## Sewer

This property shall comply with the wastewater discharge restrictions and shall be limited to a daily average sewage flow of no more than 0.09 litres per second per hectare.

The property is to be served by a local pressure sewer unit comprising a pump (or pumps) and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by either Aquatec or EcoFlow and installed by a Council Authorised Drainlayer (Pressure Sewer Tanks) at building consent stage in accordance with the Requirements for local pressure sewer units specified under a Building Consent. The local pressure sewer unit will be supplied complete with an IOTA OneBox Control Panel per pump.

The property owner will retain ownership of the local pressure sewer unit complete with pump(s), chamber and OneBox Control Panel(s). The property owner will be responsible for the operations and maintenance of the complete system.

Council shall have remote access to the IOTA OneBox Control via its IOTA OneBox portal to monitor and control (when required) the pump (s) as part of the local pressure sewer catchment.

## Stormwater

The following consent notice shall be registered on the title of all lots:

Stormwater runoff from roofs of all buildings within the lot shall be captured and disposed of via rapid soakage infiltration systems that are fully sealed and separated from other stormwater runoff. The rapid soakage infiltration systems shall be designed to dispose of the critical 2 percent annual exceedance probability storm event.

Stormwater generated from all roads and hardstanding areas within the lot (except Lot 28) shall be collected via channels, sumps, pipes or swales and discharged into first flush soil adsorption basins and detention/rapid soakage facilities located within allotment to be vested in Christchurch City Council as Local Purpose (Utility) Reserve.

## Roading and Access

The development will be serviced by an internal road network that will be vested to Christchurch City Council at completion. Access to Shands Rd will be via an extension of Qaudrant Drive to signalised intersections at Establishment Drive and Sir James Watties Drive. The carrigeways will be between 12.0m and 14.0m.

Footpaths will be provided along the new roads.



# Infrastructure and Geotech

## Geotechnical

Geotechnical engineer (Eliot Sinclair and Partners) consider the proposed development to have a Technical Category 1 (TC1) future land performance classification. 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 to the site from fault rupture, liquefaction, flooding and tsunami, and have assessed the risk from these hazards to be low. Foundations for future proposed commercial buildings within the development may comprise pad or slab foundations. An Ultimate Bearing Capacity of 200kPa may be assumed for foundations bearing on native sandy, silty or gravelly soils, or engineered fill, below any topsoil. This is to be confirmed by site specific geotechnical investigation during the building consent stage.

## National Grid Transmission Lines (220kV and 66 kV)

There is an overhead Transpower 220kV National Grid transmission line and an overhead Orion 66kV electrical distribution located within the Mānia Development. The Subdivision Consent (RMA/2020/1200) provides the following consent notices in consideration of these overhead lines and structures: (extract)

- 17.13 All land use activities, including the construction of new buildings/ structures, earthworks, fences, any operation of mobile plant and/ or persons working near exposed line parts shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) or any subsequent revision of the code. (Note: The National Grid Owner Transpower New Zealand Limited can assist in determining compliance).
- 17.14 No buildings or structures shall be located within 12m of the centreline of the National Grid Yard; except for non-conductive fencing.

- 17.15 No buildings or structures shall be located within 12m of any outer visible edge of any National Grid support structure; except for non-conductive fencing, which can be located 6m from any outer visible edge of the support structure foundation.
- 17.16 Any proposed new trees or vegetation outside of 12m either side of the centreline of the National Grid transmission line must be setback sufficiently to ensure the tree cannot fall within 4 m of the conductors / lines; and comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Conditions 17.13-16 (inclusive) shall be the subject of a consent notice on the title for proposed Lots 28, 30, 31, 32 and 33 – 40 (inclusive).



# 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 Heavy Zone and Area Specif Rules – Industrial Heavy Zone (South West Hornby). 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 Heavy Zone (South West Hornby) 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 16.5.1.1 including:

- Industrial Activity
- Heavy Industrial Activity
- Warehousing and distribution activities
- High technology industrial activities
- Service industry
- Trade and industry training activity
- Ancillary retail activity
- Food and beverage outlet
- Service station
- Ancillary office
- Public Transport facility
- Emergency services facility
- Parking lots and parking buildings
- Gymnasium

### Controlled Activities

There are no controlled activities within the Industrial Heavy Zone (South West Hornby).

### Restricted Discretionary Activities

Any activity listed in Rule 16.5.1.1 P1-P18 and Rule 16.5.1.3 RD2 that does not meet one or more of the built form standards in Rule 16.5.2, unless otherwise specified.

### Discretionary Activities

The following activities are discretionary activities:

- Commercial Services

The processing of quarried materials by screening, crushing, washing and/or mixing with additive materials.

### Non-Complying Activities

- Any activity listed in 16.5.1.5 including
- Residential activity
- Health care facility
- Education activity
- Preschool
- Guest accommodation

## Standards

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



# Further Information

Please contact Jason Steed [Jason.Steed@ngaitahu.iwi.nz](mailto:Jason.Steed@ngaitahu.iwi.nz) for further information.

- Approved Subdivision Consent Conditions
- Approved Subdivision Consent Plan
- Natural Hazards Assessment
- NZECP43 Shands Road Lumens Report
- NTDHL Industrial Park EPR Safety Review

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## 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 warranty or representation that the information is correct and is not liable if the information is inaccurate or incomplete in any way.*

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

**NGĀI TAHU Property**