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1 GENERAL STRATEGY

1.1 INTRODUCTION

- 1.1.1 The Amberley Infrastructure Strategy is a document that provides strategic direction on how the infrastructure in Amberley should be developed. It includes objectives and principles that are intended to be guidelines for developers.
- 1.1.2 The strategy is aligned with the Council's 30 Year Infrastructure Strategy in that it deals with the five core infrastructure asset services – Water Supply, Wastewater, Stormwater, Roads and Footpaths.
- 1.1.3 The Amberley Infrastructure Strategy is separated into the following four strategies:
- Amberley Water Supply Strategy;
 - Amberley Wastewater Strategy;
 - Amberley Stormwater Strategy;
 - Amberley Roding & Footpath Strategy.
- 1.1.4 Each strategy has a network description, objectives and principles.

1.2 WHY HAVE A STRATEGY?

- 1.2.1 The Amberley Infrastructure Strategy provides strategic direction for developers and the community of the Council's intent and expectation for the development of infrastructure in Amberley.
- 1.2.2 The Amberley Infrastructure Strategy is intended as a first step for the community and potential developers to find information on infrastructure requirements for new developments. By having this information in a strategy it is transparent and easily available. The Amberley Infrastructure Strategy is not intended as a substitute for pre-application discussions with relevant Council staff.
- 1.2.3 The Amberley Infrastructure Strategy does not contain financial information or information on specific work programmes. This information is contained in other Council documents, being the Long Term Plan; the 30 Year Infrastructure Strategy and the Asset Management Plans for each Infrastructure Service.
- 1.2.4 The Amberley Infrastructure Strategy complements the District Plan (Proposed Hurunui District Plan as Amended by Decisions 2016). The District Plan sets out the zoning of settlements and rules for each of the zones. The District Plan makes reference to the Amberley Infrastructure Strategy in Chapter 4 – Settlements, Chapter 5 – Subdivision and Chapter 19 – Financial Contributions.

1.3 GENERAL PRINCIPLES

1.3.1 OWNERSHIP OF INFRASTRUCTURE

1.3.1.1 In Amberley Township most infrastructure is owned and managed by the Council on behalf of the community. This arrangement is the Council's preferred option for servicing the township, as it grows. However, there are instances when public investment in such infrastructure may be impractical for several reasons. It may simply be too costly and have too great an impact on rates; the chances of the Council recouping the investment through development over time may be too small to justify the investment; or it may be too costly to maintain the infrastructure for the number of people it serves.

1.3.1.2 *Principle G1:* That, as a first preference, all infrastructure which serves Amberley shall be owned and managed by the Council on behalf of the community.

1.3.1.3 *Principle G2:* That the Council shall consider allowing subdivision or development which is served by privately owned infrastructure:

- As an interim measure, when capacity in the public infrastructure is unavailable; or
- If the provision of public infrastructure is deemed by the Council as being inefficient or impractical, in a particular case.

1.3.1.4 *Principle G3:* That when allowing privately owned infrastructure (as an interim measure or permanently), the Council must be satisfied with the provisions for funding, maintenance and repair of the private system for its anticipated duration, and, if applicable, the arrangements for the development to become served by a public system when one becomes available.

1.3.2 PLANNED GROWTH OF AMBERLEY

1.3.2.1 Plan Change 13 was approved in 2010 under the Operative District Plan. This analysed Amberley Township and its' projected future needs and provided for residential, industrial and business-zoned land in Amberley.

1.3.2.2 As part of the decision on the District Plan Review process in 2016, some large pieces of land located in the south-east area of Amberley were re-zoned for residential use (this was in line with what was potentially earmarked for residential development under Plan Change 13). When combined with the development of the Willowside Place, Oakfields and Tekoa subdivisions, this means that large areas of Amberley may potentially be developed for residential and business purposes over the next few years.

- 1.3.2.3 The Council therefore has to balance the need for being able to service land which has been re-zoned for residential and business development with ensuring that the Council does not commit ratepayers' funds to investment in infrastructure capacity which is not needed during that period.
- 1.3.2.4 The Council has decided to manage this situation with a two-pronged approach. Where the infrastructure upgrades allow, they will be undertaken incrementally as growth occurs, starting with the growth projections identified in the Council's Asset Management Plans and Long Term Plan. Where incremental upgrades are inappropriate, then the Council will require upgrades to cater for development, in each case. This policy has funding implications for developers.
- 1.3.2.5 *Principle G4:* That, where practical, the Council will plan works and upgrades to infrastructure capacity incrementally, starting with works to serve the additional units of demand identified in Asset Management Plans and the Long Term Plan.
- 1.3.2.6 *Principle G5:* That the Council shall monitor the rate at which Amberley Township grows and capacity is taken up, to determine when planning for additional capacity should start.
- 1.3.2.7 *Principle G6:* That where it is impractical or inefficient to plan infrastructure works in incremental steps, the Council shall require infrastructure works or upgrades to serve the entire area which has been zoned for residential or business development.

1.3.3 ALLOCATING CAPACITY IN INFRASTRUCTURE

- 1.3.3.1 The District Plan requires the Council to assess whether water supply, wastewater and stormwater treatment and disposal facilities are available to serve the proposed development when a subdivision consent is applied for. Therefore, capacity in this infrastructure needs to be allocated to the development at the time the resource consent is approved. There is a considerable time lag from the consent approval to when development contributions must be paid or the consent lapses under the Resource Management Act 1991 – seven years for a subdivision consent and five years for a land use consent (unless a longer period is granted). To avoid large amounts of capacity in infrastructure being allocated to developments but costs not recouped, the policy requires developments to occur in stages, with the infrastructure capacity to serve each stage being paid before the next stage is approved. These policies do not stop stages being applied for and approved in quick succession, as long as contributions are paid.
- 1.3.3.2 *Principle G7:* That capacity in the reticulated water supply system, wastewater system and stormwater system serving Amberley Township shall be allocated to any residential or business development at the time that the subdivision or land use consent is approved (whichever is applied for first).

1.3.3.3 *Principle G8*: That such capacity shall be deemed allocated from the time the subdivision or land use consent is approved, and shall remain allocated unless the consent lapses under section 125, is cancelled under section 126 or is surrendered under section 138 of the Resource Management Act.

1.3.3.4 *Principle G9*: That all development or financial contributions shall be paid when stipulated on the conditions of consent, and there shall be no bonding of contributions.

1.3.4 FUNDING INFRASTRUCTURE WORKS

1.3.4.1 Generally, the Council will fund the capital costs of works to infrastructure which are necessary to serve the level of growth anticipated in the Long Term Plan (with costs recouped through development contributions). Works which are required to serve population growth over and above this amount, or where the capital costs of infrastructure are deemed unaffordable for the Council to fund, shall be funded by developers through financial contributions. The Council will encourage, but not facilitate or fund, cost-sharing agreements between developers.

1.3.4.2 *Principle G10*: That the costs of any works to infrastructure which are required as a result of the growth of Amberley Township shall be funded by that growth, irrespective of whether the works provide a benefit to existing residents.

1.3.4.3 *Principle G11*: That the costs of any works required to existing infrastructure to address problems shall be borne by the community, through rates.

1.3.4.4 *Principle G12*: That the Council retains its discretion to consider ratepayer contributions to specific items, in accordance with the Long Term Plan and Annual Plan.

1.3.4.5 *Principle G13*: That development contributions levied under the Local Government Act 2002 is the Council's first preferred mechanism to fund works to infrastructure required to serve the growth of Amberley Township, where it is affordable and the time period to recoup costs is acceptable.

1.3.4.6 *Principle G14*: That any funding of works to infrastructure using development contributions shall be calculated over the projected units of demand, as set out in the Long Term Plan.

1.3.4.7 *Principle G15*: That financial contributions levied under the Resource Management Act shall be used to fund works to infrastructure where:

- The Council requires developers to fund the capital costs of the works upfront; or
- The units of demand being catered for by the works are greater than the growth projections contained in the Long Term Plan.

1.3.4.8 *Principle G16*: That where developers are required to fund the capital cost of works to infrastructure upfront, and the capacity provided may be used by other developers, developers may consider cost-sharing regimes.

2 AMBERLEY WATER SUPPLY STRATEGY

2.1 NETWORK DESCRIPTION

- 2.1.1 Amberley is served by an on-demand water supply system. Water is sourced from four bores to the north and south of the township. Refer to Appendix 1 for a map of the Amberley Township Water Supply Network.
- 2.1.2 The Council collects a uniform rate for each household connected to a reticulated water supply system or portion of a uniform rate for service availability if undeveloped.

2.2 OBJECTIVES

- 2.2.1 Water quality and quantity management systems that provide good, clean household drinking water and continuity of supply in the event of an emergency.

2.3 STRATEGIC PRINCIPLES

- 2.3.1 *Principle WS1:* That all allotments in Amberley Township shall be served by a public, reticulated water supply system.
- 2.3.2 *Principle WS2:* That developing and managing a public, reticulated water supply system for Amberley Township is a key responsibility of the Council.
- 2.3.3 *Principle WS3:* That upgrades or additional capacity in the public reticulated water system shall be planned and undertaken by the Council, except where Strategic Principle WS5 applies.
- 2.3.4 *Principle WS4:* That the Council shall plan for additional water capacity to accommodate growth of Amberley Township as predicted in the Long Term Plan, but this growth shall be monitored against actual demand, and if necessary the planning and timing of the works adjusted to match predicted demand.
- 2.3.5 *Principle WS5:* That the Council may consider the provision of a reticulated water supply to all or part of the township which is provided by a third party, where the Council is satisfied:
- As to the quality, quantity and reliability of supply;
 - That the supply is lawfully established; and
 - That the water supply infrastructure and any associated land, including any source protection area, vest in the Council in accordance with Financial Contribution Rule 19.4.5 (b) (v) of the Hurunui District Plan.

2.3.6 *Principle WS6:* That developers will install and pay for all water supply reticulation works within their subdivision, including the cost to connect to any water supply mains lines to the satisfaction of the Council. Developers will also pay their share towards any upgrades required to the public reticulated water supply system by way of development contributions as set out in the Long Term Plan, or financial contributions if Principle WS5 applies. All water supply reticulation works installed by developers shall vest in the Council upon satisfactory completion and sign-off of the subdivision.

3 AMBERLEY WASTEWATER STRATEGY

3.1 NETWORK DESCRIPTION

- 3.1.1 A reticulated wastewater network serves Amberley Township. Wastewater is collected, treated and discharged to land under approved resource consents from Canterbury Regional Council. Refer to Appendix 2 for a map of the Amberley Township Wastewater Network.
- 3.1.2 The Council collects a uniform rate for each household connected to a reticulated system.

3.2 OBJECTIVES

- 3.2.1 Wastewater systems that provide for the efficient and effective collection and treatment of wastewater from Amberley Township.

3.3 STRATEGIC PRINCIPLES

- 3.3.1 *Principle WW1:* That the Amberley Township Wastewater Network is viewed as one integrated system.
- 3.3.2 *Principle WW2:* That all land within the existing urban area will be serviced by a reticulated wastewater system.
- 3.3.3 *Principle WW3:* That upgrades to the existing public reticulated wastewater system are the most efficient and effective means to provide this service (rather than privately funded and operated wastewater networks).
- 3.3.4 *Principle WW4:* That developers will install and pay for all wastewater reticulation works within their subdivision, including the cost to connect to the main trunk line to the satisfaction of the Council. All wastewater reticulation works installed by developers shall vest in the Council upon satisfactory completion and sign-off of the subdivision.
- 3.3.5 *Principle WW5:* That upgrades to the existing wastewater reticulation and disposal network are planned and implemented by the Council.
- 3.3.6 *Principle WW6:* That the Council plans additional spending on its wastewater system based on the ten year timeframe of the Long Term Plan, with that timeframe adjusted to take account of growth of Amberley Township which may vary from that previously anticipated.

4 AMBERLEY STORMWATER STRATEGY

4.1 NETWORK DESCRIPTION

- 4.1.1 The current stormwater system for Amberley is characterised by the different catchments for stormwater, which are primarily determined by the contour of the land and associated flow paths. The majority of the Amberley stormwater system is based on overland flows, draining to larger drains and semi-natural waterways. This subsequently drains to either Kowai River or the sea. Refer to Appendix 3 for a map of the Amberley Township Stormwater Network.
- 4.1.2 The Council collects a targeted stormwater rate for Amberley.

4.2 AMBERLEY GLOBAL STORMWATER DISCHARGE CONSENT

- 4.2.1 The Council has opted to manage Amberley under a global stormwater discharge consent. This consent was granted by Canterbury Regional Council in 2014.
- 4.2.2 The primary incentive for obtaining a global stormwater discharge consent for a settlement is so that a stormwater catchment area or areas can be comprehensively managed by the Council.
- 4.2.3 A global consent also has the advantages of making it easier for anyone developing in these areas to be aware of what stormwater detention measures are expected to be built on individual sites. It also allows land owners to apply to manage their stormwater under the Council's global consent at a cheaper cost, rather than going separately to Canterbury Regional Council to obtain individual resource consents for stormwater discharge.

4.3 OBJECTIVES

- 4.3.1 The appropriate treatment and disposal of stormwater, while protecting properties and the safety of the public from flooding, poor quality discharge and the erosion effects of stormwater.

4.4 STRATEGIC PRINCIPLES

- 4.4.1 *Principle SW1:* That the Amberley Township Stormwater Network is managed as an integrated system where stormwater is treated and detained appropriately on site before discharge into the public reticulated stormwater system.

- 4.4.2 *Principle SW2:* That management of both stormwater runoff quantity and quality is required to meet the Council's statutory and environmental responsibilities.
- 4.4.3 *Principle SW3:* That a mixture of improvements to the management of stormwater from existing developed areas and new systems for all future development are required.
- 4.4.4 *Principle SW4:* That developers will be encouraged to adhere to the principles of the Council's Stormwater Management Plan for Amberley, which forms part of the Council's Amberley Global Stormwater Discharge Consent.
- 4.4.5 *Principle SW5:* That, generally, on-site stormwater reticulation and detention facilities will vest in the Council upon satisfactory completion and sign-off of the subdivision, unless the Council deems it impractical or inefficient to do so in accordance with General Principles G2 and G3. Where these facilities vest they will vest as utility reserves except where the Council deems they may be a contribution to a recreation reserve in accordance with the Reserves Strategy for Amberley Township 2010, or its successor document.

5 AMBERLEY ROADING & FOOTPATH STRATEGY

5.1 NETWORK DESCRIPTION

- 5.1.1 The road network in Amberley is dominated by State Highway 1 passing north to south through the centre of Amberley, with numerous secondary roads linking areas to the east and west. The residential and commercial areas are also served by numerous minor roads.
- 5.1.2 The road network for local and district travel is largely in place. Growth will place some increased demands on the existing network. However, the major implication of growth is a need for additional roads in new development areas to serve the development and improvements to intersections with the existing network.
- 5.1.3 It is noted that there is some overlap between footpaths as an infrastructure asset service and walking lanes developed as part of walking and cycling initiatives.

5.2 OBJECTIVES

- 5.2.1 An integrated, safe and well-maintained roading and footpath network within Amberley Township that links public spaces including reserves and provides for safe recreational and commuter passage.
- 5.2.2 The Council will routinely assess which roads and footpaths need upgrading, sealing and building in order to prevent accidents and link people, places and businesses through an effective roading system, while representing best value for money in the Long Term Plan.

5.3 STRATEGIC PRINCIPLES

- 5.3.1 *Principle RF1:* That the management of Amberley's road network is a key responsibility of the Council.
- 5.3.2 *Principle RF2:* That ongoing liaison with the New Zealand Transport Agency will be required to ensure that State Highway 1 continues to perform its national, regional and local functions.
- 5.3.3 *Principle RF3:* That developers install and pay for all road development within their subdivision, and any upgrades to the existing road network required as a result of their subdivision. All road and footpath networks installed by developers shall vest in the Council upon satisfactory completion and sign-off of the subdivision.
- 5.3.4 *Principle RF4:* That the indicative roading plan is generally followed by developers. Refer to Appendix 4 for a map of the Amberley Township Indicative Roading Plan.

- 5.3.5 *Principle RF5:* That the works needed to upgrade intersections be based on the expected demand from the relevant subdivision or development, and be timed to coincide with the development occurring.
- 5.3.6 *Principle RF6:* That footpaths should, as far as possible, follow the road network, particularly in the parts of Amberley which are already developed, and that footpaths are only required, as a minimum, on one side of the road in urban areas.
- 5.3.7 *Principle RF7:* That off road walking routes, once created, will vest with the Council as reserve.
- 5.3.8 *Principle RF8:* That walking routes should be developed to serve new developments that provide links to public spaces.

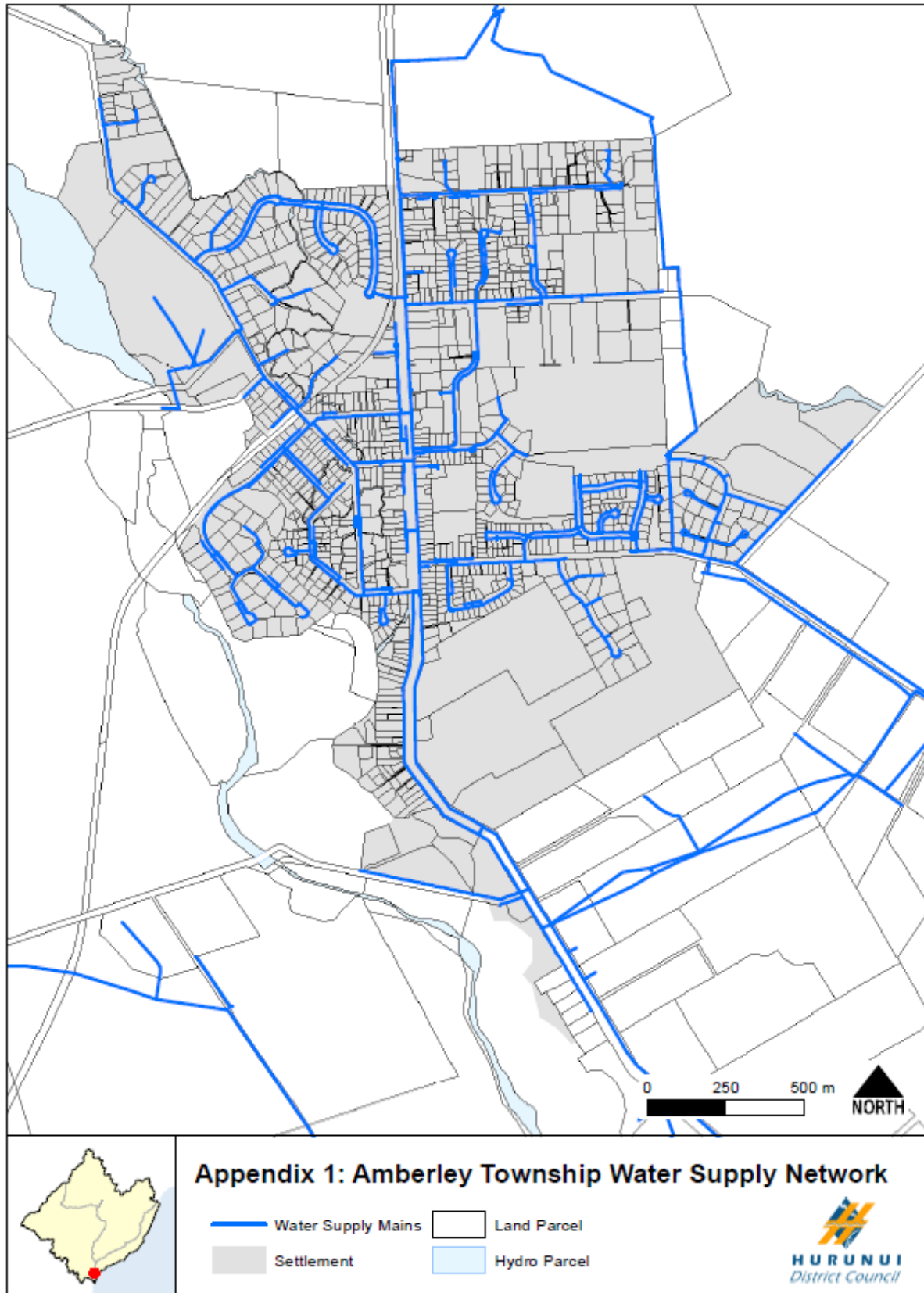
5.4 DEVELOPMENT OF INDICATIVE ROADING NETWORK

- 5.4.1 The 2010 hearing process for Plan Change 13 analysed Amberley Township and its projected future needs. Following this, an Indicative Roading Plan was developed as part of the first Amberley Infrastructure Strategy. This was the result of discussion with developers, the community and the New Zealand Transport Agency. The plan was intended to be indicative, realising that as and when development occurs the roading layout may be different due to various factors. Nevertheless, it was recognised that an Indicative Roading Plan would be beneficial for both developers, who should be aware of future roading expectations, and for the community, who should be aware of intended roading links.
- 5.4.2 Specifically, in relation to the land located in the south-east area of Amberley it is noted that NZTA agreed in principle to a roading connection being made from the south-eastern land through to State Highway 1 / Carters Road where it has a 50kph speed limit. While agreed in principle, NZTA's approval has always been subject to the matters for consideration by NZTA (e.g.: Limited Access Road; safety; speed; impact on network etc.) being addressed to their satisfaction, and written approval being obtained from NZTA.
- 5.4.3 As part of the decision on the District Plan Review, issued in October 2016, the south-eastern land in Amberley was re-zoned Residential 1A. As part of the subdivision of any land within the Residential 1A Zone south of Amberley Beach Road, the Council will consider:
- The need to develop an interconnected roading network for the area as part of any subdivision plan, including, in relation to any access proposed onto State Highway 1, the need to provide a road link through to local roads.*
- 5.4.4 The District Plan Review decision also recommended that the Indicative Roading Plan that forms part of the Amberley Infrastructure Strategy should be updated to rationalise the number of road links between the land owned by different land owners. As such, the

Indicative Roading Plan has been updated as per this recommendation and forms part of this Amberley Infrastructure Strategy. The information contained in the Indicative Roading Plan is therefore relied upon by the Hurunui District Plan.

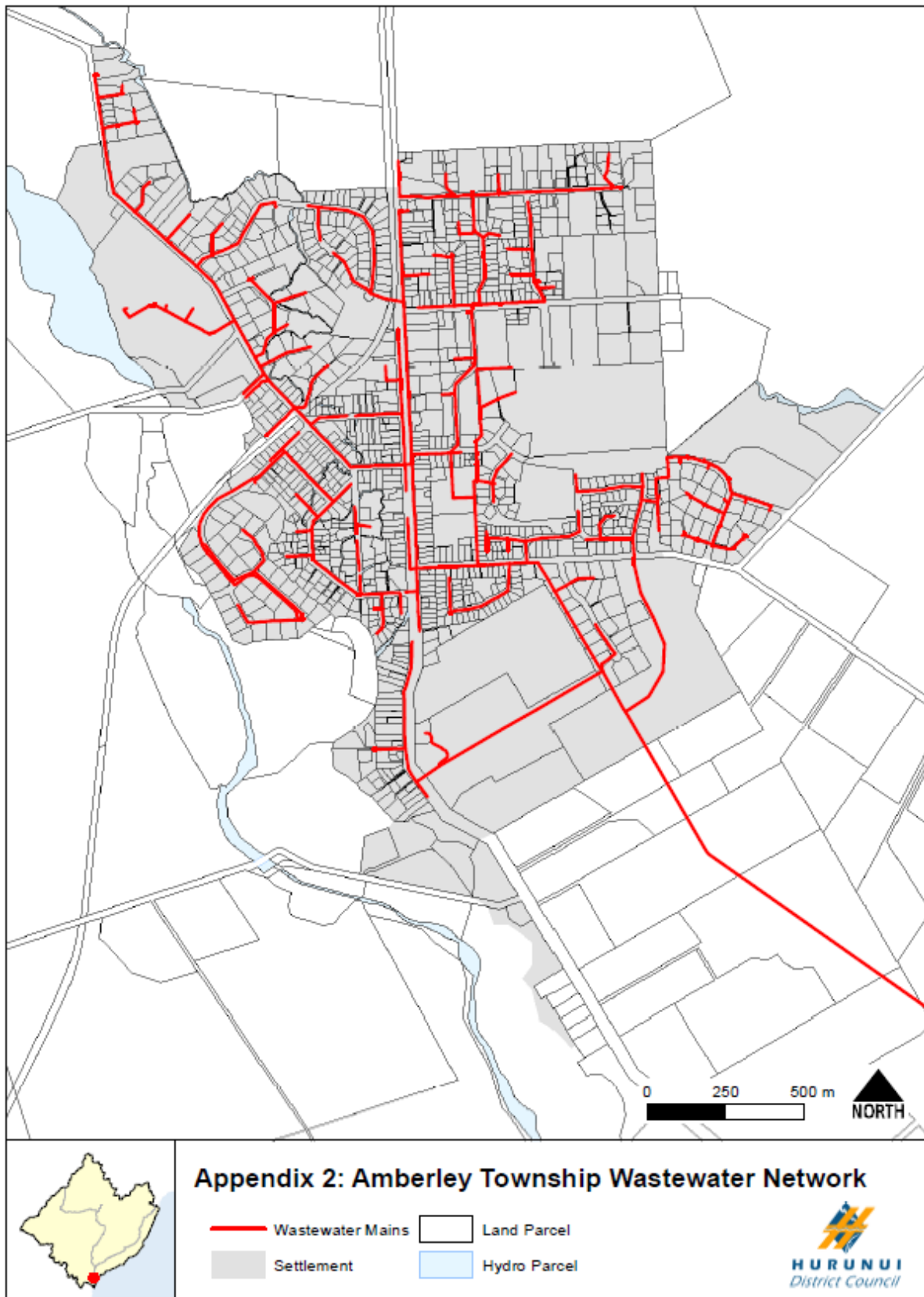
6 APPENDICES

6.1 APPENDIX 1 – AMBERLEY TOWNSHIP WATER SUPPLY NETWORK



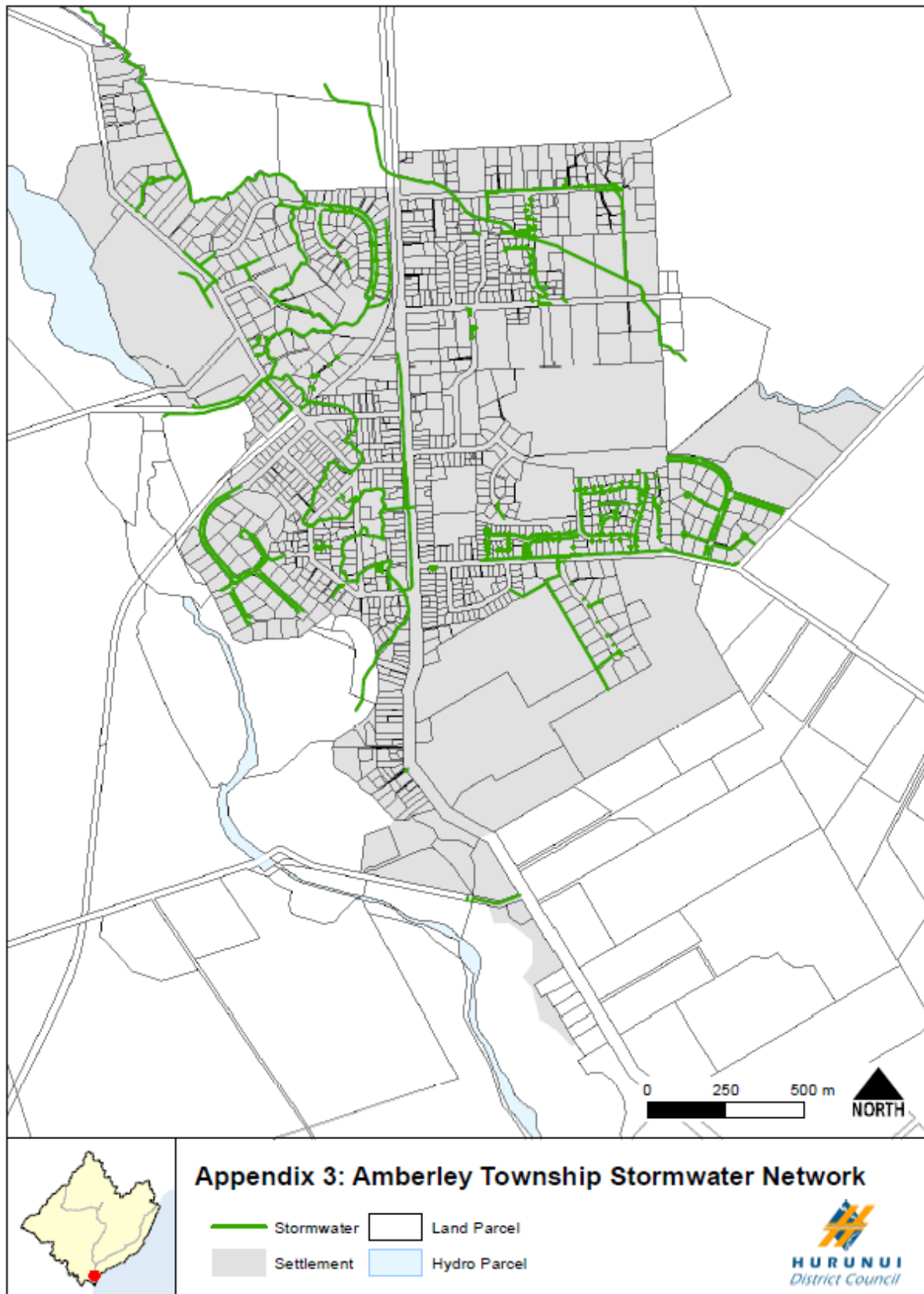
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6.2 APPENDIX 2 – AMBERLEY TOWNSHIP WASTEWATER NETWORK



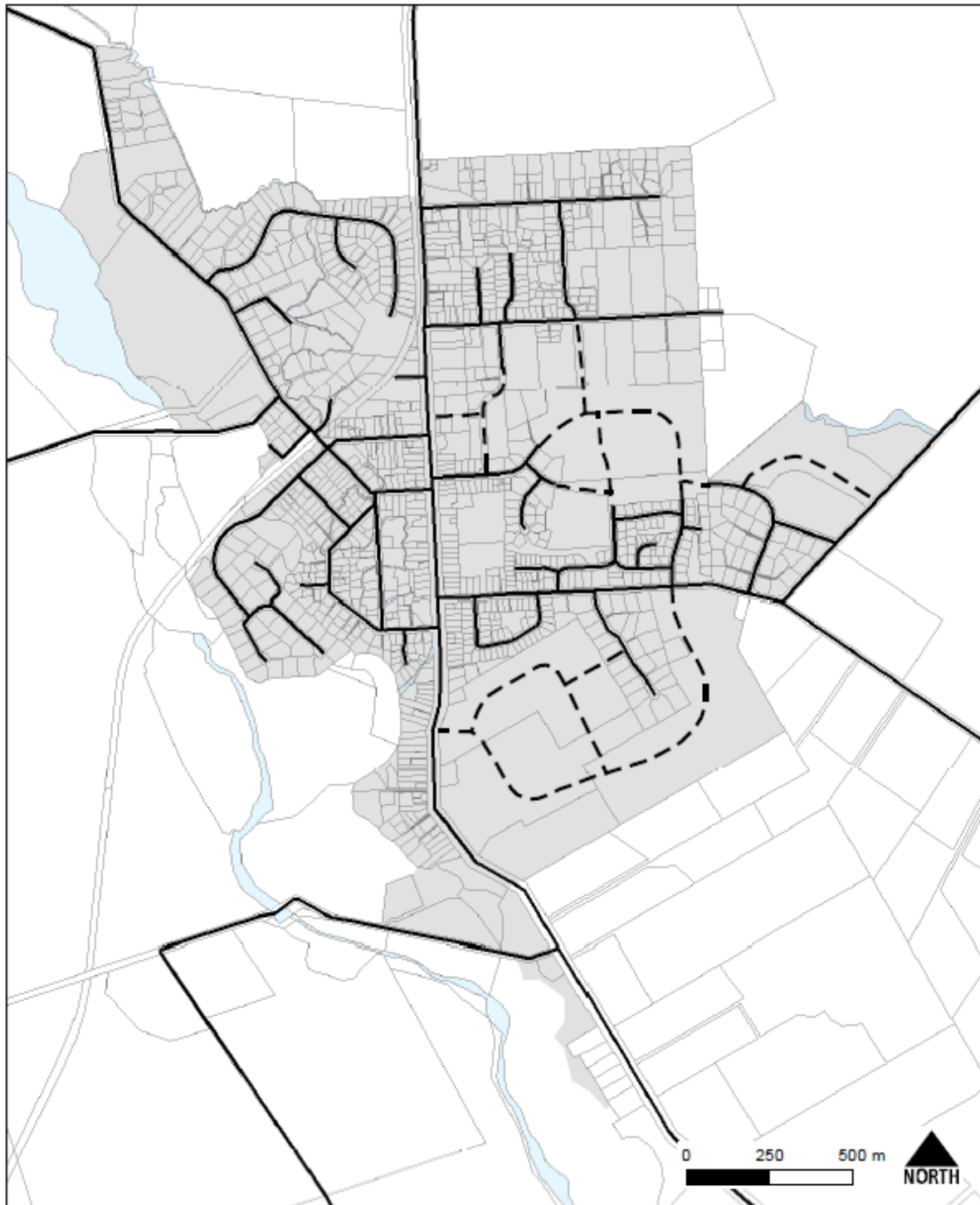
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6.3 APPENDIX 3 – AMBERLEY TOWNSHIP STORMWATER NETWORK



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6.4 APPENDIX 4 – AMBERLEY TOWNSHIP INDICATIVE ROADING PLAN





Appendix 4: Amberley Township Indicative Roading Plan

- - - Indicative Road	□ Land Parcel	■ Settlement
— Existing Road	■ Hydro Parcel	



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