

## NWR - Northwest Rangiora Development Area

### Recommended mapping amendments:

- Alter planning maps from rural to medium density residential, following rezoning decisions
- Identify the proposed intersection between Parrott Road and Lehmans Road
- Update ODP to reflect NPS symbology and Doncaster's most recent version

### Introduction

The Northwest Rangiora Development Area is located to the east of Lehmans Road and to the south of the Rangiora Racecourse. National Grid lines run through the development area. ~~The area includes a mixture of General Residential Zone and Open Space Zone land, as well as a Local Centre Zone as part of the Arlington Shops.~~ If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design. If public transport is provided to this site then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.

The DEV-NWR-APP1 area includes:

- connections from the development through to Lehmans Road;
- pedestrian/cycle connections;
- stormwater treatment areas; and
- identified reserve areas at Arlington Park.

### Activity Rules

DEV-NWR-R1 Northwest Rangiora Development Area Outline Development Plan	
<b>Activity status: PER</b> Where: 1. <u>Land use, subdivision and</u> development shall be in accordance with DEV-NWR-APP1.	<b>Activity status when compliance not achieved: DIS</b>
<b>Advisory Note</b> <ul style="list-style-type: none"> <li>• For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</li> </ul>	

### Built Form Standards

*There are no area-specific built form standards for the Northwest Rangiora ODP area.*

### Appendix

#### DEV-NWR-APP1 Northwest Rangiora ODP



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