

Speaking in support of the recommendation to rezone the properties in the Northwest of Rangiora to General Residential Zone (GRZ), as the owner of one of the properties involved. (335 West Belt, Rangiora)

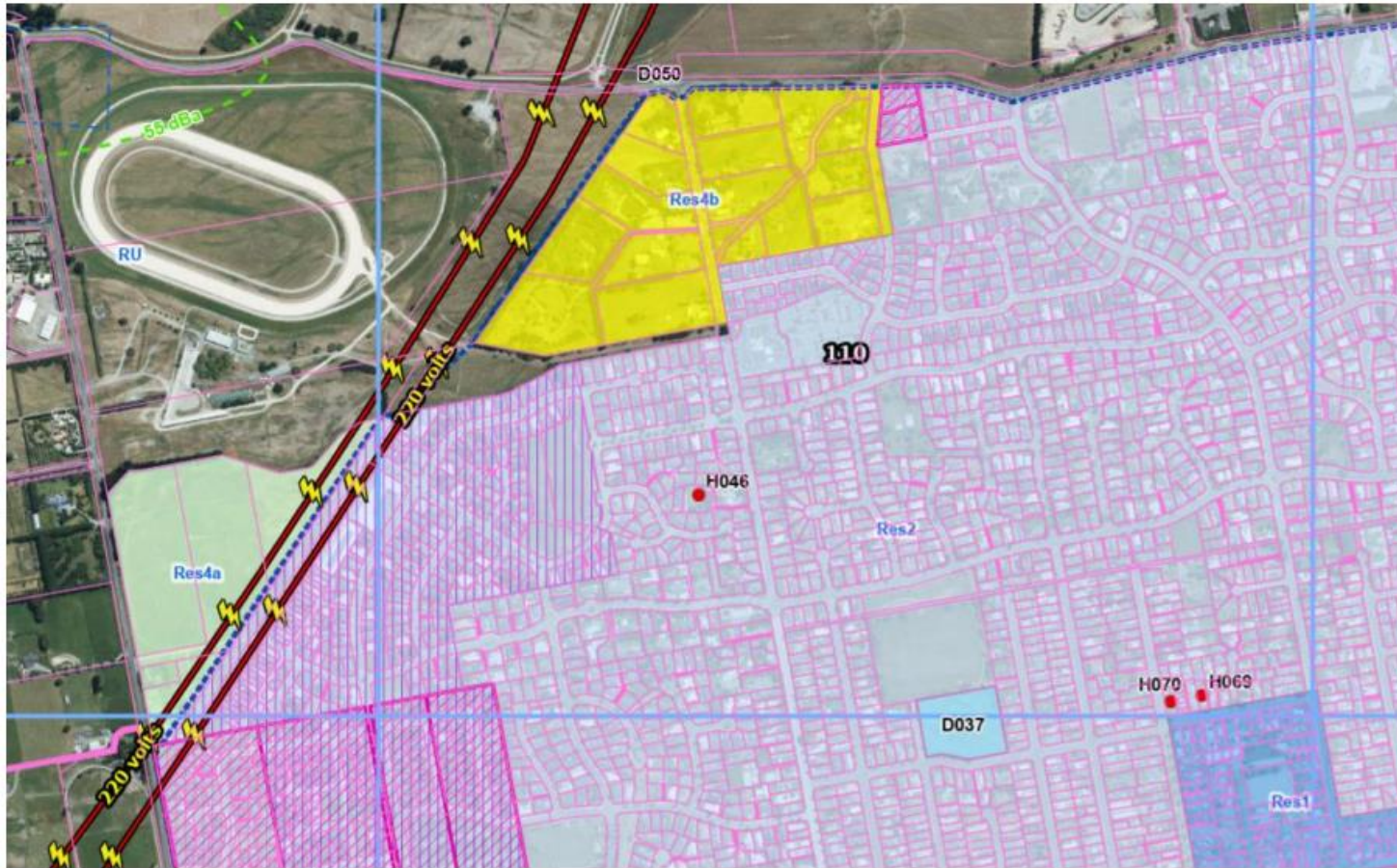


Figure 25 North Rangiora Development Area (yellow) from Operative District Plan

Please note the letter dated this month to the Commissioners, from the property owners to demonstrate their current agreement with this being rezoned to GRZ.

August 2024

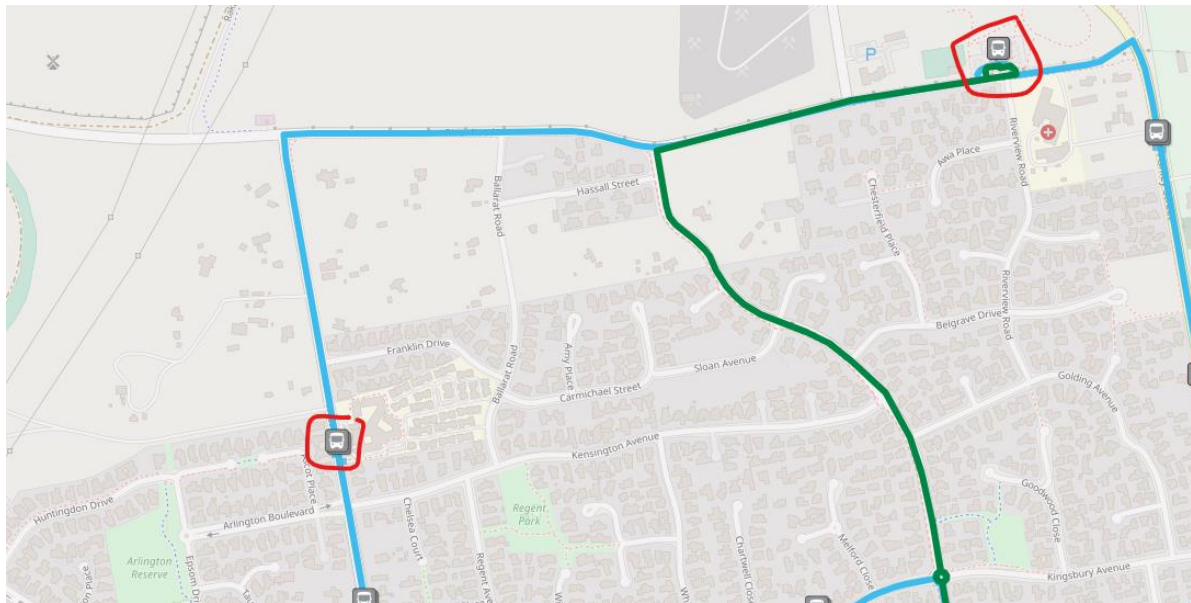
Letter to the Commissioners reviewing the Proposed Waimakariri District Plan.

The Northwest Rangiora Owner Group agree with the Proposed Waimakariri District Plan to Rezone the following properties from Large Lot Residential Zone to General Residential Zone (GRZ).

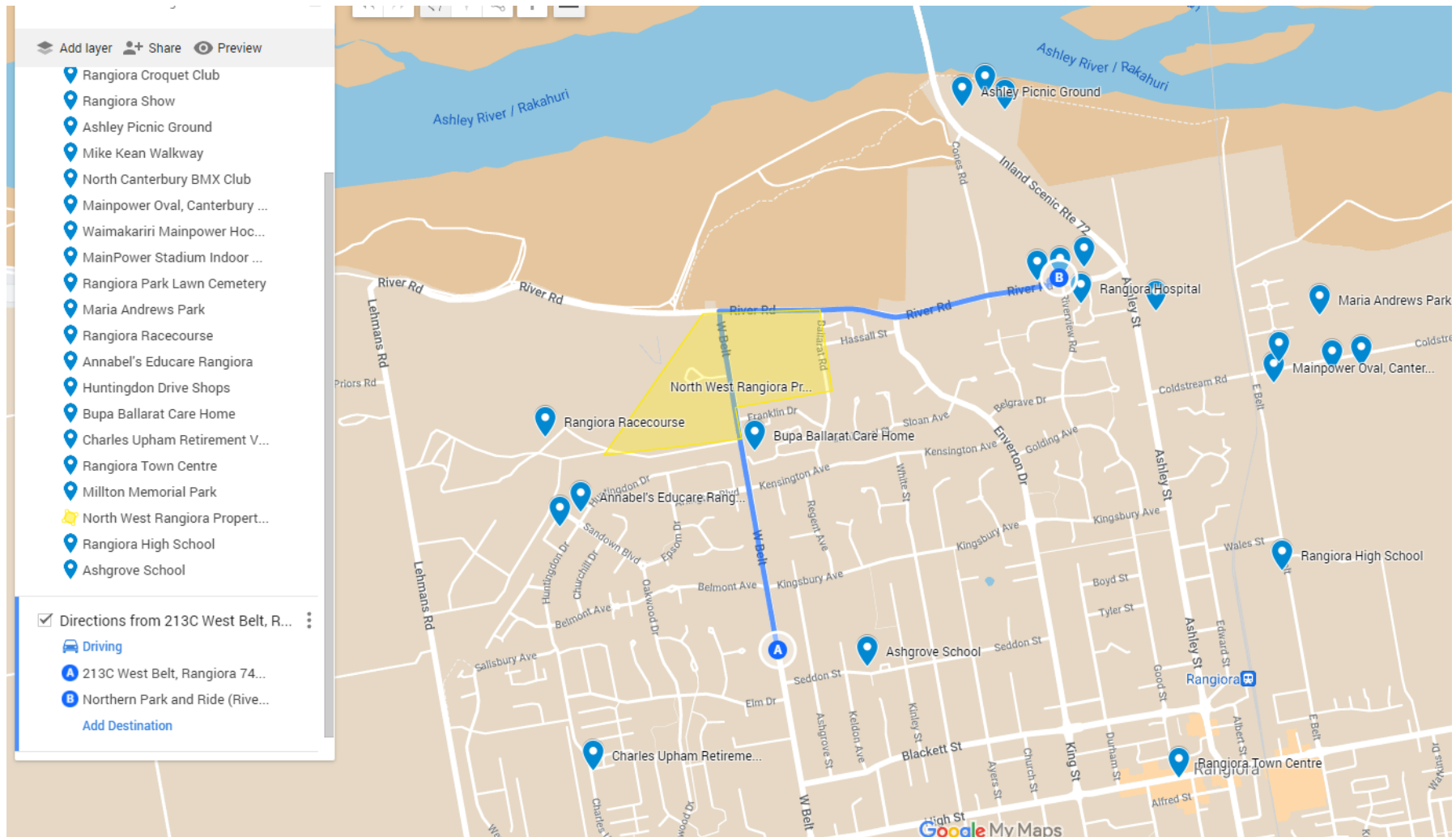
Name(s)	Property Address	Signature(s)	Date
Anthony John How and Sarah Jane How	311 West Belt, Rangiora	<i>Alan How</i>	9/8/24
Gerard Frederick Bassett and Jillian Eleanor Bassett	327 West Belt, Rangiora	<i>G. Bassett</i>	11/8/24
Stewart John Gilbert and Phillipa Watkins	331 West Belt, Rangiora	<i>S. Gilbert</i>	9/8/24
Stuart John Priddy and Karen Leigh Burt	321 West Belt, Rangiora	<i>S. Priddy</i>	11/8/24
Stephen Gerard Benyon and Mandy Benyon, James Dennis Woods and Neroli Ann Woods	319 West Belt, Rangiora	<i>S. Benyon</i>	9/8/24
Warren and Julie Rogers (Julwaza Limited)	315 West Belt, Rangiora	<i>J. Rogers (dir)</i>	9/8/24
Richard and Carol Townshend (RP & CG Trustee Company Limited)	335 West Belt, Rangiora	<i>R. Townshend</i>	9-8-2024
Alan Henry Williams and Sandra Mary Williams	302 West Belt, Rangiora	<i>A. Williams</i>	11/8/24
Chaoting (Vince) Ni and Luyan Qian	310 West Belt, Rangiora	<i>C. Ni</i>	11/8/24
Paul Richard Wanty and Margaret Jill Wanty	312 West Belt, Rangiora	<i>P. Wanty</i>	11/8/24
Ian Stephan Davies and Jennifer Ann Davies	324 West Belt, Rangiora	<i>I. Davies</i>	11/8/24
Charles Jacob Allaway and Alexandra Jann Allaway	109 River Road, Rangiora	<i>C. Allaway</i>	12/8/24
Paul Andrew Kennedy and Julie Kennedy	3 Ballarat Road, Rangiora	<i>P. Kennedy</i>	13/8/24

The area is appropriate for General Residential Zoning (GRZ) for the following reasons:

- I understand this area was zoned to its present zoning 30 + years ago and the zoning is no longer appropriate given the growth of Rangiora since then. It is within the Rangiora town boundary and has Residential zoning on the east and south sides of the area.
- Rezoning to GRZ is a logical means to increase the density in a desirable area of Rangiora without compromising productive farmland.
- Public Transport: The Bus Service route to Kaiapoi, Christchurch and beyond passes right through the area, travelling along West Belt and along River Road. There is a bus stop just to the south of the area, plus the 'Park and Drive' is only about 1km along River Road to the East.



- The rezoning with ODP would ensure there is consistent integration within the existing and new development areas including cycle and road connections.
- Examples of good connectivity for driving or cycling; close to the bridge across the Ashley River to travel North (Loburn, Sefton, Amberley). West Belt is a direct route into the centre of Rangiora, or to the South (Kaiapoi or Christchurch) or West (Cust, Oxford)



**Map of the surrounding area within about 3km (about 30 mins walk, 5-10mins cycling, 2-3 mins drive)**

- **Recreational;** Great access to enjoy nature at the Ashley River and its surrounds; including swimming holes, tracks for walking or cycling, and picnic areas.

Recreational facilities in the neighbourhood include


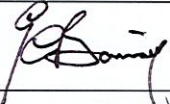
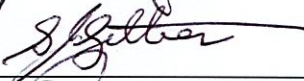
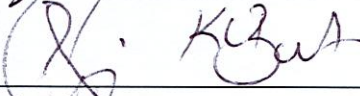
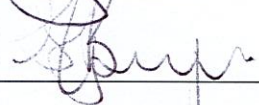
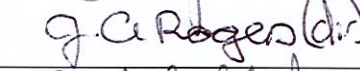

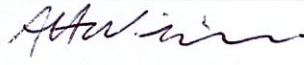

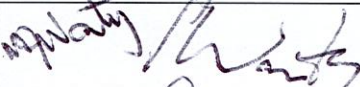
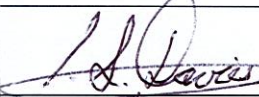


1. Croquet Club,
2. Dog Walking Park,
3. Rangiora Showgrounds,
4. BMX Track,
5. Maria Andrews Park (Soccer),
6. Mainpower Oval (Cricket)
7. Mainpower Stadium (many sports and courts)
8. Rangiora Racecourse.

- **Medical Care** facilities include the Rangiora Hospital, Health Hub and Birthing Unit.
- **Shops:** Arlington Shopping Centre on Huntingdon Drive is about 1 km away and the town centre is about 3km away with a wide array of shopping available.
- **Education:** Annabel's Educare preschool, In the zone for Ashgrove School (Years 1-8), and Rangiora High School (Years 9-13)
- **Retirement Villages** – Bupa Ballarat on West Belt and Charles Upham Retirement Village on Charles Upham Drive
- **Rangiora Lawn Cemetery**

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