

**BEFORE THE HEARINGS PANEL AND INDEPENDENT HEARINGS PANEL**

**Under** Schedule 1 and Part 6 of Schedule 1 of the Resource Management Act

**In the matter of** The Proposed Waimakariri District Plan and Variation 1 to the Proposed Waimakariri District Plan

**Between** Various submitters

**And** **Waimakariri District Council (Respondent)**

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**Council Officer's Final Right of Residential Rezoning (Hearing 12E)  
PDP and V1 rezonings.**

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## INTRODUCTION

1. My full name is Peter Gordon Wilson. I am employed as a Principal Policy Planner for the Waimakariri District Council.
2. The purpose of this document is to provide a Final Right of Reply on residential rezoning matters.
3. I am responding to Minute 37 which set out questions for myself (pg 6 of this memorandum).
4. This Right of Reply includes an assessment of the residential rezonings in the context of the Panel's request for myself to apply Mr Fowler's interpretation of the *Clearwater* and *Motor Machinist* tests in respect of if these rezonings are within scope of Variation 1.
5. I have attached an updated excel spreadsheet which outlines my final recommendations in respect of rezonings, and the plan-enabled capacity that is likely to arise from them.

## CHANGES IN PDP RECOMMENDATIONS

6. In response to evidence, I am recommending the following changes to recommendations:

### *Doncaster*

7. I had considered this to be a contingent recommendation at the hearing, based on the transport evidence of Mr Mark Gregory. I have reviewed the transport evidence of Mr Ray Edwards, as well as undertaking a site visit, with Mr Edwards and Mr Binder (for WDC, as Mr Gregory's contract with WDC has ended), and I consider, based on Mr Edwards evidence, that the site is well-connected and the modest number of additional dwellings will not create a traffic issue, either in Arlington, or after the proposed Parrott Road arterial is constructed. I also note that Belmont Avenue in Arlington, which connects to the site, is listed as collector road. I thus recommend that the Doncaster submissions are **accepted**, and that the site is rezoned as medium density residential under the PDP.

### *Kelley/Hobson and Whimp*

8. I had recommended that 2ha of this overall nearly 4ha Kelley property was rezoned to medium density residential in my hearing evidence. This was on the basis of providing an access with sufficient distance from the Golf Links Road corner.
9. I had recommended that the Hobson and Whimp property, on the northern side of Woodend Road was rejected, on connectivity grounds. However, in considering the direction of future growth for Rangiora in the DDS, as raised by Mr McGillan at the

hearing, I have reconsidered my recommendation, and I now recommend that the Hobson and Whimp property is rezoned, and their submissions are **accepted**.

10. Whilst I consider that the properties can be rezoned, development may be constrained under the transport rules until speed limits in the area are lowered, which is a process outside of the RMA, as accessways at the current 80 km/h speed limits could not be built within the bounds of the properties as a permitted activity. It would be a restricted discretionary activity under the transport rules. Given the expansion of Rangiora, I consider that speed limit adjustments will occur at some point.
11. As any access onto Rangiora-Woodend Road for the Kelley property will need to be staggered, and distanced from the Hobson and Whimp access, this necessitates my recommendation to rezone all of the Kelley land, in order for there to be an access. This was what Mr Kelley had requested in his submission. I thus recommend that Mr Kelley's submissions seeking rezoning are **accepted** (previously accepted in part).

#### *Stokes*

12. I had recommended that the Stokes rezoning was **rejected**, because of the lack of evidence on downstream flooding issues and how it may affect the development. I understand that Stokes have since the hearing commissioned that evidence, however as that evidence follows the hearing, I do not consider that I can adduce it now. Instead, Mr Cleese and I have agreed that the site can be rezoned, with an additional rule that requires the flooding issue to be addressed in a consent application. The constraint would be shown as a precinct overlay, with the rule package setting this as a restricted discretionary activity.

#### *Kaiapoi Development Area north of Momentum*

13. I had recommended that the Kaiapoi development area north of Momentum was **accepted**. This was opposed by Mr Carr, providing transport evidence for Momentum, on account of potential congestion issues at the Beach Road roundabout. Mr Allan and I have agreed that the matter can be addressed with an additional rule that requires the transport issue to be addressed in a consent application. The constraint would be shown as a precinct overlay, with an RD status.

### **CHANGES IN V1 RECOMMENDATIONS**

14. I wish to note that Appendix 1 provides an assessment of the differing legal tests as set out by Mr Fowler and Mr Carranceja in relation to the scope of rezonings under Variation 1. This is as requested by the IHP in respect to the interpretation of the Clearwater test as put forward by Mr Fowler.
15. The summary is that where I have assessed a residential rezoning request under Variation 1, and have recommended it be rejected in the context of Mr Carranceja's interpretation, if I were to apply Mr Fowler's interpretation, I would recommend that these are **accepted** under Variation 1, and the areas rezoned as MDRZ, with the

MDRS (subject to any qualifying matters) applying.

## **QUALIFYING MATTERS**

16. In responding to the IHPs request to reconsider the submissions under Mr Fowler's test, I have noted that I should also consider if qualifying matters should apply to these areas. I have considered the scope of the currently recommended qualifying matters in respect of the areas.

### *Proposed sunlight and shading qualifying matter*

17. I would recommend that this applies to any area rezoned under Variation 1, as the sunlight environment, and thus, the potential effects of shading on adjacent buildings, would exist in the event of a rezoning.

### *Proposed national grid subdivision corridor / national grid yard qualifying matter*

18. This would apply largely to the Doncaster rezoning, in both its subdivision and land use form. I consider that the mapping of the qualifying matter should be extended to the area rezoned. Whilst most of the national grid yard is covered under reserve land, there may be some Doncaster land proposed for rezoning that is covered by the mapping.
19. There are no other rezonings affected by this qualifying matter, however, as I have recommended, in response to Ms Hayes, that the qualifying matter rule title is amended to include the words "national grid yard", then theoretically, the qualifying matter would apply to any MDRZ land within the national grid yard.

### *Transport setback/Natural character of waterbodies/historical and cultural heritage qualifying matters*

20. These apply as qualifying matters across all relevant residential zones, which would include any newly rezoned MDRZ land.

### *Kaiapoi flooding qualifying matters*

21. Area A (200m<sup>2</sup>) and Area B (500m<sup>2</sup>) qualifying matters apply to the existing residential zones of Kaiapoi that have been upzoned to MDRZ under Variation 1, where there is flooding risk. They manage the flooding risk to infill developments, where land raising may not be practicable. As all new rezonings in Kaiapoi (Kaiapoi FUDA, and the new South Kaiapoi development area) are greenfields developments, and where land raising will be necessary to meet the district-wide subdivision provisions, I do not consider that these qualifying matters are appropriate for these areas, and should not be extended. If the greenfields land is raised as per the requirements of the district-wide provisions, the risk managed by the qualifying matter will no longer be present.

### *Airport noise qualifying matter*

22. I note my consideration of this qualifying matter in the context of hearing stream 10A as a “retain the status quo” situation in existing residential areas of Kaiapoi, until such time as the CRPS considered the matter. It limits intensification in Kaiapoi to 200m<sup>2</sup>, which was the minimum allotment size of the PDP medium density residential zone, prior to Variation 1. The V1 MDRZ removes minimum allotment sizes, although qualifying matters can still apply, I cannot see what this would achieve, in say, the case of a 185m<sup>2</sup> allotment, which I understand is the smallest size achieved to date in a greenfields development in the district<sup>1</sup>.
23. I note my recommendations in stream 10A, and also in my right of reply on Variation 1, in the context of recent commissioner decisions on the airport noise provisions for CCC PC14, which has recommended the removal of their 50 dBA qualifying matter, and/or its replacement with appropriate acoustic insulation standards, rather than to manage the number of units on a site, or a minimum allotment size.
24. In any event, I do not recommend the extension of this qualifying matter to greenfields sites in Kaiapoi, even when these are under the CRPS 50 dBA contour, as I note the restriction created by the contour is not consistent with the V1 MDRZ provisions, or as I understand it, the ability for acoustic insulation to deal with any remaining potential noise concerns.
25. I do note the potential inconsistency created by having a qualifying matter for existing urban areas in Kaiapoi, and not for greenfields areas, and the content of the qualifying matter not necessarily addressing the issue. If the IHP was minded to, consistency with PC14 would be achieved would be achieved by removing the qualifying matter from Kaiapoi entirely, or replacing it with a requirement to adhere to the relevant acoustic insulation standards.

## STATEMENTS

18. Several submitters have requested to record their agreements and discussions on matters post hearings in statements. I note that whilst this was not an explicit requirement of the Panel, some submitters have preferred this approach.

19. A table below records this:

Submitter	Technical statements	Planner/other statements
Sparks	Transport, urban design	Planning
Bellgrove North and South		Planning
Stokes	Stormwater	Planning
Kelley		Mr Wilson/Mr Kelley statement
Hobson and Whimp		Planning

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<sup>1</sup> At Beachgrove

20. Carolina Homes et al (now Townsend Fields) did not request a JWS as the matters required for resolution were minor.
21. Mr Wilson and Mr Allan, for Momentum, had email correspondence to resolve the transport constraint matter in respect of the land north of Momentum.
22. Mr Thomson and Mr Wilson agreed on wording for the transport constraint for South Woodend (Woodwater).

#### **MAPPING OF OUTLINE DEVELOPMENT PLANS**

23. Apart from Fusion Homes Ltd, who have a different issue, I consider that all residential rezoning submitters have either provided an outline development plan that meets the requirements of the CRPS, and/or an outline development plan that meets the requirements of the CRPS was in the notified PDP.
24. That said, submitters have requested minor changes and clarifications to ODPs as notified, or in the case of new areas, such as Stokes, Woodwater, South Kaiapoi, Hobson and Whimp, have provided ODPs in their formal evidence. Bellgrove South have produced an extension to the notified ODP covering their additional land, which also adjoins the Kelley property.
25. For some areas proposed for infill such as North Rangiora (general residential) and Chinnerys Road, I have considered are small enough to not require ODPs, as all principal roads and drainage systems are already in place. These areas are also proposed for general residential zoning only, and not medium density.
26. The conversion of outline development plans as supplied by submitters to be consistent with the national planning standards continues, however that mapping exercise is intended to be completed when provisions are electronically amended.
27. The mapping work can be summarized as follows:
  - Ensuring the correct national planning standard symbology is used.
  - Identifying arterial, collector, and local roads – i.e. removing the “primary” and “secondary” roading symbology that ODPs may currently use.
28. Where mapping work is required and/or ongoing, I have recorded this in Appendix A for each particular development area.

#### **DEVELOPMENT AREA CHAPTERS**

29. Mr Buckley and I have worked together to ensure as consistent as possible a package is presented, noting the substantial differences between the nature of the residential rezonings I have considered, largely in sites long identified for growth, and Mr Buckley’s recommendations for rural rezonings, in areas not previously identified for

growth (in our collective understanding of the planning framework).

30. When the marked-up and integrated versions of the PDP and V1 are presented on 13 December 2024, there will be a single set of development areas, removing the current distinction between “new development areas”, and “existing development areas”. This is the framework that we consider that the Panel/s should apply your ultimate recommendations to, for instance, when considering where to place rezoning requests and their respective rule packages.
31. For the residential development areas, I note the following changes from the notified version:
- The long narrative text associated with new development areas has been removed. It was not clear to myself, submitters, and Council experts, what the narrative text was, in way of a standard, design guideline, or advice note. They had also largely been replaced, or had become inconsistent with either PDP provisions, updated ODPs, or the proposed zoning itself. The long narrative has now been replaced by at most two paragraphs explaining the areas.
  - The narrative text did include a list of ‘fixed features’ for an ODP, which was functioning as something of a rule or standard, but was not clear. Where these lists of fixed features sit within an ODP, I am recommending that they become a built form standard instead, making them a discretionary activity if they are not complied with.
  - I consider that the PDP subdivision provisions are comprehensive, and enable broad consideration of subdivision proposals and plans, when this stage is reached. This includes consideration of the more detailed subdivision ODPs.

## **CERTIFICATION**

32. In recommending a package of outline development plans and associated provisions, I have proposed the following conceptual changes:
- Certification has been removed as a concept from the PDP, as it is no longer necessary given the amount of rezoning recommendations. I also agree with submitters that certification as notified in the PDP was potentially ultra vires.
  - There is a small area of FDA land remaining in the South East Rangiora development area, however, with no primary submitter seeking its rezoning, and multiple land ownership, I have not recommended that this area is rezoned. It remains within the South East Rangiora ODP, however, any rezoning here would require a plan change.
  - As stated above, Sparks Block C is recommended for rezoning as light industrial, however the zone is deferred, with the area of deferred zone

shown as a precinct overlay. It is recommended for it to be a discretionary activity within the rule that sets out the matters to be addressed. This approach was recommended by Mr Thomson, for Sparks, and I agree with it. The matters for assessment are set out in the relevant rule for that development area. Whilst certification did not strictly apply to industrial zones, I consider that this approach is vires in respect of the relevant case authorities.

- A similar approach is used for Stokes (potential flooding constraints), and Suburban Estates Limited (north of Momentum, with a potential transport constraint). The precinct shows the constraint, and the rule package sets out how it is to be assessed at the time of subdivision consents. This includes specific matters of assessment. However, as these constraints are singular (potential flooding for Stokes, and potential transport congestion for the Kaiapoi land north of Momentum), I consider that they are not deferred zones in the context of Sparks Block C, and instead, they are additional matters to be addressed at time of subdivision. Thus they are recommended as restricted discretionary activities.

## **FINAL INTEGRATION**

33. There are likely grammar inconsistencies in the development area chapters. I note the comments from planners, particularly Mr Mark Allan, and Mr Ivan Thomson, in regard to ensuring consistency.
34. I consider that any remaining inconsistencies are minor in nature but if any additional matters arise, these can be addressed as part of the integration wrap-up reports due on 13 December.

## **FINAL PLAN-ENABLED CAPACITY ARISING FROM RESIDENTIAL AND LARGE-LOT RESIDENTIAL REZONINGS**

35. I have updated the spreadsheet that assesses plan-enabled capacity in response to my own and other reporting officers' recommendations. Using the mid-point approach that I have used previously (and noting that this is likely to under-estimate ultimately achieved capacity), I note the following:

- The proposed rezonings provide an additional 11,602 dwellings.
- This is on top of the WDCGM 'starting point' of 5940 dwellings.
- The 2023 HCA bottom lines from the CRPS are:

### **2023-2033 HCA bottom line**

Short-medium term (to 2033)	5600
Long term (to 2053)	7650
30-year (combined)	13250



- When compared with the 30-year combined HCA bottom line (2023-2053) from the CRPS, the surplus is at least 4292 dwellings, on the list of officer recommended rezonings.
- Even if a lower starting point for current remaining greenfields capacity is used, such as the JWS<sup>2</sup> capacity of 3258, there is still ample short, medium, long, and 30-year combined capacity, well in excess of bottom lines.

36. I also note that the above assessments of plan-enabled capacity do not assume infill and intensification in existing urban areas, any capacity added from these would be on top of the figures above.

## **OTHER MATTERS**

18. Ms McClung, S42A reporting officer for stream 8 (subdivision), requested the ability to respond to Kainga Ora in the context of their stream 8 evidence. For her to complete this task, it in turn required myself to finalise my Right of Reply on Variation 1 matters. This occurred by 26 November, however, I neglected to attach Ms McClung's memorandum to myself in my Friday 29 November Rights of Reply.

19. I have attached her response as Appendix C.

20. I am authorised to provide this evidence on behalf of the District Council.

## **DATE**

**02/12/2024**



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<sup>2</sup> [https://www.waimakariri.govt.nz/\\_\\_data/assets/pdf\\_file/0028/166762/Waimakariri-Greenfield-Capacity-Assessment-dated-30-August-2024.pdf](https://www.waimakariri.govt.nz/__data/assets/pdf_file/0028/166762/Waimakariri-Greenfield-Capacity-Assessment-dated-30-August-2024.pdf)



Submitter	Comments
Momentum	<p><b>Do you agree with Mark Allen’s para 93 – 97, suggested pathway for rezoning of a FUDA under the exemptions provided by Policies 6.3.5(4) and 11.3.1(6) in respect of greenfield development identified on Map A that is under the airport noise contour and in a high hazard area, respectively.</b></p> <p>Yes, as I outlined in my interpretation scenarios, I consider that all pathways that I consider are consistent with the NPSUD and CRPS end up in considering the CRPS provisions in the context of Policy 8 NPSUD.</p> <p>I agree with Mr Allen that there are two approaches to addressing the matters in CRPS 6.3.5(4) and 11.3.1(6), either using the CRPS on its own, or applying the NPSUD. Both approaches reach the same conclusion.</p> <p>As set out in my evidence for hearing stream 10A, I do not consider that the Kaiapoi FDA is captured within the “avoid” component of the airport noise provisions, due to the way the CRPS uses the language of “greenfields”. Thus, I consider it is able to be developed.</p> <p>For CRPS 11.3.1(6), the avoidance of inappropriate development in high hazard areas, I note that the objective may have not been updated as part of change 1 to the CRPS, as it does not reference FDA land, despite the Kaiapoi FDA having been inserted into Map A whilst this objective remained operative. This clause applies as an or, it is not a showstopper.</p> <p>Also, and more importantly, the objective at (1),(2),(3) provides guidance on what inappropriate development may be. The raising of the land in the Kaiapoi FDA to be above the flood height, would be consistent with all of these clauses. (3) requires that subdivision, use, and development does not require new or upgraded hazard mitigation works to mitigate or avoid the natural hazard. The PDP uses the following definition of natural hazard mitigation works:</p> <p><i>“means structures and associated engineering works to prevent or control the impacts of natural hazards and includes both soft engineering natural hazard mitigation and hard engineering natural hazard mitigation. Retaining walls not required for a hazard mitigation purpose are excluded from this definition. Raised building floor levels and raised land which are required to be raised to meet the requirements of a hazards assessment certificate are excluded from this definition”</i></p> <p>Raised land and floor levels are not considered to be natural hazard mitigation works, thus the CRPS does not prevent the raising of the land in the Kaiapoi FDA, or anywhere else, to the levels required.</p>

If the Panel/s were to reach a different conclusion that the CRPS created insurmountable avoid tests on the airport noise matter and/or flooding matter then the NPSUD provisions, particularly Policy 8, allow a reconsideration of the CRPS framework in the context of a well-functioning urban environment, providing for significant development capacity, on the merits of the evidence presented.

On the merits, I can see no insurmountable matters that would result in myself changing my recommendation to rezone it as medium density residential.

In any instance the component of the Kaiapoi FDA that is a greenfields priority area (the land immediately north of the Beachgrove subdivision), has not been questioned in any evidence before the Panel/s, and should be rezoned.

Similarly, there is no policy reason to decline zoning of the land within the Kaiapoi FDA outside of the 50 dB contour, although noting that this would create a perverse urban form outcome, with the development that is the farthest away from the Kaiapoi town centre being approved, and the closer land not being approved.

**Please respond to Mr Allen’s supplementary evidence – para 22 on the use of trigger points for determining cumulative impacts and transportation works that may be required on the network.**

I agree with the transport experts that the existing Smith Street/Williams Street/Beach Road roundabout could form a constraint if the full Kaiapoi FDA were to be developed.

This raises the question of how to handle such a constraint in the context of the PDP. In the context of other rezoning proposals, three broad options have emerged:

1. Contingent or deferred zoning, such as what I have recommended for Sparks Block C, and Stokes – whereby an area of land is rezoned, but with a PRECT overlay linked to a rule outlining the constraint and how it is to be addressed.
2. A staging rule, limiting the number of allotments, until such time as the transport constraint is addressed. I have recommended this approach for the Woodwater rezoning.
3. Using TRAN-R20, to assess the performance of the roundabout, and other intersections, at the time of subdivision consent, as suggested by Mr Carr and Mr Allan.

In responding to this, I consider that where a specific trigger point has been identified in expert evidence, such as a number of allotments, a site-specific staging rule should be used. This is the Woodwater scenario.

However, where a trigger point has not been identified in expert evidence, then TRAN-R20 would provide a catch-all, however, the constraint would need to be spatially identified.

From what I understand of the expert evidence, the roundabout can handle the

expected traffic arising from the Momentum development, but that further traffic requires an assessment as to its capacity.

For this reason, I have recommended, in consultation with Mr Allan, that a PRECT overlay linked to a rule (DEV-K-R2) on the rest of the Kaiapoi FDA (i.e. the non-Momentum part) that identifies the constraint and how to address it is incorporated as a rule for the Kaiapoi development area. This sets development as a permitted activity provided that an integrated transport assessment is undertaken and any works arising from that assessment are addressed at subdivision stage. It is a restricted discretionary matter, with TRAN-MD11 high traffic generators, applying if the ITA has not been undertaken.

**Please respond to the relevance and applicability of the examples provided in PC69 and PC71 in Selwyn District.**

*SDC plan change 69*

The Selwyn District plan change 69 example relates to rezoning land that was not identified in Map A of the CRPS. This is a different situation to the Kaiapoi FDA, which is identified in Map A. However I consider that the decision of the Commissioner in this regard shows that the Policy 8 NPSUD responsive planning pathway can trump an RPS provision if it needs to. However, this land is not subject to an airport noise contour in Map A, CRPS.

This is consistent with the approach on interpretation that I have recommended in my s42A report.

*SDC plan change 71*

Plan change 71 recommended the rezoning of land outside of the 50dbA contour to residential, and declining it on the land affected by the contour. The land outside of the contour has since been rezoned under Selwyn's IPI.

*"We agree with the Hearing 30.1 Hearing Panel that it would be inappropriate to rezone land within the 50 dBA Ldn Noise Control Overlay from GRUZ to enable residential development (in this case Living MD1 zone) as to do so would rely on an as yet unknown outcome of CRC's review of the airport noise contours. It would also not give effect to Objectives 5.2.1(f) and (g) and Policy 6.3.5(4) of the CRPS."*<sup>3</sup>

I consider that the Kaiapoi FDA and the PDP have a number of differences from the Selwyn context, namely:

- I consider that the Kaiapoi land is subject to an exemption under 6.3.5(4), whereas no such exemption exists for the PC71 land.
- The evidence presented in the PDP, from all perspectives, appears to go into more detail on the relationship between the NPSUD and the CRPS, particularly in regard to the construction of the CRPS noise provisions and what they may mean.

<sup>3</sup> Para 30, [https://www.selwyn.govt.nz/\\_\\_data/assets/pdf\\_file/0009/2058264/V1-IPI-Operative-District-Plan-Recommendation-Report.pdf](https://www.selwyn.govt.nz/__data/assets/pdf_file/0009/2058264/V1-IPI-Operative-District-Plan-Recommendation-Report.pdf)

- SDC PC71 does not appear to have directed expert conferencing on matters of contention, whereas conferencing occurred on the PDP Stream 10A questions. This conferencing produced, among other JWSs, a JWS from the noise experts that stated that insulation of houses would achieve internal noise levels that would mitigate the external noise.

Whilst the Selwyn IHP stated they had considered the NPSUD<sup>4</sup> in their decision-making, there is no specific reference to Policy 8, NPSUD, or the responsive planning provisions, or any application of it.

**Respond to any relevant issues to arise from the IHP's for PC14 to the Christchurch City Plan's recommendations .**

The PC14 IHP has made the following recommendations (para 347, part 4, <https://chch2023.ihp.govt.nz/assets/IHP-Report-/IHP-Recommendations-Report-Part-4-29-July-2024.pdf>):

- Apply the MDRS and rezone all relevant residential zones within the 50, 55, and 65 dB Ldn Noise Contours to MRZ and HRZ.
- Provide for 1 to 3 new residential units on a site within the 50 dB noise contour, with a requirement that each residential unit be insulated and provided with ventilation.
- For the 55 dB and 65 dB contours, retain the qualifying matter for residential activities in these locations, as non-complying and prohibited activities. This in turn means removing the qualifying matter for the 50 dB contour.

In the context of the PDP, I consider the following:

- There is no Kaiapoi exemption equivalent for Christchurch City in CRPS policy 6.3.5.
- The Selwyn 50 dB contours cover only a small portion of their current and proposed residential zones, whereas they cover most of Kaiapoi.
- The proposed airport noise qualifying matter for airport noise (with the 1 unit and 200m<sup>2</sup> allotment size limitation) is now inconsistent with the PC 14 IHP recommendation, which removes this qualifying matter from relevant residential zones under the 50 dB contour.
- The PC14 IHP considers that insulation and ventilation standards within buildings is more appropriate than a blanket withholding of intensification. This is consistent with my recommendations on the PDP and V1 to date.
- The proposed airport noise qualifying matter was intended to maintain the status quo development pattern in Kaiapoi in response to the intensification enabled by the MDRS.
- It may be inconsistent with the Kaiapoi exemption in the CRPS, although as I stated in stream 10A, the qualifying matter does not technically need to be

<sup>4</sup> Para 5, *ibid.*

	<p>consistent with the CRPS provisions.</p> <p>In the context of the Selwyn PC71 decision, I note that the PC 14 IHP has recommended the rezoning of land under the 50 dB contour to residential, and in the context of their IPI. This is a more recent decision, and considered the airport noise matters in substantially more depth.</p> <p><i>I address the matters arising from PC 14 that affect the MDRS and height in my reply on V1</i></p> <p>Summarising, I consider the following:</p> <ul style="list-style-type: none"> <li>• There is no barrier to rezoning the Kaiapoi FDA from previous decisions by other Councils. I consider the PC14 decision to be the most relevant in a Kaiapoi context, as it was also dealing with the 50 dB contour in a built-up existing urban area.</li> <li>• The removal of the 50 dB airport noise qualifying matter for Kaiapoi, provided that the relevant PDP noise standards are appropriate, may be needed if consistency is to be achieved with PC 14, although this could similarly wait until the outcome of the CRPS review.</li> <li>• Pathways to consider the airport noise matter and the flooding matter are available under the CRPS on its own and under the NPSUD.</li> </ul>
Fusion Homes	<p><b>Please respond to submitter evidence and in particular the significance of the separation of the land to the wider block and whether a cross-road connection is critical for rezoning to occur.</b></p> <ul style="list-style-type: none"> <li>• The submitter acknowledges, at para 7.5, that the site is separated from the rest of Silverstream by Ohoka Road. I consider that this site was included within the list of parcels in the Minister’s notice because it was a site within the overall ODP for Silverstream / Kaiapoi West, and that the Minister’s notice simply listed all of the land parcels captured by the ODP. The intended land use for these parcels is as set out in the ODPs. For 261 Giles Road, the ODP sets this out as stormwater ponds.</li> <li>• For instance, the Transpower substation, in the middle of Silverstream, was also captured in this Minister’s notice, even though it also had no intention of ever being developed as residential land.</li> <li>• Under both the CRPS and operative (and proposed) district plans, subdivision must be consistent with an ODP, and the ODP for West Kaiapoi / Silverstream (ODP 164A, <a href="https://www.waimakariri.govt.nz/__data/assets/pdf_file/0013/141430/sh t164A-dp2005.pdf">https://www.waimakariri.govt.nz/__data/assets/pdf_file/0013/141430/sh t164A-dp2005.pdf</a>) does not show any intended residential land use for the 261 Giles Road site. It is coloured white, with stormwater ponds, whereas residential land is coloured either red, cyan, or blue. In this regard, it is the same treatment as per the Transpower land and substation in the middle of Silverstream. The Transpower substation land is also coloured white. No one is arguing for residential development on the Transpower land, simply because it is within the ODP (but not coloured), and within the Minister’s notice.</li> </ul>

- Appendix 4 of the submitters' evidence shows an intended shared pathway in the area, however, the WDC map presented by the submitters' in Appendix 4 does not focus on the submitters' site at 261 Giles Road – instead it centres on the property at 271 Giles Road, on the other side of the road.
- The proposed walkway is not a connection or shared path between aspects of the Kaiapoi West/Silverstream development, as this shared pathway does not appear on the Kaiapoi West/Silverstream ODPs. These ODPs do not show any connectivity to this site, as it was not intended to contain residential development – it was intended for stormwater.
- The maps within Appendix 4 of the submitters evidence show a later development as part of a wider Environment Canterbury network that was undertaken unrelated to the development of 261 Giles Road.
- I note that the pathway does not enter the submitters' site – it remains within the legal road. This indicates to me what I stated in my s42A, that the site was never intended for residential development. If it was, I consider that the ODP would have shown the connection.

*Connectivity of the site as discussed through consent application*

I discussed the detail of the previous consent application, with Ms Emma Frazer, the consultant planner who processed it for Council. I note that the submitter provided me with permission to consider the documentation associated with the resource consent application as part of the rezoning.

Ms Frazer's summary is as follows:

- The application for subdivision RC215675 was activated after fee payment on 10 January 2022. The AEE with the application (TRIM 211223205553) did not propose walking or cycling links from the development site or along the site frontages to Ohoka Road or Giles Rd. At paragraph 35 of the application,

*“It is recognised that the location of the site places limitations on passive transport, such as walking and cycling. The wider subdivision area has not been designed to facilitate passive transport such as locating footpaths on OHoka Road. It is respectfully suggested that the establishment of pathways and crossing facilities may in fact result in greater safety risks than not having them. On this basis it is considered that the proposed subdivision is designed to be commensurate to the location of the site including appropriate transport connections.”*

- Later in January (25 January 2022) a further information request was sent out (TRIM 220125008619) requesting the following in relation to pathways and connectivity;

*Please provide justification behind the suggestion of not establishing pathways and crossing facilities. Based on policy [17.1.1.3](#) in the operative district plan, a characteristic of a Residential 7 Zone subdivision includes the provision of on and off road pedestrian and cycle facilities. Besides that, as Ohoka Road is classified as an arterial road and as a Grade 2 facility under the District's draft walking and*



*cycling network plan. Thus, cycling facilities are expected as per both the operative and proposed District Plans.*

- The applicant responded (TRIM 220302029030) with an updated landscape plan showing a short footpath from the cul de sac intersection with Giles Rd to the 'new council footpath' on the opposite side of Giles Rd and the statement;

*"With regards to the location and design of the proposed pathway, through previous discussions with Council the applicant was advised of Council's intention to construct a pathway along Ohoka and Giles Roads including establishment of a pedestrian refuge on Ohoka Road. A copy of the information is appended as Document C."*

- Further discussions were had at a meeting with the applicant, and WDC responded that there was still a concern regarding pathways and that the applicant may have to provide the link to Silverstream proper as a financial or works contribution to offset effects. The applicant put forward an argument that the cycleway link was planned and budgeted for, and therefore could not be funded by a developer. They offered to construct some of the pathway to off-set development contributions. WDC explained that there was no budget or DC's that included cycleways and therefore financial contributions or works contributions could be required.
- In August 2023 an updated landscape plan (attached) showing footpaths along the Ohoka Rd and the Giles Rd frontages was submitted by the applicant with the comments (TRIM : 230809121021):

*Council have previously provided details of a planned shared pathway in the area but have also advised that no funding is available for such works and have more recently expressed an expectation that the applicant is responsible for the formation for a substantial portion of the shared pathway well beyond the frontage of the site.*

*The response of Council is consistent with information readily available publicly. I bring to your attention that the Council website includes a page regarding a Walking and Cycling Network Plan and that consultation occurred last year regarding this. This includes a series of maps that identify the location and formation of the shared pathway. The webpage also specifies that funding has been allocated for formation works for various projects. I have appended a section of the mapping available online for the area.*

*On the basis of works planned by Council and publicly being promoted, including allocation of funding, it is respectfully suggested that the arrangement proposed by the applicant is more than fair and reasonable. Beyond the above it is suggested that there was a conscious decision made by Council / the Government to zone the site for residential development purposes. If such a determination as to zoning was made, questions have to be asked as to whether it is fair and reasonable for the applicant to fund plans already made by Council to address an issue which the Council and Minister created.*

- My notification report under s95 summarised the final proposal for pathways:

*Connectivity between the subdivision and Silverstream developed area on the north-eastern side of Ohoka Road, and between the subdivision and the*

	<p><i>esplanade reserve adjacent to proposed Lot 28 (balance lot to the north-west) has been discussed with the applicant. The applicant has offered an arrangement regarding the formation of a shared pathway on the frontages of the site on both Ohoka and Giles Road frontages. Linkage with the Silverstream urban area (including shops, services and recreation reserves) and the esplanade reserve has not been offered.</i></p> <p>- The commissioners decision to publicly notify the application (attached) does not specifically address pathways but does summaries that the ODP contemplates storm water ponds on the site as the only anticipated activity.</p> <p>Overall, the applicant has been reluctant to agree to pathway links between the site at 261 Giles Rd and Silverstream urban area, and was not offering to construct or contribute to the planned shared cycleway identified on the attachment ‘C-Council Pathway’ through the RC application.</p> <p><i>Conclusion</i></p> <p>I consider, particularly considering Ms Frazer’s experience of the resource consent application, that the submitter has not proposed a connection in the past, nor was one proposed as part of the original Silverstream ODP. The submitter (and then applicant) appears reliant on a wider cycleway and walkway plan, that was developed following the Silverstream ODPs (and not as part of these ODPs) for connectivity, but has not in the past appear willing to contribute to it.</p> <p>The site is also not in any specified growth direction or pathway as set out in the district development strategy.</p> <p>I consider that Ms Frazer’s advice reinforces my recommendation to reject this rezoning request.</p>
Carter Group RIDL	<p><b>Please respond to Mr Phillips paragraph 11, i.e. the officer’s report does not engage in any detail with the definition of ‘Tier 1 Urban Environment’ or the possibility that the express identification of areas within the NPS-UD Appendix provides a simple answer to the question of “What is relevant the urban environment?”.</b></p> <p>I consider that this statement by Mr Phillips is not a correct reflection of the content of my officer’s report. I discussed the “Tier 1 urban environment” in substantial detail in the following locations of my report:</p> <ul style="list-style-type: none"> <li>• Para 56-57</li> <li>• Para 73, in response to the legal advice attached to the report which also considered the “Tier 1 urban environment” question</li> <li>• Para 105</li> <li>• Para 108</li> </ul> <p>The matter is discussed extensively in the legal advice attached to my evidence on that particular question, as I asked for that advice to gain a legal perspective on this issue.</p>

I also note that this was a matter conferenced on by experts, including Mr Phillips, in response to Stream 10A, with a JWS produced. Experts outlined their consideration of this question in that JWS in detail, and I represented that within my s42A. There is substantial detail at Appendix 1 of this JWS on the s42A officers' opinion of the Tier 1 urban environment matter and the complexity of it.

*Does the NPSUD answer the question?*

In response to the second part of the question, I consider that the NPSUD Appendix does not provide a simple answer to the question, as Table 1 of this Appendix states that the Tier 1 urban environment is "Christchurch", and that the Tier 1 local authorities are the Canterbury Regional Council, Christchurch City Council, Selwyn District Council, and Waimakariri District Council.

On its own, this provides no clarity at all – is it all, or some of these districts, within the tier 1 urban environment, do the other towns within these districts have tier 1 urban environments of their own, and does the listing of a tier 1 local authority automatically make all of their district a tier 1 urban environment?

My position, is that Christchurch itself – the city – is what the NPSUD refers to as the Tier 1 urban environment. It is both urban in character (and intended to be by planning documents), as well as being the centrepiece and driver of a housing and labour market of more than 10,000 people that extends out into the rural areas of the surrounding districts of Waimakariri District (and Selwyn District, and non-urban parts of Christchurch City, such as Banks Peninsula).

However this does not automatically make the parts of the Waimakariri District within the housing and labour market area of Christchurch City to be urban environments, as they must also be intended in planning document to be urban in character as well. *Where they aren't intended in planning documents, they are to be assessed under Policy 8 as to how they may contribute to a well-functioning urban environment. Policy 8 does not make them urban environments by virtue of undergoing that consideration.*

Both parts of the definition of urban environment need to be satisfied to make an area an urban environment – urban in character, and part of a combined housing and labour market of at least 10,000 people.

I note that planners were evenly split on the question of if the dashed-line/Greater Christchurch was intended to be urban in character. All planners agreed that this area contained some of a Tier 1 housing and labour market connected to Christchurch.

For myself, I retain my position that Map A, CRPS, and the objectives and policies that implement it, clearly do not intend for the part of the Waimakariri District within the dashed-line that is commonly considered to be 'Greater Christchurch' to be urban in character. Furthermore, the CRPS objectives that set out how changes to Map A to enable development of more areas of land also specify the need to maintain the rural character in between existing urban areas.

I do not support the concept of sub-market granularity as put forward by some

	<p>submitters. The demand is for housing within a commuter distance of Christchurch City, as the major centre of employment.</p> <p>I note that most rezoning submitters have not relied on sub-market arguments to support their rezoning. They have linked their rezonings to the supply of land and thus housing for Christchurch and the overall housing bottom lines that apply to the district overall. Supply and demand in the eastern part of the District, within the dashed-line, largely operates to supply Christchurch.</p> <p>However, to conclude, as I stated in my evidence, I do not consider that the question needs to be resolved for the purposes of assessing submissions, as Policy 8 NPSUD applies in all cases. Regardless of where the urban environment is, and the housing and labour market of it is constantly moving and changing, the responsive planning provisions require that all proposals must be assessed as to if they provide a well-functioning urban environment.</p> <p>Planning documents, including the CRPS, and the PDP, do not intend for all of the area in Map A, CRPS to be urban in character. They, and the zoning proposed under the PDP, and in the operative plan, intend for them to remain rural, with some smaller settlement zones and identified areas for large lot residential (which is not considered in most cases to be urban, under the CPRS, and PDP).</p> <p><b>Do you concur with Mr Phillips, who we understood in answer to a question to be saying, that NPS-UD Policy 8 provides a pathway for the CRPS for the avoid policy 6.3.5.4 (which includes the airport contour issue).</b></p> <p>Yes, if this is what Mr Phillips stated (and I agree with the Panel’s interpretation of his answer in this regard, having also heard it) in response to that question that Policy 8 NPSUD provides a pathway to avoid CRPS policy 6.3.5(4), noting that I consider that CRPS 6.3.5(4) provides an exemption for the FDA land at Kaiapoi.</p> <p>In the case the Panel considers that CRPS 6.3.5(4) does not provide an exemption, under the various scenarios that exemptions may be available in this policy, or my consideration that the land is already exempt, I consider that Policy 8 NPSUD would provide a pathway for considering the Kaiapoi proposal on its merits as a well-functioning urban environment.</p>
Mike Greer	<p><b>Please respond to Ms Harte, paragraph 82, where she refers to a positive policy approach in CRPS to development of several towns which do not have greenfield priority areas (GPAs) or Future development areas (FDAs) and therefore strongly indicates that the reference to GPAs and FDAs in 6.2.2.(4) sits within, but does not override, the methods of providing for development with Greater Christchurch. “In my opinion this positive approach is in line with, and supports, the NPS-UD which is a higher order policy document”.</b></p> <p>Yes, I agree with Ms Harte that urban development is not limited to the “Map A areas”, presuming that she means the shaded areas in Map A.</p> <p>The chapeau of Objective 6.2.2 sets out the following:</p> <p>“The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for</p>

	<p>future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by”</p> <p>I note the requirements to achieve consolidation and intensification of urban areas, to avoid unplanned expansion of urban areas, and within 6.2.2(4) that applies to surrounding towns at a rate and in locations that meet anticipated demand and enable the efficient provision and use of network infrastructure.</p> <p>6.2.2 also applies to rural residential development outside of existing urban and priority areas, and Māori reserves.</p> <p>Thus, I agree with Ms Harte that Objective 6.2.2 is not limited to the shaded areas in Map A.</p> <p>The difficulty arises from Policy 6.3.1(4), which expressly limits new urban activities to those which can only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provide for in the CRPS. The policy is more stringent than the objective. “Expressly provide for” is highly directive – if it is not within a shaded area of Map A, I do not consider that it can be rezoned under the CRPS alone.</p> <p>Thus, whilst it is possible under the CRPS objective to develop outside of the shaded areas, it requires an RPS change, or an application of Policy 8 NPSUD. Then the nuance in the objectives and policies of the CRPS, such as the requirement to achieve a consolidated urban form, still applies in any consideration under the NPSUD.</p> <p>For this reason, I noted the requirements in CRPS 6.3.11(5) of what the Canterbury Regional Council sets out that it would consider itself in any RPS change in my assessment of rezoning proposals.</p>
Woodwater	<p><b>Please confirm whether you concur with Mr Thompson’s assessment of the relevant planning documents.</b></p> <p>Mr Thomson has an extensive assessment in Appendix 1-3 of his evidence in chief. Having reviewed these, I agree with all of his assessments, except I note he did not explicitly apply the “contribute to well-functioning urban environments” test in the context of Policy 8 NPSUD, but as the area is within the infrastructure boundary of Map A, CRPS, albeit, not shaded, he may not have needed to.</p> <p>However he has addressed this in the context of his assessment of the Woodwater proposal against all of the objectives and policies of the NPSUD and CRPS, so I consider he has offered a fulsome consideration of the proposal.</p>
Carolina Homes	<p><b>Please respond to the submitter’s evidence in respect to available solutions to the issue the submitter has raised.</b></p> <p>Ms McKeever and I are in agreement on almost all matters. I understand that the ODP changes to the West Rangiora and South West Rangiora Development Areas have addressed her concerns, by retaining rural lifestyle zoning for 20 and 24 Angus Place (24 Angus Place is not her client), and that the previous issue with a</p>

	<p>recreational or stormwater land use being placed on some of 20 Angus Place, thus preventing a dwelling from being established, is no longer a problem. As the land is not recommended to be rezoned due to the velocity flooding risk arising from an Ashley River breakout scenario, it is no longer within the ODP, and the ODP no longer governs land use in this location.</p> <p>Ms McKeever has raised issues in the context of Variation 1 which I address there.</p>
Spark	<p><b>Please confer with Mr Thompson on options and recommendations to avoid having potentially a single block of land that is subject to certification in the PDP</b></p> <p>I note that as notified in the PDP, certification as a concept may not have applied to areas proposed for industrial or commercial land use, however I understand the context of the question.</p> <p>The recommendations put forward by Mr Thomson have recommended that Sparks Block C is rezoned as LIZ, but that the constraints on this land are shown with a PRECINCT overlay, linked to a rule that sets out what must be demonstrated in order to lift the overlay and allow the development to occur.</p> <p>This is a form of deferred zoning, where the land use has been anticipated, and the rule framework sets out what must be demonstrate to enable development on this site as part of a discretionary consent prior to it. This is the opposite of how certification operated, as it requires no delegation to the Chief Executive Officer, or other staff official. The decision-making framework sits entirely within the PDP.</p> <p>As with other areas where constraints have been identified, such as Stokes, and the Kaiapoi development area north of Momentum, this constraint is identified on the land as a PRECINCT, with a relevant rule that outlines how the constraint is to be addressed.</p> <p>Where there are multiple constraints, such as for Sparks Block C, the activity status is discretionary. Where there are singular constraints, such as the potential flooding issue for Stokes, and the Beach Road roundabout capacity issue for development north of Momentum, I have recommended a restricted discretionary status.</p> <p>My understanding is that all residential rezoning submitters, including those affected by the PRECINCT constraint overlays, understand and are supportive of this approach, even if it may not be, say in the case of Stokes, their first choice as an outcome.</p>
Hobson and Whimp	<p><b>In respect of “unanticipated development”, do you agree with Ms Eveleigh’s legal submissions that the community expectations are that the submission area is anticipated for growth, and therefore NPS-UD Policy 8 is still relevant.</b></p> <p>Yes, I agree, and I note I had failed to consider the growth directions as set out in the District Development Strategy, that anticipate that Rangiora, if it is to expand, will expand to the east. Thus, it is not “unanticipated”<sup>5</sup>.</p>

<sup>5</sup> For the purposes of my tables and evaluation, for consistency, I am maintaining the “anticipated” and “unanticipated” columns, even though my final recommendations may have changed.

NPSUD Policy 8 is relevant in all proposals, but the degree to which a development is anticipated or not places weight on how the responsiveness test is applied, particularly in the context of the CRPS that otherwise restricts growth to the shaded areas of Map A. Hobson and Whimp is outside of the shaded areas.

I did assess Hobson and Whimp initially under NPSUD Policy 8, but I did not agree that it formed a well-functioning urban environment because of the connectivity issues that I considered that the site had. However, in light of the DDS direction for growth, I have reconsidered it, and have recommended that it is accepted.

## **Appendix 1 – Recommendations on Rezoning Requests applying Mr Fowler’s interpretation of the Clearwater Test**

### ***Para 13-17 questions (from the Panel):***

***The Reply Report for HS12E(B) is to respond to any matters raised in submitter evidence at the hearing. 14.***

***The Panel also notes that Mr Wilson in his s42A Report advised that, on the basis of the Council’s legal advice, there is no scope to recommend additional new residential zones 4 in response to submissions (i.e. in addition to the new residential zones include in Variation 1 as notified).1 No further evaluation was carried out on those requests.***

***15. The submitters provided contrasting legal opinions on the scope issue, including specific reference to the recent Selwyn District Council Variation 1 decisions, and while this matter is still to be determined by the Panel, we request that Mr Wilson provides an evaluation of each submission on the basis that the Panel chooses to accept the submitters’ legal positions as to scope.***

***16. The evaluation should be included in the Reply Report, and in a table format including the relevant detail similar to the Table for the Reply Report on HS12E(A).***

1. Mr Carranceja provided a legal opinion on the scope of Variation 1, which was attached to my hearing stream 12E Variation 1 s42A report.
2. Mr Chris Fowler, for various rezoning submitters, provided another opinion, on the application of the Clearwater and Motor Machinist tests, in the context of rezoning applications. The IHP has asked me to provide recommendations in the context of the IPI to apply Mr Fowler’s interpretation. My understanding of Mr Fowler’s test is as follows:
  - a. Is the area of land immediately adjacent to an area within the notified scope of Variation 1?
  - b. Is mischief created, or likely to be created by the extension of scope? Related to this is the degree to which people may be disenfranchised or lose natural justice by the extension of scope.
3. In response to a Panel question during that hearing, and as set out in my hearing stream 12E evidence, I recall stating that I consider that for all practical purposes, the only planning differences between the PDP MDRZ and the V1 MDRZ are the removal of the 200m2 minimum allotment size, and the allowance of 3 units per site, instead of 1. All of the land is immediately adjacent to areas proposed for rezoning under Variation 1. I do not consider, for instance, that Mr Fowler’s test could apply to land proposed for rezoning that is at some distance to the notified Variation 1 boundary. It must be immediate, still allowing for small features such as roads and streams for instance.
4. I am also conscious of Mr Fowler’s comments on the application of the Clearwater test that focused on the level of opposition and concern raised by submitters during the hearings, in how that might provide a guide as to the extent of possible mischief. There is little opposition to the proposed residential rezonings that I have considered, with most of these occurring in areas that have long been proposed for development (i.e. FUDAs).



5. Mr Fowler did stress the importance of assessing submitter concern, or the absence therefore, in applying his test. I do consider that after a long hearing process, the concerns that were going to be raised, have probably been raised.
6. I have provided an assessment of the residential rezoning applications using Mr Fowler's test below. I have contrasted it to my recommendations in the s42A report.
7. I have also attached this to my updated summary of rezoning spreadsheet, to better link the recommendations to the maps of the areas.
8. To conclude, where I have recommended an area to be rezoned to MDRZ under the PDP, applying Mr Fowler's test, I also recommend that they are rezoned under V1 as I consider that they are immediately adjacent to the V1 zone boundaries, and that given the minor differences between the PDP MDRZ and V1 MDRZ zone provisions, that any mischief from the upzoning is known to the Panel/s and other submitters.

<b>Summary of residential rezoning recommendations</b>		
<b>Anticipated Urban Environments</b>		
<b>Area/Submitters</b>	<b>C Carranceja Test</b>	<b>C Fowler Test</b>
<b>West Rangiora new development area</b>		
<i>South Block</i>		
199 Johns Rd etc Carolina Homes Limited, Allan Downs Ltd, Michael Skelley, Robert Jack Paterson, R J Paterson Family Trust, M & J Schluter, John and Coral Broughton, Survus Consultants Limited	Not within scope of Variation 1, do not rezone under Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.

<i>Middle Block</i>		
Alphons and Elisabeth Sanders Nick and Cilla Taylor  Dalkeith Holdings  Miranda Hales  Survus	Not within scope of Variation 1, do not rezone under Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.
<i>North Block</i>		

Blakemore Zahner Survus		
	Not within scope of Variation 1, do not rezone under Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.
<b>North West Rangiora existing development area extension</b>		
North Rangiora Owners Group, Chaoting Ni and Luyan Qian	No submission scope for rezoning to MDRZ	No submission scope for rezoning to MDRZ
<b>North East Rangiora new development area</b>		

<p><b>Smaller parcels in and around Bellgrove North</b></p>		
<p>Bellgrove Rangiora Ltd</p> <p>The Board of Trustees of Rangiora High School</p> <p>Survus Consultants Limited</p>		<p>Bellgrove North is proposed for rezoning to MDRZ within Variation 1, and my recommendation is to rezone under Variation 1</p>
<p><b>Western side of Golf Links Road</b></p>		
<p>Carolyn Hamlin</p> <p>David Whitfield</p> <p>James Lennox</p> <p>Nick Thorp</p> <p>Survus Consultants Limited</p>	<p>Recommended for rezoning under the PDP to MDRZ</p>	<p>Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.</p>

<b>School farm and funeral home</b>		
<p>Bellgrove Rangiora Ltd</p> <p>The Board of Trustees of Rangiora High School</p> <p>Survus Consultants Limited</p>	<p>Recommended for rezoning under the PDP to MDRZ</p>	<p>Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.</p>
<b>South East Rangiora new development area</b>		
<b>Bellgrove South</b>		

<p>Survus Consultants Limited</p> <p>Bellgrove Rangiora Limited</p> <p>Gregory E Kelley</p>	<p>Recommended for rezoning under the PDP to MDRZ</p>	<p>Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.</p>
<p><b>Additional SER land (Thompson, Leech, Kelley)</b></p>		
<p>Survus Consultants Limited</p> <p>Gregory E Kelley</p>	<p>Recommended for rezoning under the PDP to MDRZ</p>	<p>Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.</p>
<p><b>Sparks Block A</b></p>		

Richard and Geoff Spark	Recommended for rezoning under the PDP to MDRZ	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.
<b>Additional SER (not Sparks or Bellgrove)</b>		
Survus Consultants Ltd		Not proposed for rezoning to medium density residential.
<b>Woodend proposals</b>		

<b>Chinnerys Road</b>		
<p>Mark and Debbie Ogle  Anne Fechny et al request to rezone  Mr &amp; Mrs C Sharp - 109 Chinnerys Road,  Mr &amp; Mrs M Ogle - 95 Chinnerys Road,  Mr &amp; Mrs H Tocker - 85 Chinnerys Road,  Mr &amp; Mrs G Fechny – 14 Grange View,  Mr K &amp; Ms Lucy Magill - 13 Grange View,  Mr &amp; Mrs K Robinson - 8 Grange View,  Mr &amp; Mrs G Barclay - 73 Chinnerys Road</p>	<p>Recommended for rezoning under the PDP to MDRZ</p>	<p>Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.</p>
<b>Kaiapoi new development area</b>		
<b>Momentum North Block</b>		
<p>Colin Moore, Momentum Developments Limited,  Survus Consultants Limited</p>	<p>Recommended for rezoning under the PDP to MDRZ</p>	<p>Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.</p>



<b>Momentum South Block</b>		
As above		
<b>Rest of Kaiapoi North Block</b>		
Suburban Estates Limited, Momentum Developments Limited, Survus Consultants Limited	Recommended for rezoning under the PDP to MDRZ, subject to a PRECINCT overlay on the Suburban Estates land that addresses the potential transport constraint at the Beach Road roundabout.	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. The Suburban Estates land (i.e. north of Momentum) has a recommended PRECINCT overlay that shows the potential constraint on the Beach Road roundabout, and a rule that sets out what must be addressed. As this rule applies to the whole site, and does not limit density, I do not consider that it would need to be applied as a qualifying matter, as the proposed zoning rules are the same as the rest of the MDRZ zone
<b>Other</b>		

Waimakariri District Council land (69 Johns Road)		
Alphons and Elisabeth Sanders Nick and Cilla Taylor  Dalkeith Holdings  Miranda Hales  Survus		
<b>Unanticipated Urban Environments</b>		
<b>Doncaster</b>		
Doncaster Developments Ltd	Recommended for rezoning under the PDP to MDRZ	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning.

<b>4 Golf Links Road</b>		
Rachel Hobson and Bernard Whimp	Recommended for rezoning under the PDP to MDRZ	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning.
<b>Additional Bellgrove land</b>		

Bellgrove Rangiora Limited	Recommended for rezoning under the PDP to MDRZ	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning.
Greg Kelley extension		
	Recommended for rezoning under the PDP to MDRZ	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning.

<b>Sparks Block B</b>		
Richard and Geoff Spark	Recommended for rezoning under the PDP to MDRZ	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning.
<b>Woodwater (overall)</b>		

Woodwater Limited, Cheryl Marie Judson	Recommended for rezoning under the PDP to MDRZ	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning.
<b>Stokes (North of Ravenswood)</b>		
B and A Stokes	Recommended for rezoning under the PDP to MDRZ, subject to a PRECINCT overlay that requires the potential flooding issue to be addressed	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I have recommended a PRECINCT overlay and rule that addresses the potential flooding issue on the site, however as this rule, once the matters in it are addressed, will not limit density on the site, I do not consider that it needs to be applied as a qualifying matter

<b>South Kaiapoi development area</b>		
Mike Greer Homes, W J Winter and Sons Limited	Recommended for rezoning under the PDP to MDRZ	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning.
<b>261 Giles Road</b>		

Fusion Homes Limited	I have not recommended rezoning of this site.	I do not recommend rezoning of this site under V1, as I have recommended it be declined in the context of the PDP.
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## Appendix A – Changes to drafting

### WR - West Rangiora Development Area

#### Mapping to occur

- Planning maps updated to outlined land use, following rezoning decisions
- Lehmans Road drain/swale
- SWR development area to be identified as a separate area, with a black border
- Removal of 20 and 24 Angus Place from the ODP
- Option A and Option B transport outlines for Brick Kiln Lane (North Block) to be added
- Primary and secondary roads removed and replaced with either strategic/arterial, collector, or local roads.
- NPS symbology to be used on ODPs.

#### Introduction

The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, and fixed and flexible features. 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.

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-WR-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. West Rangiora has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan.<sup>6</sup> Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.<sup>7</sup>

The provisions in this chapter are consistent with the matters in Part 2 – District Wide Matters – Strategic Directions and give effect to matters in Part 2 – District Wide Matters – Urban Form and Development.

<b>Objectives</b>	
<b>DEV-WR-O1</b>	<b>Development area</b> West Rangiora Development Area contributes to achieving feasible development capacity for residential activities.
<b>Policies</b>	
<b>DEV-WR-P1</b>	<b>Future urban development</b> Provide for future urban development in a Development Area (in accordance with DEV-WR-APP1 – West Rangiora Outline Development Plan) through a certification process by the District Council's Chief Executive Officer or their delegate when: <ol style="list-style-type: none"> <li>1. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term);</li> <li>2. water supply, wastewater system and stormwater infrastructure capacity is sufficient to support the proposed development; and</li> </ol>

<sup>6</sup> Submitter [submission number]. Topic report.

<sup>7</sup> Submitter [submission number]. West Rangiora updated s42A report.

	<p><del>3. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater system and stormwater infrastructure, open space and recreation land and transport infrastructure.</del></p>
<b>DEV-WR-P2</b>	<p><b>Subdivision and activities</b>  <del>Only allow subdivision and activities where:</del></p> <ol style="list-style-type: none"> <li><del>1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and</del></li> <li><del>2. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the West Rangiora Outline Development Plan.</del></li> </ol>

### Activity Rules **Land use, development, and subdivision** ~~if certification has been approved~~

<p><b>DEV-WR-R1</b> <del>Activities provided for in General Residential Zone</del> <u>West Rangiora Development Area Outline Development Plan</u></p>	
<p><b>Activity status: PER</b>  Where <del>this activity complies with the following activity rules/standards in the General Residential Zone:</del></p> <ol style="list-style-type: none"> <li><del>1. GRZ-R1 to GRZ-R18; and</del></li> <li><del>2. all General Residential Zone Built Form Standards.;</del> <ol style="list-style-type: none"> <li><u>1. Development is in accordance with DEV-WR-APP1 and the relevant built form standards and/or rules.</u></li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved:</b> <del>see activity status for GRZ-R1 to GRZ-R18</del> <b><u>DIS</u></b></p>
<p><b><u>Advisory Note</u></b></p> <p><u>For the avoidance of doubt, where an Activity of Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</u></p>	
<p><b>Activity status: RDIS</b>  Where <del>this activity complies with the following activity rules/standards in the General Residential Zone:</del></p> <ol style="list-style-type: none"> <li><del>3. GRZ-R19 to GRZ-R21; and</del></li> <li><del>4. all General Residential Zone Built Form Standards.</del></li> </ol>	<p><b>Activity status when compliance not achieved:</b> <del>see activity status for GRZ-R19 to GRZ-R21</del></p>

<p><b>Activity status: DIS</b>  <del>Where this activity complies with the following activity rules/standards in the General Residential Zone:</del></p> <ul style="list-style-type: none"> <li><del>5. GRZ-R22 to GRZ-R28; and</del></li> <li><del>6. all General Residential Zone Built Form Standards.</del></li> </ul>	<p><del>Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28</del></p>
<p><b>Activity status: NC</b>  <del>Where this activity complies with the following activity rules/standards in the General Residential Zone:</del></p> <ul style="list-style-type: none"> <li><del>7. GRZ-R29 to GRZ-R40; and</del></li> <li><del>8. all General Residential Zone Built Form Standards.</del></li> </ul>	<p><del>Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40</del></p>
<p><del>For any activity statuses, any activity will need to comply with the following general activity standards:</del></p> <ul style="list-style-type: none"> <li><del>a. The provisions of the General Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and</del></li> <li><del>b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.</del></li> </ul>	
<p><b>DEV-WR-R2 Activities provided for in Medium Density Residential Zone</b></p>	
<p><b>Activity status: PER</b>  <del>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</del></p> <ul style="list-style-type: none"> <li><del>1. MRZ-R1 to MRZ-R17; and</del></li> <li><del>2. all Medium Density Residential Zone Built Form Standards.</del></li> </ul>	<p><del>Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17</del></p>
<p><b>Activity status: RDIS</b>  <del>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</del></p> <ul style="list-style-type: none"> <li><del>3. MRZ-R18 to MRZ-R20; and</del></li> <li><del>4. all Medium Density Residential Zone Built Form Standards.</del></li> </ul>	<p><del>Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20</del></p>
<p><b>Activity status: DIS</b>  <del>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</del></p> <ul style="list-style-type: none"> <li><del>5. MRZ-R21 to MRZ-R28; and</del></li> <li><del>6. all Medium Density Residential Zone Built Form Standards.</del></li> </ul>	<p><del>Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28</del></p>

<p><b>Activity status: NC</b>  Where this activity complies with the following activity rules/standards in the General Residential Zone:  7. MRZ-R29 to MRZ-R40; and  8. all Medium Density Residential Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40</b></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:  a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and  b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.</p>	
<p><b>DEV-WR-R3 Activities provided for in Local Centre Zone</b></p>	
<p><b>Activity status: PER</b>  Where this activity complies with the following activity rules/standards in the Local Centre Zone:  1. LGZ-R1 to LGZ-R20; and  2. all Local Centre Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for LGZ-R1 to LGZ-R20</b></p>
<p><b>Activity status: RDIS</b>  Where this activity complies with the following activity rules/standards in the Local Centre Zone:  3. LGZ-R21 to LGZ-R24; and  4. all Local Centre Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for LGZ-R21 to LGZ-R24</b></p>
<p><b>Activity status: DIS</b>  Where this activity complies with the following activity rules/standards in the Local Centre Zone:  5. LGZ-R25; and  6. all Local Centre Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for LGZ-R25</b></p>
<p><b>Activity status: NC</b>  Where this activity complies with the following activity rules/standards in the Local Centre Zone:  7. LCZ-R26 to LCZ-R27; and  8. all Local Centre Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27</b></p>

~~For any activity statuses, any activity will need to comply with the following general activity standards:~~

- ~~a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and~~
- ~~b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.~~

**DEV-WR-R4 Activities provided for in Open Space Zone**

<p><b>Activity status: PER</b>  <del>Where this activity complies with the following activity rules/standards in the Open Space Zone:</del></p> <ol style="list-style-type: none"> <li><del>1. OSZ-R1 to OSZ-R15; and</del></li> <li><del>2. all Open Space Zone Built Form Standards.</del></li> </ol>	<p><del>Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15</del></p>
<p><b>Activity status: RDIS</b>  <del>Where this activity complies with the following activity rules/standards in the Open Space Zone:</del></p> <ol style="list-style-type: none"> <li><del>3. OSZ-R16; and</del></li> <li><del>4. all Open Space Zone Built Form Standards.</del></li> </ol>	<p><del>Activity status when compliance not achieved: see activity status for OSZ-R16</del></p>
<p><b>Activity status: DIS</b>  <del>Where this activity complies with the following activity rules/standards in the Open Space Zone:</del></p> <ol style="list-style-type: none"> <li><del>5. OSZ-R17 to OSZ-R18; and</del></li> <li><del>6. all Open Space Zone Built Form Standards.</del></li> </ol>	<p><del>Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18</del></p>
<p><b>Activity status: NC</b>  <del>Where this activity complies with the following activity rules/standards in the Open Space Zone:</del></p> <ol style="list-style-type: none"> <li><del>7. OSZ-R19 to OSZ-R21; and</del></li> <li><del>8. all Open Space Zone Built Form Standards.</del></li> </ol>	<p><del>Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21</del></p>

~~For any activity statuses, any activity will need to comply with the following general activity standards:~~

- ~~a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and~~
- ~~b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.~~

**DEV-WR-R5 Subdivision Activities in the Development Area if certification has been approved**

<p><b>Activity status: CON</b>  Where this activity complies with the following activity rules/standards in subdivision:  1. SUB-R1 to SUB-R3; and  2. all Subdivision Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3</b></p>
<p><b>Activity status: RDIS</b>  Where this activity complies with the following activity rules/standards in subdivision:  3. SUB-R4 to SUB-R8; and  4. all Subdivision Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8</b></p>
<p><b>Activity status: DIS</b>  Where this activity complies with the following activity rules/standards in subdivision:  5. SUB-R9; and  6. all Subdivision Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for SUB-R9</b></p>
<p><b>Activity status: NC</b>  Where this activity complies with the following activity rules/standards in subdivision:  7. SUB-R10 to SUB-R11; and  8. all Subdivision Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11</b></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:  a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and  b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.</p>	

**Activity Rules – if certification has not been approved**

<p><b>DEV-WR-R6 Activities provided for in the Rural Lifestyle Zone</b></p>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16</b></p>

<p><del>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</del></p> <ol style="list-style-type: none"> <li><del>1. RLZ-R1 to RLZ-R16; and</del></li> <li><del>2. all Rural Lifestyle Zone Built Form Standards.</del></li> </ol>	
<p><b>Activity status: RDIS</b></p> <p><del>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</del></p> <ol style="list-style-type: none"> <li><del>3. RLZ-R17 to RLZ-R23; and</del></li> <li><del>4. all Rural Lifestyle Zone Built Form Standards.</del></li> </ol>	<p><b>Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23</b></p>
<p><b>Activity status: DIS</b></p> <p><del>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</del></p> <ol style="list-style-type: none"> <li><del>5. RLZ-R24 to RLZ-R38; and</del></li> <li><del>6. all Rural Lifestyle Zone Built Form Standards.</del></li> </ol>	<p><b>Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38</b></p>
<p><b>Activity status: NC</b></p> <p><del>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</del></p> <ol style="list-style-type: none"> <li><del>7. RLZ-R39 to RLZ-R41; and</del></li> <li><del>8. all Rural Lifestyle Zone Built Form Standards.</del></li> </ol>	<p><b>Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41</b></p>
<p><del>For any activity statuses, any activity will need to comply with the following general activity standards:</del></p> <ol style="list-style-type: none"> <li><del>a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and</del></li> <li><del>b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.</del></li> </ol>	
<p><b>DEV-WR-R7 Subdivision activities in the Rural Lifestyle Zone</b></p>	
<p><b>Activity status: CON</b></p> <p><del>Where this activity complies with the following activity rules/standards in subdivision:</del></p> <ol style="list-style-type: none"> <li><del>1. SUB-R1 to SUB-R3; and</del></li> <li><del>2. all Subdivision Standards.</del></li> </ol>	<p><b>Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3</b></p>



<p><b>Activity status: RDIS</b>  <del>Where this activity complies with the following activity rules/standards in subdivision:</del>  <del>3. SUB-R4 to SUB-R8; and</del>  <del>4. all Subdivision Standards.</del></p>	<p><del>Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8</del></p>
<p><b>Activity status: DIS</b>  <del>Where this activity complies with the following activity rules/standards in subdivision:</del>  <del>5. SUB-R9; and</del>  <del>6. all Subdivision Standards.</del></p>	<p><del>Activity status when compliance not achieved: see activity status for SUB-R9</del></p>
<p><b>Activity status: NC</b>  <del>Where this activity complies with the following activity rules/standards in subdivision:</del>  <del>7. SUB-R10 to SUB-R11; and</del>  <del>8. all Subdivision Standards.</del></p>	<p><del>Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11</del></p>
<p><del>For any activity statuses, any activity will need to comply with the following general activity standards:</del>  <del>a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and</del>  <del>b. The activity is in general accordance with the residential development requirements of DEV-WR-APP1.</del></p>	

**Development Areas Standards**

<p><del>DEV-WR-S1-Certification for West Rangiora Development Area – Criteria</del> <b>West Rangiora Development Area Outline Development Plan Fixed Features</b></p>	
<p><del>1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the West Rangiora Development Area:</del>  <del>a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis</del></p>	<p><b>Activity status where compliance is not achieved: <u>N/ADIS</u></b></p>

- ~~undertaken by Council in accordance with the NPSUD and published on the District Council website; and~~
- ~~b. residential development within the West Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:~~
- ~~i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;~~
  - ~~ii. on-demand water schemes will have to capacity to deliver greater than 2000 litre connections per day at peak demand;~~
  - ~~iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time;~~
  - ~~iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;~~
- ~~c. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~
- ~~d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;~~
- ~~e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~
- ~~f. a transport effects assessment has been developed for this area and any recommendations contained within~~

~~the assessment can be mitigated as part of subdivision design and consent;~~

~~g. a staging plan including:~~

~~i. the amount of new residential sites created in the development subject to the application for certification;~~

~~ii. number of stages for the development; and~~

~~iii. how many sites will be created per stage;~~

~~h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.~~

~~2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.~~

1. For the purposes of DEV-WR-R1, the following are fixed features on the ODP:

a. Location of the commercial/business centre at the juncture of Oxford Road and the north/south road

b. Green link with cycleway adjoining the north/south road

c. Location of stormwater corridor at eastern edge of the West Rangiora Development Area

d. Separated shared pedestrian/cycleway at Johns Road and southern part of new north/south road

e. Cycleways at Oxford Road, the new north/south road, Johns Road, Lehmans Road and southern flow path

<p>f. <u>Integrated road connections with 77A Acacia Avenue (Lot 605 Deposited Plan 407405), Beech Drive, Walnut Way and Sequoia Way</u></p> <p>g. <u>Flow paths and adjoining green links and cycleways, including any required water body setbacks</u></p> <p>h. <u>Option A and Option B roading layout for North Block</u></p>	
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### Advice Notes

<b>DEV-WR-AN1</b>	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
<b>DEV-WR-AN2</b>	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-WR-S1 are met.
<b>DEV-WR-AN3</b>	The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: <ol style="list-style-type: none"> <li>1. Residential capacity will be calculated at least annually.</li> <li>2. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model.</li> <li>3. Water and wastewater capacity in Rangiora will be calculated at least annually.</li> </ol>
<b>DEV-WR-AN4</b>	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
<b>DEV-WR-AN5</b>	Guidance on the certification process is available on the District Council's website.

## Appendix

## **DEV-WR-APP1 – West Rangiora Outline Development Plan**

### **Land Use Plan**

The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, with medium density residential activity located along a key north/south primary road connection and along Johns and Oxford Roads, as these are suitable to have public transport links and associated higher amenity areas. Locating medium density residential activity along these maximises opportunities for alternative transport, including walking and cycling, to local amenity and services. The location of a concentration of medium density residential activity, at a minimum ratio of 70% medium density and a maximum of 30% general density, at either side of this primary road as shown in the Outline Development Plan is therefore fixed. The Medium Density Residential Zone enables a minimum lot size of 200m<sup>2</sup> while the General Residential Zone enables a minimum lot size of 500m<sup>2</sup>. Overall, the West Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.

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A neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of the north/south primary road and Oxford Road, to which the medium density residential activity in this vicinity connects well. This enables access to local convenience goods and services to a maximised proportion of the Development Area's resident population, which has positive flow-on effects on neighbourhood businesses' sustainability. For these reasons, together with the centre's deliberate location on a strategic road (Oxford Road) and primary road (north/south primary road), this is a fixed component of the Outline Development Plan. An optional second, smaller neighbourhood/local centre is located on Johns Road, to provide local convenience goods and services to the largely southern catchment of the Development Area.

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Land near the Southbrook Stream at the south of the Development Area is likely to be affected by Ashley River/Rakahuri flooding in a 1 in 200-year localised flooding and Ashley River/Rakahuri breakout event. Feasibility of residential development in this area is going to be more challenging as a result.

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An area to the west of the main north/south primary road is future-proofed for a potential small community facility. A new primary school, Te Matauru Primary School, is completed at Pentecost Road. It could be feasible that preschool(s) are established in the Development Area.

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For water, wastewater and stormwater servicing reasons, staging of development from the south to the north is preferable, except where initial development can be serviced through a temporary commitment of existing infrastructure capacity. Development within the West Rangiora Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development.

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## **Movement Network**

The Outline Development Plan for the West Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the West Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

- A key movement network feature for the West Rangiora Development Area is a main north/south primary road parallel to Lehmans Road through the centre of the growth area that intersects with Oxford Road in the north of the Development Area and curves to meet Townsend Road in the southeast of the Development Area. This north/south primary road provides structure, connectivity and a high amenity corridor. A green corridor conducive to walking and cycling adjoins it on one side, and medium density residential activity sleeves it, which is also located along Johns Road, as these have public transport links and maximise the proportion of residents accessing high amenity and connectivity areas. This primary road will be designed to promote reduced vehicle speeds and increased safety to other street users. Intersection treatment and/or upgrades need to be considered at the main intersections of the north/south primary road and Oxford/Johns Roads to reduce traffic speeds and enhance safety.

- East/west movement patterns, largely through a number of secondary roads, provide subdivision structure, are integrated with existing roading connections east of the Development Area, and reflect intentions signalled through current Outline Development Plans for adjacent zoned land in the south-eastern portion of the Development Area to connect to Townsend Road and further to Pentecost Road. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic. Te Matauru Primary School is located at the juncture of Pentecost Road and Johns Road and the anticipated movement network connects the residential growth area to the school well.

- No new east/west roading connections will intersect with Lehmans Road to recognise and reinforce this western urban edge and continue to ensure the safety and legibility of Lehmans Road for bypassing traffic. However the Outline Development Plan identifies two key greenways connecting to Lehmans Road to allow future flexibility in this regard. The exact locations of these are flexible, and subject to detailed subdivision design, however their provision is required including the appropriate widths to enable conversion into a roadway if necessary in the future.

- Development of the Brick Kiln area north of Oxford Road is envisaged to function optimally with a road through the centre of the existing property boundaries that then connects to Charles Upham Drive. Brick Kiln Road to the east, and the currently shared accessway to the west, will be formalised into roads.

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Cycling infrastructure is provided within a number of key movement corridors. A separated shared cycling path adjoins the main north/south primary road, continues along the edge of the southern stormwater management reserve and connects to a cycling path along the South Brook. A separated shared use path also connects the main north/south primary road to Te Matauru Primary School to provide a safe, active journey. Driveways to new properties immediately adjoining separated shared use paths must be provided from the rear to avoid vehicle/cyclist/pedestrian conflict. A green link along the length of Lehmans Road includes a cycleway, and further on-road cycling infrastructure is shown at key routes along Oxford Road and Johns Road. These connect to the wider cycling network for Rangiora west, outside of the Development Area.

Pedestrian footpaths will be provided on at least one side of each internal road. The movement network plan should be read in conjunction with the green network plan which also provides key informal cycling and walking corridors, such as along green linkages. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

### **Open Space and Stormwater Reserves**

The Outline Development Plan for the West Rangiora Development Area indicates two open space reserve locations together with a network of stormwater management areas and green corridors throughout the site.

One open space reserve is located to the west of the key north/south primary road, and adjoins a green link and small community facility. The total size of this asset will be approximately 0.5ha. A second open space reserve is located south of Johns Road, east of the north/south primary road shown for the Development Area. These reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the West Rangiora Development Area. Flexibility of the exact location of the reserves is possible, as long as they are accessible within a 500m radius of the northern and southern residential areas in the West Rangiora Development Area respectively. To provide functionality, access and visibility, open reserves must be bordered by at least one road and either a second road or public accessway, such as a green link.

A network of green links is shown, some of which provide formal cycling paths as outlined in the movement plan. Green links must be bordered by at least one road frontage to provide appropriate access, visibility, amenity and safety for users (except where they provide short connections or serve to future-proof the option of a roadway). Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

Existing Oak trees on the north side of Oxford Road near the Lehmans Road intersection should be retained, including one notable tree listed in the District Plan at 100 Oxford Road. New trees could be planted on the south of Oxford Road to compliment these and strengthen the west Rangiora gateway.

-

The key north/south primary road through the centre of the West Rangiora Development Area includes a green corridor adjacent to it that is conducive to walking, cycling and recreation. This strip provides high amenity for the neighbouring medium density residential developments. This green corridor allows for additional plantings for street enhancement and a physically separated cycling and walking path from the primary road. Green links also join up to stormwater management reserves and corridors that can have a passive recreational purpose for walking, cycling and playing, such as along the eastern edge of the Development Area. This stormwater corridor, which is anticipated to be approximately 15m wide, is required to avoid runoff in larger rainfall events entering the existing urban area of Rangiora.

-

A network of stormwater reserves are identified for the West Rangiora Development Area to respond to separate stormwater catchments: immediately north of Johns Road, and at the south and south-eastern points of the Development Area. The southern stormwater reserve east of Lehmans Road is proposed to be constructed in the Ashley River breakout zone, as this land would not be particularly suitable for the construction of residential dwellings. The ground in this area is known to have relatively high groundwater and therefore it is assumed this would need to be a wet basin. The south-eastern stormwater reserve west of Townsend Road, already constructed for the Townsend Fields development, are all wet basins which have allowances for conveyance of spring water. The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land. However, fragmented property ownership within the Development Area north of Oxford Road and consequently, a possibly site by site development pattern may dictate alternative stormwater management solutions, such as the use of on-site smaller (temporary or otherwise) stormwater reserves, soak pits, swales and/or raingardens. Therefore, stormwater management must be investigated and considered by individual landowners in reference to neighbouring development opportunities and servicing implications in order to achieve, as much as possible, an integrated solution.

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Streams, springs and waterways are protected and included in the stormwater reserves where relevant, particularly in the south where they are present. Both southern flow paths are protected and green links provided at either side. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan.

Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged, together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. It is possible that some springs could feed directly into whanau mahinga kai areas and engagement with mana whenua is important.

-

Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of the Johns Road stormwater reserve in particular provides opportunities for the adjacent medium density residential areas to look out onto it and benefit from its amenity. Stormwater will be managed by an appropriately designed stormwater treatment system with high amenity values. All of West



Rangiora Development Area's stormwater catchment discharges to ground or to the South Brook. All stormwater ponds are subject to design detailing. The Outline Development Plan for the West Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

### **Water and Wastewater Network**

The provision of reticulated water supply assumes a skeleton network for the West Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades are required to service West Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. New mains along key roads are required to upgrade the Southwest Rangiora Supply Main, Johns Road West Supply Main, Lehmans Road Ring Main and Ayers Street Supply Main.

Development in the West Rangiora, North East and East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

Existing water reticulation extends to the edge of the West Rangiora Development Area, making it straight forward to connect to the scheme. High groundwater levels in the very southern portions of the Development Area may lead to some elevated costs.

Gravity wastewater infrastructure will service the West Rangiora Development Area and only the key trunk infrastructure is shown. Trunk mains run through the centre of the catchments to eventually connect to the Townsend Fields trunk main (and the Rangiora Central Sewer Upgrades). Ideally, the network would be constructed from south to north, so that there is infrastructure for subsequent catchments to connect into. Temporary solutions would need to be discussed if development was to occur in the north first.

### **Fixed Outline Development Plan Features for the West Rangiora Development Area:**

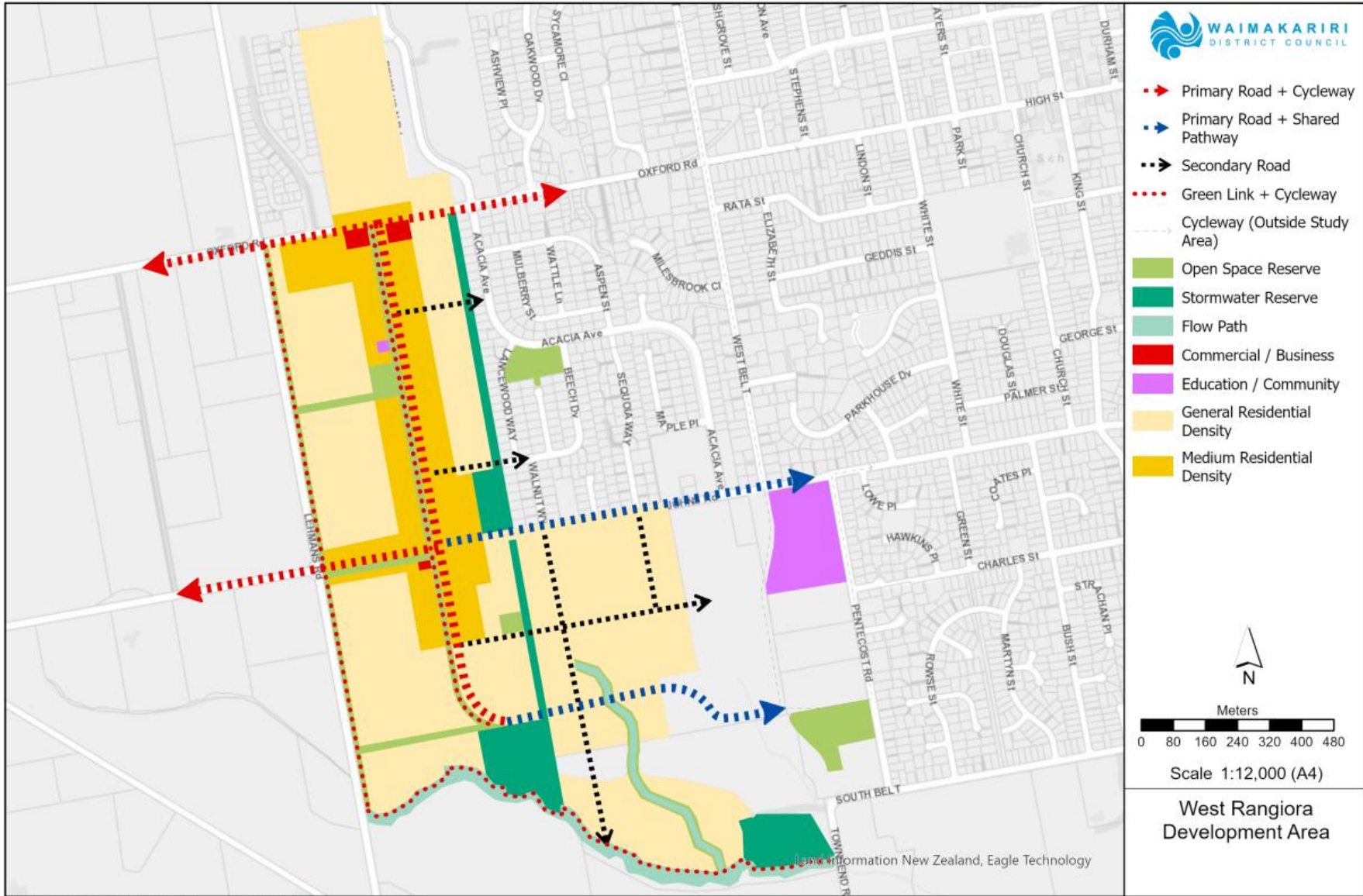
- Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) immediately adjoining the new north/south road
- Location of the local/neighbourhood centre at the juncture of Oxford Road and the north/south road
- Green link with cycleway adjoining the north/south road

- ~~Location of stormwater corridor at eastern edge of the West Rangiora Development Area~~
- ~~Separated shared pedestrian/cycleway at Johns Road and southern part of new north/south road~~
- ~~Cycleways at Oxford Road, the new north/south road, Johns Road, Lehmans Road and southern flow path~~
- ~~Integrated road connections with 77A Acacia Avenue, Beech Drive, Walnut Way and Sequoia Way~~
- ~~Flow paths and adjoining green links and cycleways, including any required water body setbacks<sup>8</sup>~~

## **Rangiora West Outline Development Plan - Overall**

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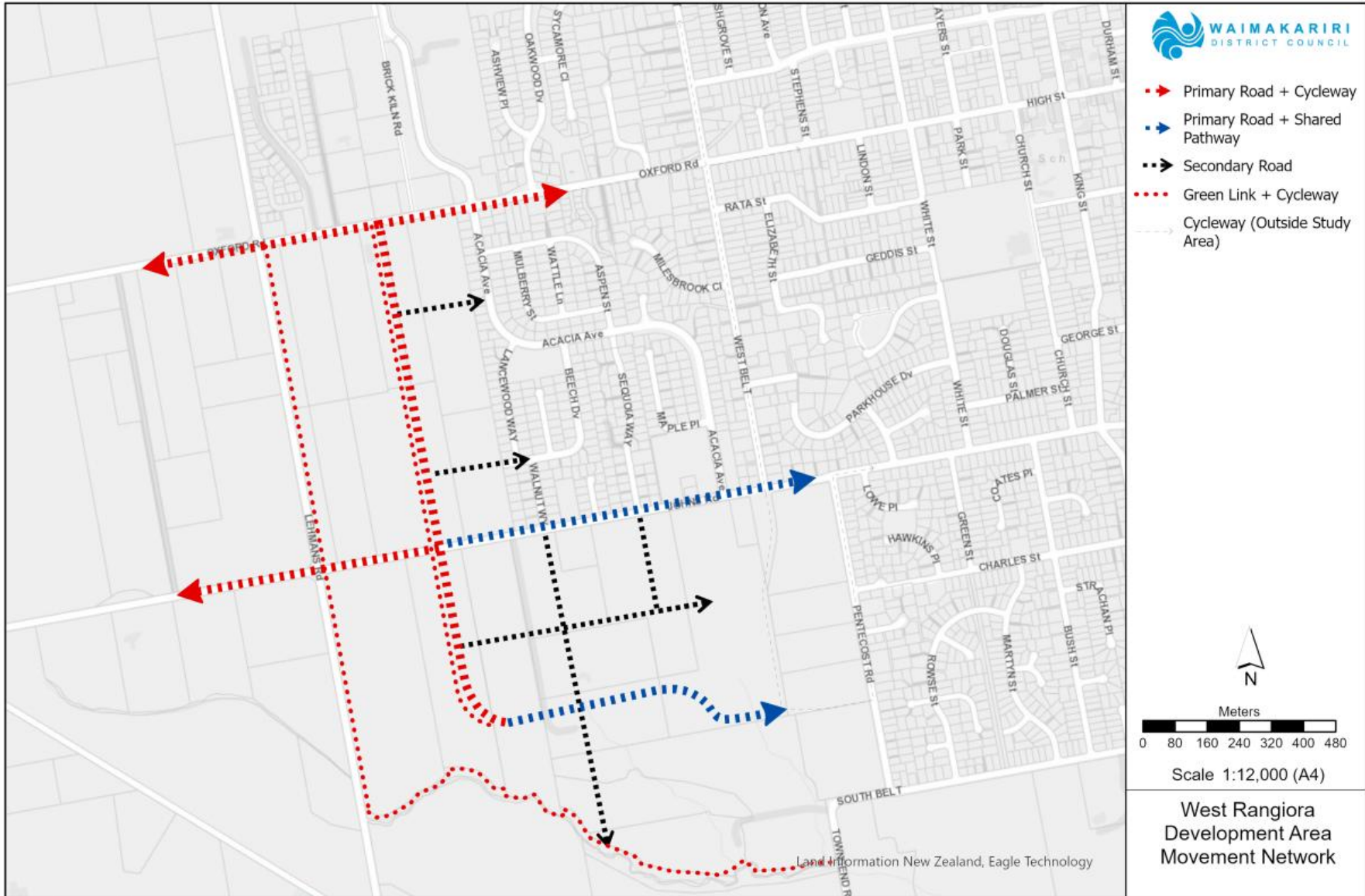
<sup>8</sup> Submitter [submission number]. Topic report.



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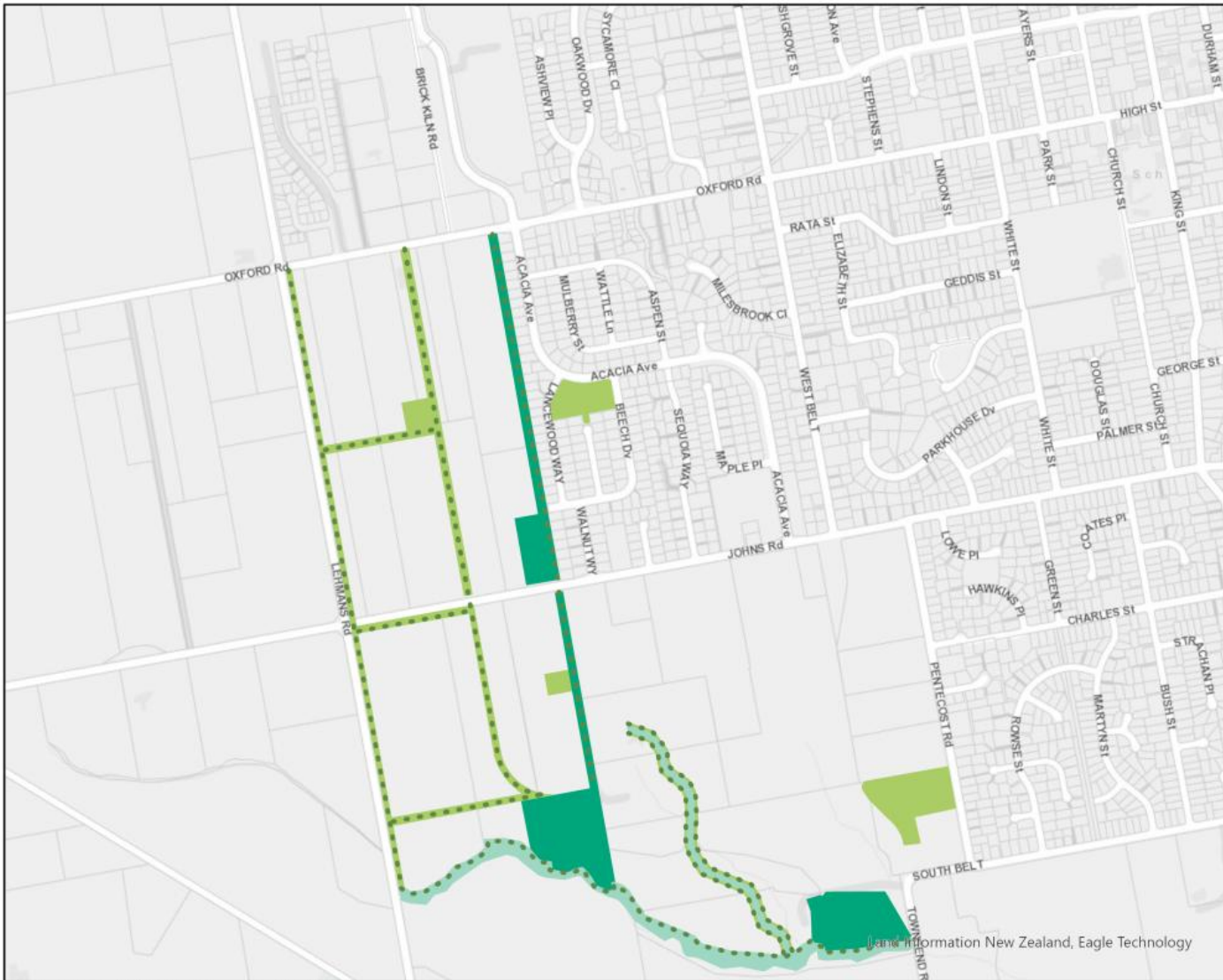
**Rangiora West Outline Development Plan - Land Use**

**Rangiora West Outline Development Plan - Movement Network**

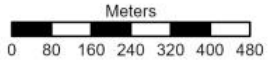


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**Rangiora West Outline Development Plan - Open Space and Stormwater Reserve**



- ..... Green Link
- Open Space Reserve
- Stormwater Reserve
- Flow Path



Scale 1:12,000 (A4)

**West Rangiora  
Development Area  
Open Space &  
Stormwater Reserves**

Map Information New Zealand, Eagle Technology

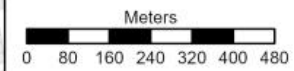
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**Rangiora West Outline Development Plan - Water and Wastewater**





- New Sewer Main
- New Water Main



Scale 1:12,000 (A4)

**West Rangiora  
Development Area  
Water & Wastewater**

Land Information New Zealand, Eagle Technology

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## Mapping

- 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

## NWR - Northwest Rangiora Development Area

### 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 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	
Activity status: PER	Activity status when compliance not achieved: DIS
Where:	

1. Land use, subdivision and development shall be in accordance with [DEV-NWR-APP1](#).

**Advisory Note**

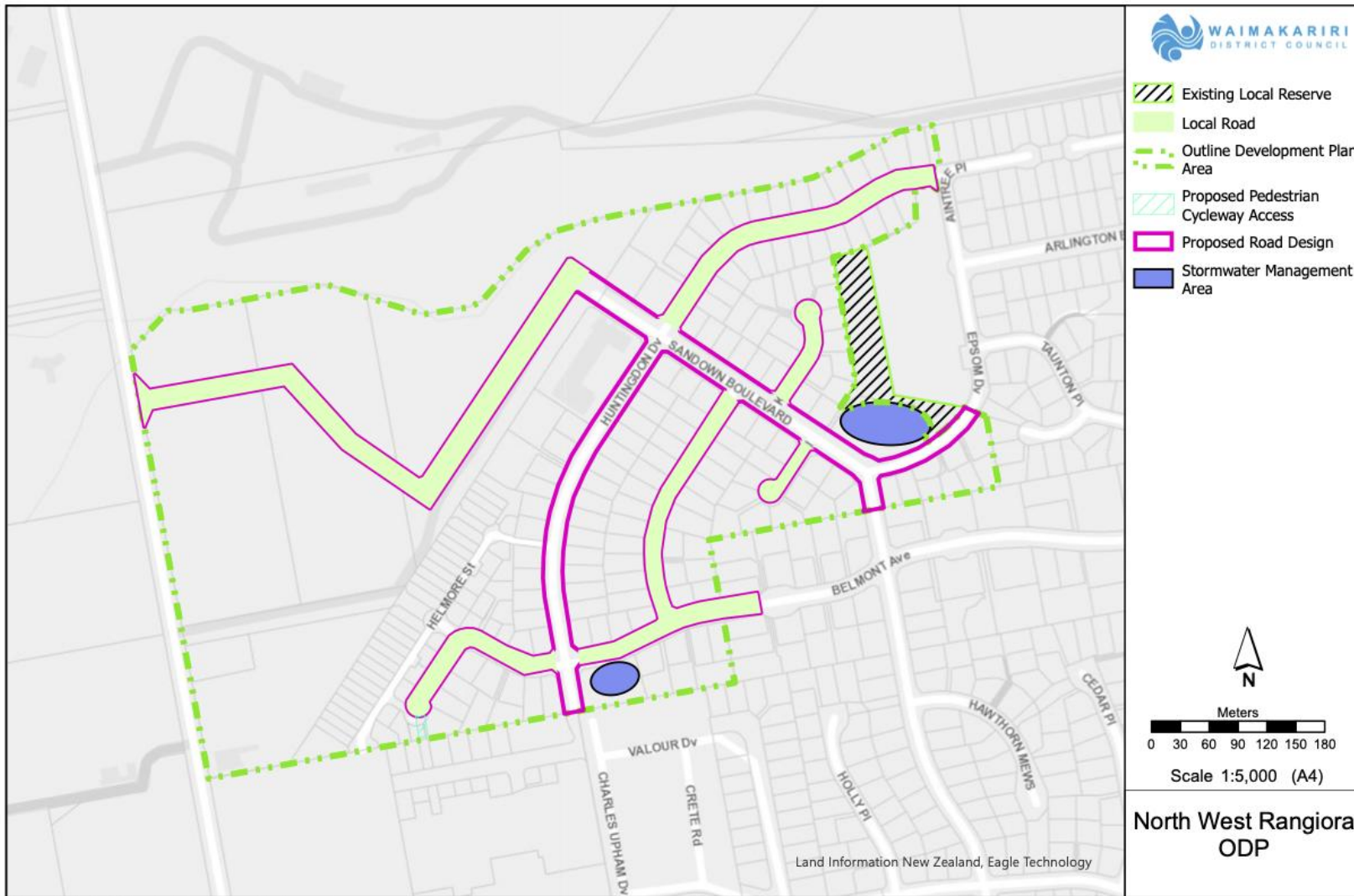
- For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this [ODP](#), the [ODP](#) shall substitute the provision.

**Built Form Standards**

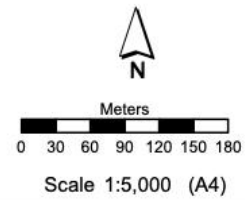
*There are no area-specific built form standards for the Northwest Rangiora [ODP](#) area.*

**Appendix**

**DEV-NWR-APP1 Northwest Rangiora [ODP](#)**



-  Existing Local Reserve
-  Local Road
-  Outline Development Plan Area
-  Proposed Pedestrian Cycleway Access
-  Proposed Road Design
-  Stormwater Management Area



**North West Rangiora  
ODP**

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## Mapping

- Update planning maps to show general residential zoning, this includes the area west of the operative district plan ODP within the GRZO overlay.
- Remove ODPs

## NRG—North Rangiora Development Area

### Introduction

The North Rangiora Development Area provides for indicative roading layouts for areas in North Rangiora bounded by River Road to the north, Ballarat Road to the west and Ashley Street the proposed Parrott Road arterial to the east. It is an area of general residential zone.

The DEV-NRG-APP1 area includes:

- proposed road layout;
- stormwater management areas; and
- pedestrian cycleways including requirements for visually permeable fencing.

### Activity Rules

#### ~~DEV-NRG-R1—Subdivision archaeological assessment~~

##### ~~Activity status: PER~~

~~-~~

~~Where:~~

- ~~1. Within the DEV-NRG-APP1 area, any application for subdivision shall be accompanied by an archaeological assessment prepared by a suitably qualified and experienced person in consultation with Te Ngāi Tūāhuriri Rūnanga.~~

~~Activity status when compliance not a~~

#### ~~DEV-NRG-R2—North Rangiora Development Area Outline Development Plan~~

##### ~~Activity status: PER~~

~~-~~

~~Where:~~

- ~~1. development shall be is in accordance with DEV-NRG-APP1.~~
- ~~2. What about formation of Racecourse Road back entrance, recreational network – is this a hook, does it need linking back on each adjacent parcel?~~

~~Activity status when compliance not a~~

#### ~~Advisory Note~~

- ~~• For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall~~

### Built Form Standards

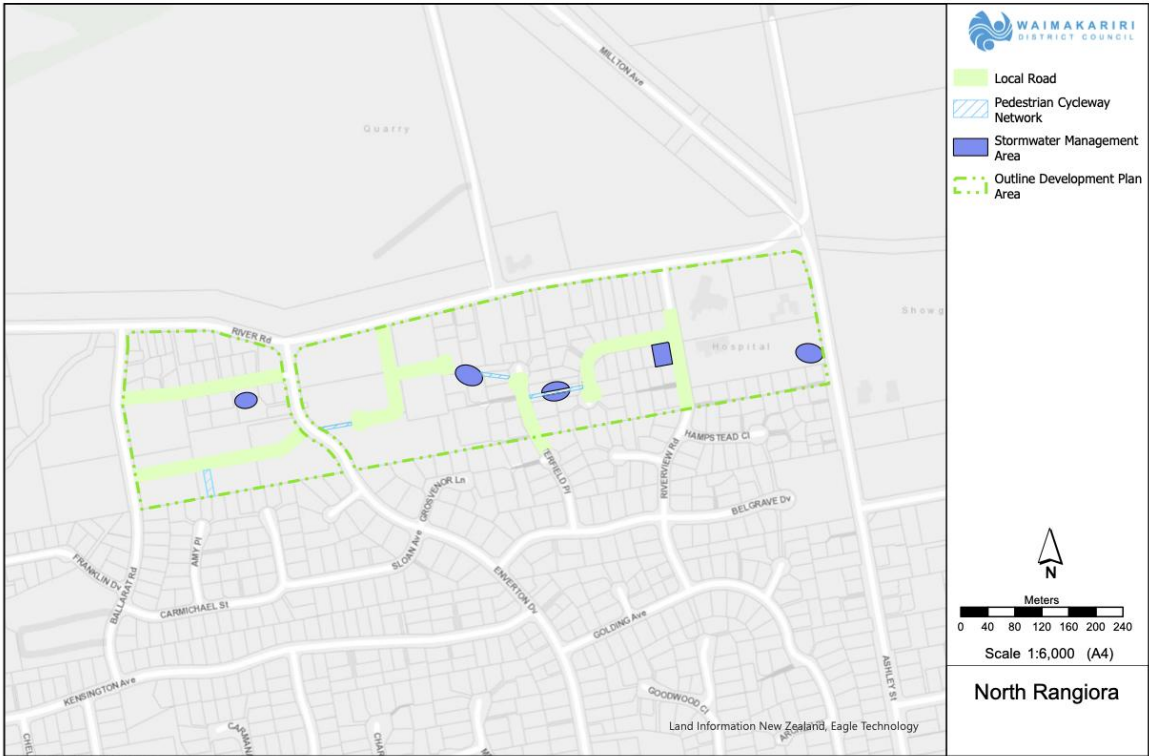
#### ~~DEV-NRG-BFS1—Fencing adjacent to walkway links~~

- ~~1. Fencing within 2m of the boundary of pedestrian/cycleways identified in DEV-NRG-APP1 shall have a maximum height of 1m above ground level.~~

~~Activity status when compliance not a~~

### Appendix

#### ~~DEV-NRG-APP1—North Rangiora ODP~~



## Mapping changes:

- Change planning maps to rezone area as medium density residential
- Include ODP for Hobson and Whimp within NER ODP.
- Adjust symbology accordingly to adhere to NPS.
- There is an existing large mature pine tree on the boundary of 35 Golf Links Road, part of the proposed Taranaki Stream corridor and adjacent to the stormwater management area for Bellgrove Stages 2 to 5 . This tree is of some historical interest, being part of the original boundary of the Inch farm, and adding landscape values and urban tree cover. The tree is to be retained on the increased esplanade reserve managed by Council until it is no longer safe or viable.
- Increased esplanade width on Taranaki Stream adjacent to 35 Golf Links Road to incorporate existing tree.

## DEV-NER-APP1 - North East Rangiora Outline Development Plan

There are two development options for the North East Rangiora Development Area, and the realisation of one option over the other is likely to take some time and is subject to agreement between all the relevant landowners and parties involved. The key difference between the options is the exact location of the education precinct. If this shifts slightly north from its current location, as per Option A, there are implications for a number of other development features predominantly present in the western portion of the North East Rangiora Development Area. Other Outline Development Plan development features remain largely unaffected. The below sections identify where there are specifically different development outcomes under the two options.

### **Land Use Plan**

The Outline Development Plan for the North East Rangiora Development Area provides for a variety of site sizes. medium density residential activity, with the primary development being Bellgrove North, but the development area now extends east to Golf Links Road and the Hobson and Whimp area beyond. There is substantial additional capacity within the area, however, this land is currently utilised as the Rangiora school farm, and this land use may continue for the long term. 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.

is located in the general south/southwest portion of the Development Area, closest to the Rangiora town centre, and immediately adjacent to a neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, located at the key north/south primary road that connects Kippenberger Avenue to Coldstream Road. This maximises opportunities for walking/cycling proximity to local amenity and services, and enables access to local convenience goods and services to a maximised proportion of the Development Area's resident population which has positive flow on effects on neighbourhood businesses' sustainability.

Option A, which sees the education precinct shifted slightly north, enables the land located in the south-west of the North East Rangiora Development Area to be utilised for medium density

residential development. Locating medium density residential activity close to the Rangiora town centre takes advantage of the opportunity of a maximised resident population being able to access the Rangiora town centre in close proximity, and reinforces the intent of the Council's Rangiora Town Centre Strategy. The latter anticipates an enhanced pedestrian/cycling connection between the centre's north-eastern 'Station Corner' precinct and the residential growth area, with a possible additional crossing over the railway to connect to Keir Street. Option B, which retains The education precinct **is retained** within its current footprint, enables less medium density residential development in the south-west of the Development Area. Under both options and the multi-sports precinct would ultimately be extended to the land south of the existing Cricket Oval grounds east of East Belt.

For both options, the location of these medium density residential areas are fixed in the Outline Development Plan. This requires a concentration of medium density in these locations, meaning a minimum ratio of 70% medium density residential zone density and maximum of 30% general residential zone density. Additionally, medium density residential development could be located adjacent to the Rangiora Golf Course at the north-eastern edge of the Development Area, as well as adjacent to any internalised stormwater management areas or open space reserves, such as shown in the north-eastern reserve. This takes advantage of opportunities to overlook such high amenity features and offset limited private outdoor space feasible in medium density residential development. The Medium Density Residential Zone enables a minimum lot size of 200m<sup>2</sup> while the General Residential Zone enables a minimum lot size of 500m<sup>2</sup>.

Overall, The North East Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.

The neighbourhood/local centre is strategically located to take advantage of high visibility, activity and traffic flow, including public transport, generated by the north/south primary road, in a location to which the medium density residential activity in this vicinity connects well. The co-location of the neighbourhood/local centre with a flow path in both development options offers opportunities for the commercial activity, particularly hospitality, to benefit from adjacent high amenity natural features. For these reasons, this is a fixed component of the Outline Development Plan.

The Rangiora High School is located within the North East Rangiora Development Area. Development option A for this Development Area anticipates that the education precinct moves slightly northward to border the recreation and sports sites at the north, allowing greater connection to adjacent sports facilities and maximised opportunities for residential development closer to the town centre. This remains subject to agreement of all directly affected landowners and parties. Option B sees the **The** education precinct **will** remain in its existing location. The school grounds also encompass the North Canterbury Community College. It is also feasible that preschool(s) are established in the Development Area. The historic Belgrove farmhouse and setting, located at 52 Kippenberger Avenue, has historic heritage value and is protected under the District Plan as a heritage site (HH052).

Development within the North East Rangiora Development Area is to be contiguous the Outline Development Plan does not anticipate physically separated or ad-hoc development. **Where it is not feasible to achieve contiguous development, it must be demonstrated that it can be efficiently serviced and integrated with the remainder of the development area.**



## ***Movement Network***

The Outline Development Plan for the North East Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and the ability to match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the North East Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the North East Rangiora Development Area is a main north/south primary road which forms part of a wider future key Rangiora eastern north/south road connection that extends southward through the Rangiora North East Development Area and beyond to connect to Lineside Road. This road's entry into the North East Rangiora Development Area is fixed at the site of 76 Kippenberger Ave, to enable it to connect to MacPhail Avenue south of Kippenberger Avenue. The latter has been installed at a configuration that future-proofs it to fulfil this wider roading function. The northern exit of this north/south primary road connection must intersect with Coldstream Road between the District Council's Multi Sports Facility site at the northwest of the Development Area, and the Golf Course at the northeast of the Development Area. This primary road will be suitable for public transport, and will include separated shared pedestrian and cycle paths to allow for active modes. Its design will promote reduced vehicle speeds and increased safety to other street users. Rear access for driveways must be provided to new properties immediately adjoining the separated shared use path to avoid vehicle/cyclist/pedestrian conflict. The installation of ~~An appropriate intersection~~ **has already been established at** with Kippenberger Avenue and MacPhail Avenue **as part of the development of Bellgrove North Stage 1, and** will be required, as well as at its exit to Coldstream Road **will need to be appropriately designed and installed as part of subsequent development.**

Intersecting the main north/south primary road will be a number of secondary roads, to provide subdivision structure and logical east/west movement corridors for vehicles, pedestrians and cyclists. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic. A fixed component of the movement network is a secondary road that connects the north/south primary road with East Belt in the west, and includes cycling facility. This optimises opportunities foreshadowed in the District Council's Rangiora Town Centre Strategy, which anticipates an enhanced pedestrian/cycling connection between the centre's north-eastern 'Station Corner' precinct and the residential growth area through a possible additional crossing over the railway to connect to Keir Street. It also strengthens the close proximity between the North East Rangiora Development Area and the Rangiora town centre.

A secondary road connection into the North East Rangiora Development Area from the south **(from Kippenberger Avenue)** is located west of Devlin Avenue, which extends into the South East Rangiora Development Area.

As well as cycleways at key roading corridors, the network of cycling infrastructure for the North East Rangiora Development Area includes cycleways along the two flow paths and references the wider cycling network beyond the Development Area.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

### ***Open Space and Stormwater Reserves***

The Outline Development Plan for the North East Rangiora Development Area indicates two open space reserves locations together with a network of stormwater management areas, identified and protected overland flow paths, and green links throughout the site.

The two open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the Development Area. One open space reserve is shown in the northeast within the site, and is connected by green links to the east and west of it. A second open space reserve is located near the centre of the site. This reserve is located adjacent to a flow path, and lies within the medium density residential area, making this key amenity particularly accessible to a large number of residents. Some flexibility of the exact location of the open space reserves is possible, as long as they are accessible within a 500m radius of the respective north-eastern and south-western residential areas. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one road, and a second either road or public accessway such as a green link.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

There are two flow paths through the North East Rangiora Development Area that to the southeast form the Taranaki Stream (northern flow path) and the Cam River (southern flow path), together with springs partway along. Protection of the flow paths, their carrying capacity, and appropriate setbacks is critical in any development, in order to convey floodwater in a localised flooding event and/or Ashley River breakout. Springs, identified or discovered, need to be protected and the downstream channel separated from proposed stormwater management areas.

Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged, together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. It is possible that some springs could feed directly into whanau mahinga kai areas and engagement with mana whenua is important.

A green link sleeves both sides of the flow paths, to enable high amenity planting and community value through walking and cycling paths. Appropriate waterbody setbacks apply where required by the Natural Character and Freshwater Bodies Chapter of the District Plan. Green links must be bordered by at least one road frontage (except in cases where they serve as

a short connection strip) to provide appropriate access, visibility, amenity and safety for users. Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

The site is split into three stormwater catchments. For ecology reasons, it is a requirement to maintain flow quantities into waterways. Stormwater for the North East Rangiora Development Area discharges into the Taranaki Stream and Cam River. **A stormwater management area is shown to the south-east of the Development Area, with the first stage of this area established as part of Bellgrove North Stage 1.** An attenuation basin is shown in the downstream southeast area of the area north of the Taranaki Stream to service the catchment north of the Taranaki Stream. Another attenuation basin is shown downstream in the south-eastern area of the Development Area to service the catchment south of the Cam River. The section of land between the two flow paths contributes runoff to the Taranaki Stream and Cam River. The catchment discharge is piped under the waterways and into the basins for the larger catchments either side of the flow paths. Two smaller stormwater basins are shown in the south-eastern corner of the Development Area to service the smaller catchments of development of properties at the eastern edge of the site along Golf Links Road. All stormwater basins for the North East Rangiora Development Area are assumed could be dry basins, allowed by well-draining land. Alternative solutions for stormwater management could be proposed, provided the flow of water into the Taranaki Stream and Cam River are maintained **and not increased** and all future lots in the stormwater catchments can discharge into the appropriate basins.

Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and can present opportunities for residential development adjacent to them to look out onto it and benefit from their amenity. Stormwater management reserves can also have a passive recreational purpose for walking, cycling and playing. Streams, springs and waterways are protected and included in the stormwater reserves where relevant. All stormwater ponds are subject to design detailing, but will be managed by an appropriately designed stormwater treatment system with high amenity values. The Outline Development Plan for the North East Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

### ***Water and Wastewater Network***

The provision of reticulated water supply assumes a skeleton network for the North East Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades and constructions are required to service the Rangiora North East Development Area's three catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers.

Requirements include new pipes and upgrades related to the East Belt Booster Main, East Rangiora Northern Link Main, North Northeast and Northeast Rangiora Supply Main, East Rangiora Northern Link Main, and Northbrook Road Booster Main.

Development in the Rangiora West, North East and East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

Three catchments make up the North East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pumpstations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network. There is sufficient capacity in the existing network to service the catchment that forms roughly the western half of the North East Rangiora Development Area, which can be discharged into the existing pipeline along MacPhail Avenue. A small catchment at the southeast of the North East Rangiora Development Area can be discharged into the existing pipeline along Devlin Avenue, provided the pipeline is extended to Northbrook Road. A third large catchment to the east of the Development Area **is serviced by** requires a new pumpstation **on Kippenberger Avenue established as part of Bellgrove North Stage 1** (at the south-eastern point of the Development Area and pumped into a new rising main to Northbrook Road, where it would join onto a rising main to the treatment plant.

#### **Fixed Outline Development Plan Features for the North East Rangiora Development Area:**

Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) in the southwest of the Outline Development Plan (Option A) or south of the Outline Development Plan (Option B) as well as immediately adjacent to the local/neighbourhood centre

- Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue (**established as part of Bellgrove North Stage 1**)
- A road to connect the new north/south road to East Belt
- A road to connect the new north/south road to Golf Links Road
- Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks
- Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path
- Separated shared pedestrian / cycleway at the north/south road corridor

#### **DEV-NER-R1 North East Rangiora Outline Development Plan**

**Activity status: PER**

**Activity status when compliance not achieved:**

Where:	<b>DIS</b>
<ol style="list-style-type: none"> <li><u>Land use, development, and subdivision</u> shall be in accordance with DEV-NER-APP1 <u>and the relevant built form standards</u></li> </ol>	

<b>DEV-NER-BFS1 North East Development Area Outline Development Plan Fixed Features</b>
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<p>For the purposes of DEV-NER-R1, the following are fixed features on the ODP:</p> <ul style="list-style-type: none"> <li>• <u>Roading alignment through Hobson and Whimp ODP</u></li> <li>• <u>Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks</u></li> <li>• <u>Location of esplanade reserves</u></li> <li>• <u>Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path</u></li> <li>• <u>Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue <b>(established as part of Bellgrove North Stage 1)</b></u></li> <li>• <u>A road to connect the new north/south road to East Belt</u></li> <li>• <u>A road to connect the new north/south road to Golf Links Road</u></li> <li>• <u>Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks</u></li> <li>• <u>Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path</u></li> <li>• <u>Separated shared pedestrian / cycleway at the north/south road corridor</u></li> </ul>	<b>Activity status when compliance not achieved: DIS</b>
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# South East Rangiora Development Area

## Mapping

- ODPs to be consistent with NPS symbology
- Sparks Block C precinct to be mapped as a rectangle of land extending up 500m northwards from the eastern and western edge of the Rangiora wastewater treatment ponds and parcel of WDC land. All land within this boundary to be rezoned as LIZ, with the PRECT overlay.
- Apply buffer between Kelley land and Bellgrove South additional parcel as per Bellgrove South evidence.
- Highlight esplanade requirements on Cam/Ruataniwha River
- Apply Bellgrove South ODP as per evidence.
- Apply Kelley ODP as per statement
- If decisions are to rezone, amend planning maps to apply zoning as per the ODPs.
- Include Thomson, Leech, and Kelley land as medium density residential zoning, if similarly decisions are to rezone.
- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.

## ~~Introduction~~

~~Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.~~

~~-~~

~~Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-SER-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. South East Rangiora has been identified as a Development Area.~~

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~~Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline~~

Development Plan.<sup>9</sup> Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.<sup>10</sup>

The provisions in this chapter are consistent with the matters in Part 2 – District Wide Matters – Strategic Directions and give effect to matters in Part 2 – District Wide Matters – Urban Form and Development.

<b>Objectives</b>	
<b>DEV-SER-O1</b>	<b>Development Area</b> South East Rangiora Development Area contributes to achieving feasible development capacity for residential activities.
<b>Policies</b>	
<b>DEV-SER-P1</b>	<b>Future urban development</b> Provide for future urban development in a Development Area (in accordance with DEV-SER-APP1 – South East Rangiora Outline Development Plan through a certification process by the District Council's Chief Executive Officer or their delegate when: <ul style="list-style-type: none"> <li>4. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term);</li> <li>5. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and</li> <li>6. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transport infrastructure.</li> </ul>
<b>DEV-SER-P2</b>	<b>Subdivision and activities</b> Only allow subdivision and activities where: <ul style="list-style-type: none"> <li>3. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and</li> <li>4. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South East Rangiora Outline Development Plan.</li> </ul>

### **Activity Rules - if certification has been approved Land use, development and subdivision**

<b>DEV-SER-R1 Land use, development, and subdivision, provided for in General Residential Zone Development and subdivision</b>	
<b>Activity status: PER</b> Where development shall be in accordance with DEV-SER-APP1, <b>DEV-SER-BFS1, DEV-SER-BFS2</b> this activity complies with the following activity rules/standards in the General Residential Zone:	<b>Activity status when compliance not achieved: see activity status for <u>MRZ-R1 to MRZ-R18</u> <u>GRZ-R1 to GRZ-R18</u></b>

<sup>9</sup> Submitter [submission number]. Topic report.

<sup>10</sup> Submitter [submission number]. Development Areas updated s42A report.



<p>3. GRZ-R1 to GRZ-R18; and 4. all General Residential Zone Built Form Standards.</p> <p><u>Where it is not feasible to achieve contiguous development, it must be demonstrated that <sup>11</sup>it can be efficiently serviced and integrated with the remainder of the development area.<sup>12</sup></u></p> <p>5.–</p>	
<p><b>Activity status: RDIS</b> Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>5. GRZ-R19 to GRZ-R21; and 6. all General Residential Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21</b></p>
<p><b>Activity status: DIS</b> Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. GRZ-R22 to GRZ-R28; and 8. all General Residential Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28</b></p>
<p><b>Activity status: NC</b> Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>9. GRZ-R29 to GRZ-R40; and 10. all General Residential Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40</b></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>e. The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and d. The activity is in general accordance with the residential development requirements of DEV-SER-APP1.</p>	
<p><b>DEV-SER-RX<sup>13</sup> – Marsh Lane Block C Industrial Precinct</b></p>	
<p><u>Activity status: PER</u></p> <p>1. <u>Within the area marked as Marsh Lane Block C PRECT, no completion certificate shall be issued under section 224 of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes), until such time as the Rangiora Eastern</u></p>	<p><b>Activity status when compliance not achieved: DIS.</b></p> <p><b><u>When compliance with any of DEV-SER-SUB1, 2 – 4 is not achieved: DIS</u></b></p>

<sup>11</sup> Submitter [submission number]. Topic report.

<sup>12</sup> Richard and Geoff Spark [183]. Development Areas Updated s42A report.

<sup>13</sup> Amended rule title for consistency

<p><u>Link road (REL) has been made operational between Boys Road and Marsh Road; or Marsh Road has been upgraded between the site and Southbrook Road including upgrades to the Rail Level Crossing; and</u></p> <p>2. <u>A geotechnical assessment and flood assessment for the area has been prepared for this area demonstrating that any identified risks contained within the assessments can be mitigated as part of subdivision design and consent; and</u></p> <p>3. <u>A transport effects assessment has been developed for this area demonstrating that any effects identified within the assessment can be mitigated as part of subdivision design and consent; and</u></p> <p>4. <u>Subdivision shall be in general accordance with be in accordance an Outline Development Plan and associated bespoke Precinct rules prepared by a suitably qualified and experienced practitioner that is in accordance with SUB-P6 and, as a minimum, includes:</u></p> <ul style="list-style-type: none"> <li>a. <u>an indicative stormwater management area in the vicinity of the REL-Marsh Road;</u></li> <li>b. <u>appropriate edge treatment along the interfaces with the adjoining lifestyle blocks and appropriate building set backs that manage effects on amenity and potential reverse sensitivity effects.;</u></li> <li>c. <u>proposed primary and secondary roads within the Precinct, and external connections.</u></li> <li>d. <u>safe and convenient pedestrian or cycle linkages providing connectivity to adjoining and nearby neighbourhoods.</u></li> </ul>	
<p><b>DEV-SER-R2-<del>Activities provided for in Medium Density Residential Zone</del> Spark Lane Cultural Precinct</b></p>	

<p><b>Activity status: PER</b></p> <p><del>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</del></p> <p><del>3. MRZ-R1 to MRZ-R17; and</del></p> <p><del>4. all Medium Density Residential Zone Built Form Standards.</del></p> <p>1. <u>The following built form standards apply:</u></p> <p>a. <u>SPZ(MCC) BFS 1-4, 6</u></p>	<p><b>Activity status when compliance not achieved:-<del>RDIS</del>see activity status for MRZ-R1 to MRZ-R17</b></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>SPZ(MCC) MD1 – Urban design<sup>14</sup></u></p> <p><u>SPZ(MCC) MD2 – Internal boundary setback</u></p> <p><u>SPZ(MCC) MD3 – Internal boundary landscaping</u></p>
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**DEV-SER-BFS1 South East Rangiora Development Area Outline Development Plan Fixed Features**

<p><u>For the purposes of DEV-SER-R1, the following are fixed features on the ODP:</u></p> <ul style="list-style-type: none"> <li>• <u>Extension of Devlin Avenue <del>with an adjoining green link</del> containing a cycleway</u></li> <li>• <u>Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway</u></li> <li>• <u>Location of new north/south road connecting Kippenberger Avenue with Northbrook Road</u></li> <li>• <u>Realignment of Northbrook Road to cross Devlin Avenue extension and connect to the new north/south road east of Devlin Avenue</u></li> <li>• <u>Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane</u></li> <li>• <u>Location of flow paths and adjoining green links, cycleways, and required water body setbacks</u></li> </ul>	
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**DEV-SER-BFS2 Vehicle Crossings and Intersections on the Rangiora Eastern Link Between Boys Road and the Northbrook Stream**

<sup>14</sup> Currently wrongly entitled as “Internal boundary landscaping” in the PDP, also recommend cl 16(2) change to “urban design”

<p>1. <u>For the section of the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream there shall be:</u></p> <ol style="list-style-type: none"> <li>a. <u>A maximum of 12 vehicle crossings; and</u></li> <li>b. <u>The minimum spacing between any two vehicle crossings on the same side of the road, shall be 30m, measured from the closest point of each vehicle crossing.</u></li> </ol> <p>2. <u>New Road intersections to the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream shall:</u></p> <ol style="list-style-type: none"> <li>a. <u>Be limited to three roads intersecting with the REL on the eastern side, and two roads intersecting with the REL on the western side, and</u></li> <li>b. <u>Be separated a minimum distance of 75m from another road intersection, and</u></li> <li>c. <u>The separation distance shall be measured along the Rangiora Eastern Link between the points where the road centrelines intersect.</u></li> </ol> <p><u>Where the requirements in 1. and 2. above conflict with any rule in the Transport Chapter, the above requirement will prevail and replace the requirement of the Transport Chapter.</u></p>	<p><u>Activity status when compliance not achieved: RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>In respect of 1. Vehicle Crossings: Effects of additional vehicle crossings on the safety and efficiency of the Rangiora Eastern Link, including cyclists and pedestrians.</u>  <u>In respect of 2. Intersection Spacing: TRAN-MD1 - Road design</u>  <u>TRAN-MD20 - Extent of effects</u></p>
<p><del>Activity status: RDIS</del>  <del>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</del></p> <ol style="list-style-type: none"> <li><del>5. MRZ-R18 to MRZ-R20 and</del></li> <li><del>6. all Medium Density Residential Zone Built Form Standards.</del></li> </ol>	<p><del>Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20</del></p>

<p><b>Activity status: DIS</b> Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ul style="list-style-type: none"> <li>7. MRZ-R21 to MRZ-R28; and</li> <li>8. all Medium Density Residential Zone Built Form Standards.</li> </ul>	<p><b>Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28</b></p>
<p><b>Activity status: NC</b> Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ul style="list-style-type: none"> <li>9. MRZ-R29 to MRZ-R40; and</li> <li>10. all Medium Density Residential Zone Built Form Standards.</li> </ul>	<p><b>Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40</b></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ul style="list-style-type: none"> <li>c. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and</li> <li>d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.</li> </ul>	
<p><b>DEV-SER-R3 Activities provided for in Local Centre Zone</b></p>	
<p><b>Activity status: PER</b> Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> <li>3. LCZ-R1 to LCZ-R20; and</li> <li>4. all Local Centre Zone Built Form Standards.</li> </ul>	<p><b>Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20</b></p>
<p><b>Activity status: RDIS</b> Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> <li>5. LCZ-R21 to LCZ-R24; and</li> <li>6. all Local Centre Zone Built Form Standards.</li> </ul>	<p><b>Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24</b></p>
<p><b>Activity status: DIS</b> Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> <li>7. LCZ-R25; and</li> <li>8. all Local Centre Zone Built Form Standards.</li> </ul>	<p><b>Activity status when compliance not achieved: see activity status for LCZ-R25</b></p>
<p><b>Activity status: NC</b> Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> <li>9. LCZ-R26 to LCZ-R27; and</li> <li>10. all Local Centre Zone Built Form Standards.</li> </ul>	<p><b>Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27</b></p>

For any activity statuses, any activity will need to comply with the following general activity standards:

- c. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and
- d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.

**DEV-SER-R4 Activities provided for in Open Space Zone**

<p><b>Activity status: PER</b> Where this activity complies with the following activity rules/standards in the Open Space Zone: 3. OSZ-R1 to OSZ-R15; and 4. all Open Space Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15</b></p>
<p><b>Activity status: RDIS</b> Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R16; and 6. all Open Space Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for OSZ-R16</b></p>
<p><b>Activity status: DIS</b> Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R17 to OSZ-R18; and 8. all Open Space Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18</b></p>
<p><b>Activity status: NC</b> Where this activity complies with the following activity rules/standards in the Open Space Zone: 9. OSZ-R19 to OSZ-R21; and 10. all Open Space Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21</b></p>

For any activity statuses, any activity will need to comply with the following general activity standards:

- c. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and
- d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.

**DEV-SER-R5 Subdivision Activities in the Development Area if certification has been approved**

<p><b>Activity status: CON</b> Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R1 to SUB-R3; and 4. all Subdivision Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3</b></p>
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<p><b>Activity status: RDIS</b> Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R4 to SUB-R8; and 6. all Subdivision Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8</b></p>
<p><b>Activity status: DIS</b> Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R9; and 8. all Subdivision Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for SUB-R9</b></p>
<p><b>Activity status: NC</b> Where this activity complies with the following activity rules/standards in subdivision: 9. SUB-R10 to SUB-R11; and 10. all Subdivision Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11</b></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ul style="list-style-type: none"> <li>c. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and</li> <li>d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.</li> </ul>	

**Activity Rules – if certification has not been approved-**

<p><b>DEV-SER-R6 Activities provided for in the Rural Lifestyle Zone</b></p>	
<p><b>Activity status: PER</b> Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R1 to RLZR16; and 4. all Rural Lifestyle Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16</b></p>
<p><b>Activity status: RDIS</b> Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R17 to RLZ-R23; and 6. all Rural Lifestyle Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23</b></p>
<p><b>Activity status: DIS</b> Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R24 to RLZ-R38; and 8. all Rural Lifestyle Zone Built Form Standards.</p>	<p><b>Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38</b></p>
<p><b>Activity status: NC</b></p>	<p><b>Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41</b></p>

Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 9. RLZ-R39 to RLZ-R41; and 10. all Rural Lifestyle Zone Built Form Standards.	
For any activity statuses, any activity will need to comply with the following general activity standards: c. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.	
<b>DEV-SER-R7 Subdivision activities in the Rural Lifestyle Zone</b>	
<b>Activity status: CON</b> Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R1 to SUB-R3; and 4. all Subdivision Standards.	<b>Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3</b>
<b>Activity status: RDIS</b> Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R4 to SUB-R8; and 6. all Subdivision Standards.	<b>Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8</b>
<b>Activity status: DIS</b> Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R9; and 8. all Subdivision Standards.	<b>Activity status when compliance not achieved: see activity status for SUB-R9</b>
<b>Activity status: NC</b> Where this activity complies with the following activity rules/standards in subdivision: 9. SUB-R10 to SUB-R11; and 10. all Subdivision Standards.	<b>Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11</b>
For any activity statuses, any activity will need to comply with the following general activity standards: c. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.	

## **Development Areas Standards**

<b>DEV-SER-S1 Certification for South-East Rangiora Development Area—Criteria</b>	
3. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban	<b>Activity status where compliance is not achieved: N/A</b>



development (subdivision and land use activities) in the South East Rangiora Development Area:

- a. ~~the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and~~
- b. ~~residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:
  - i. ~~firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;~~
  - ii. ~~on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand;~~
  - iii. ~~water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and~~
  - iv. ~~surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;~~~~
- c. ~~a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;~~
- d. ~~there is sufficient capacity available within the Rangiora Wastewater~~

<p>Treatment Plant for this development;</p> <p>e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;</p> <p>f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;</p> <p>g. a staging plan including:</p> <ul style="list-style-type: none"> <li>i. the amount of new residential sites created in the development subject to the application for certification;</li> <li>ii. number of stages for the development;</li> <li>iii. how many sites will be created per stage;</li> </ul> <p>h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.</p> <p>4. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.</p>	
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## Advice Notes

<b>DEV-SER-AN1</b>	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
<b>DEV-SER-AN2</b>	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-SER-S1 are met.
<b>DEV-SER-AN3</b>	The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: <ul style="list-style-type: none"> <li>4. Residential capacity will be calculated at least annually.</li> <li>5. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model.</li> <li>6. Water and wastewater capacity in Rangiora will be calculated at least annually.</li> </ul>
<b>DEV-SER-AN4</b>	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific

	contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
<b>DEV-SER-ANS</b>	Guidance on the certification process is available on the District Council's website.

## Appendix

### DEV-SER-APP1 - South East Rangiora Outline Development Plans

#### Introduction

The South East Rangiora Development Area is located to the east of Rangiora town. It consists primarily of two developments:

- Bellgrove South
- Sparks

#### **Land Use Plan**

The Outline Development Plan for the South East Rangiora Development Area provides for medium density residential activity. enables the option for some variety of site sizes. Some medium density residential activity could be developed at key locations adjacent to natural flow paths or stormwater reserves, in order to take advantage of opportunities to overlook such high amenity facilities and offsetting limited private outdoor space feasible in higher density residential development. However this component of the Outline Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in these locations. The Medium Density Residential Zone enables a minimum lot size of 200m<sup>2</sup> while the General Residential Zone enables a minimum lot size of 500m<sup>2</sup>. Overall, the South East Rangiora Development Area shall achieve a minimum residential density of 12 households per ha.

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.

#### Bellgrove South

This area comprises approximately 36 hectares, inclusive of additional land, and is situated on the eastern side of the ODP provides for the integrated development of this new residential area that will yields around 500 housing units over the next 10-15 years

#### Sparks

#### Context

This area comprises approximately 57 hectares and is situated on the south-east side of the ODP provides for the integrated development of this new residential area that will yields around 600 housing units over the next 10-15 years.

The development is anticipated to progress in three sequential stages from north to south as depicted on the ODP as Blocks A, B and C. The new Rangiora Eastern Link Bypass Road (REL) traverses Block A

north of Boys Road.

### **Block C Precinct (DEV-SER-PRECT-O1)**

The ODP identifies Block C as an ‘odour constrained’ area comprising a wetland area and a future light industrial zone (LIZ). The detailed design and layout for Stage C to be determined once details of future road alignments and level crossings in the area have been finalised. The land has been zoned LIZ, with a PREC overlay and rule DEV-SER-SUB1 that precludes subdivision of this land for industrial purposes prior to the completion of specified works and investigations.

### **Additional land**

There are parcels of additional land rezoned in the development area:

- Thomson, Leech, and Kelley, forming approximately 10 ha in the north east. Some of this land is bisected by the Cam / Ruataniwha River. Whilst no primary developer currently exists for this land, it has been rezoned.
- East of Sparks – there is approximately 34 ha of additional land east of Sparks, with no primary developer. This land remains within the development area, but has not been rezoned.

~~A small optional neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of Northbrook Road and Spark Lane. The latter will form part of the future north/south primary road connection that extends northward through the South East Rangiora Development Area and southward to connect to Lineside Road. Locating the neighbourhood/local centre at this strategic location offers a high degree of visibility which has positive flow-on effects on neighbourhood businesses’ sustainability.~~

~~The land in the South East Rangiora Development Area north of an extension of Cassino Street is likely more suitable for urban development than the land south of it, due to the presence of artesian water south of this location, together with modelled effects of a 200 year localised flooding event. Groundwater south of a Cassino Street extension is artesian and close to the surface, which will likely result in more challenging construction of infrastructure.~~

~~Rangiora New Life School and Southbrook School are located south of Boys Road. It is subject to Ministry of Education consideration whether an additional primary school is required in the South East Rangiora Development Area in the future to service its catchment. It could be feasible that preschool(s) are established in the Development Area. The South East Rangiora Development Area also contains the Northbrook Museum and Rosburn Receptions, a community asset, at Spark Lane.~~

~~Development within the Rangiora South East Development Area is to be contiguous; the Outline Development Plan does not anticipate physically separated or ad-hoc development.~~

### **Movement Network**

The ODP comprises four ‘layers’ comprising a ‘blue network, green network, movement network and (resulting) land use pattern. The purpose of this methodology is to provide an integrated approach to managing the natural environment that maximises the opportunities to protect and enhance natural environmental features and integrate these into the built environment.

The Outline Development Plan for the South East Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the South East Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the South East Rangiora Development Area is an extension of Devlin Avenue at the western boundary of the area connecting to Boys Road, with a green link incorporating a cycling path adjoining the length of it. A new north/south primary road connection off Kippenberger Avenue curves to also connect to the existing Northbrook Road portion that runs in a south-eastern direction. This is coupled with also extending the existing Northbrook Road at the south of the existing developed and zoned land and intersecting it through the Devlin Avenue extension to meet the new north/south connection. Feedback provided by local property owners is that the existing bend at Northbrook Road causes dangerous driving conditions, and it is proposed that a small section of Northbrook Road at this location is stopped to allow the new road alignment. A cycleway will also be provided along Northbrook Road, which links into the wider cycling network within and outside of the Development Area.

The Outline Development Plan for the South East Rangiora Development Area also identifies the existing MacPhail Avenue and its extension along Spark Lane and to Boys Road as the main north/south primary road which forms part of a wider future key Rangiora eastern north/south road connection that will ultimately extend to meet Lineside Road in the south and meets Goldstream Road in the north through the South East Rangiora Development Area. This primary road will be adjoined by a green link with a cycleway and be suitable for public transport. Its design will promote reduced vehicle speeds and increased safety to other street users. The installation of appropriate intersections with Northbrook Road and Boys Road will be required.

East/west movement patterns through a number of secondary roads provide subdivision structure and connectivity, and are integrated with existing roading linkages west of the Development Area. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic.

As well as cycleways at key roading corridors, the network of cycling infrastructure for the South East Rangiora Development Area includes cycleways along the two key southern flow paths and references the wider cycling network beyond the Development Area.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides key informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

### **Open Space and Stormwater Reserves**

The Outline Development Plan for the South East Rangiora Development Area shows threefour open space reserve locations together with a network of stormwater management areas and green corridors throughout the site.

The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as

well as being within a 500m radius of all residential households in the Development Area. One open space reserve is located east of the new north/south primary road connection off Kippenberger Avenue, and ~~north/south~~ of a ~~Cassino Street/Galatos Street~~ extension, ~~and is connected by green links~~. Flexibility of the exact location of the reserve is possible, as long as it is accessible within a 500m radius to the north-eastern residential areas in the South East Rangiora Development Area.

A ~~second~~~~third~~ open space reserve is located in the south of the site, east of the Northbrook Stream flow path, and the same philosophy of flexibility in exact location applies. A ~~third~~ ~~fourth~~ optional smaller open space reserve is located further south, east of the Northbrook Waters, adjacent to the extended Spark Lane which will form part of the main north/south primary road. This reserve is proposed in this location to maximise access to, and enjoyment of, the Northbrook Waters reserve which provides community amenity through attractive landscaping and walking/cycling paths. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one local road, and a second either local road or public accessway such as a green link.

- Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

- A network of green links is anticipated throughout the Development Area, including alongside flow paths and connecting key amenity features such as open space and stormwater reserves. Green links provide safe and attractive active mode corridors and play opportunities, can have a role in stormwater management, and offer visual relief from otherwise built up residential areas. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users. Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

- There are three flow paths in the South East Rangiora Development Area. Streams, springs and waterways are protected and included in the stormwater reserves where present. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan. Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. Efforts must be made to ensure any adverse impacts on kēkēwai (waikoura freshwater crayfish), which are present in the culturally significant mahinga kai area of the Northbrook Stream (the flow path linking Northbrook Road and Boys Road in the Rangiora South East Development Area), are avoided.—

A network of stormwater reserves are identified for the South East Rangiora Development Area to respond to five stormwater catchments: just north of Northbrook Road at the eastern edge of the Development Area, ~~(split into one large area within Bellgrove South (Lot 2 DP 452196) and one smaller on the eastern most point north of Northbrook Road (within Lot 2 DP 306045 (52 Northbrook Road))~~, north of Boys Road at the south-eastern point of the Development Area, and a small stormwater reserve north of Boys Road south Northbrook Waters, with proposed attenuation basins. The ground in this area is known to have relatively high groundwater and therefore it is assumed that these would all be wet basins.

- Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of them provide opportunities for adjacent higher density residential areas to look out onto them and benefit from their amenity. Stormwater will be

managed by an appropriately designed stormwater treatment system with high amenity values. The South East Rangiora Development Area's stormwater catchment discharges to the North Brook. All stormwater ponds are subject to design detailing. The Outline Development Plan for the South East Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

### **Water and Wastewater Network**

The provision of reticulated water supply assumes a skeleton network for the South East Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades and constructions are required to service the South East Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. Requirements include new mains related to South Belt Booster Main and Boys Road Booster Main.

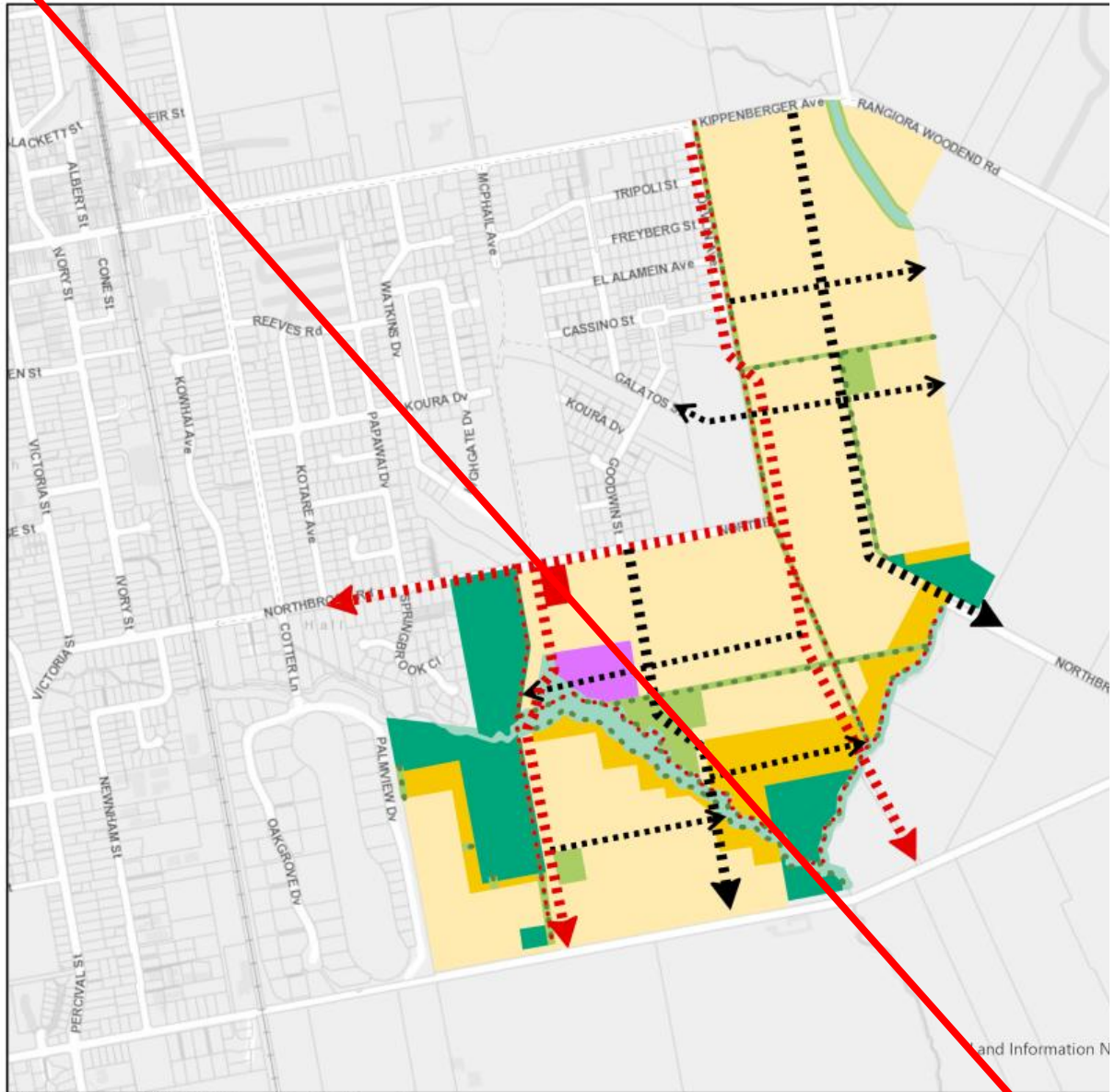
Development in the Rangiora West, North East and South East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

Four catchments make up the South East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pumpstations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network.

The catchment directly east of Devlin Avenue and north of Northbrook Road requires a new pumpstation at the eastern end point of the South East Rangiora Development Area at Northbrook Road. It will pump to the existing pump station at Northbrook Road, which then discharges to the Rangiora Wastewater Treatment Plant via an existing rising main, and pumping into a new rising main to join onto a shared rising main for the north-eastern catchment (in the Rangiora North East Development Area) to the Rangiora Wastewater Treatment Plant. A second catchment south of Northbrook Road, east of the North Brook Stream discharges into a new proposed booster pumpstation at eastern Boys Road, which discharges into a fourth pumpstation at Boys Road/Spark Lane extension via a new rising main. Finally, two smaller catchments west of the North Brook Stream discharge directly into the fourth proposed pumpstation.

It should be noted that artesian water is located roughly south of an extension of Cassino Street in the remainder of the South East Rangiora Development Area, east of Devlin Avenue, and groundwater is close to the surface. This likely makes construction of infrastructure challenging and will likely carry higher than typical costs, particularly when developing large catchment areas. A pressure system may need to be considered for the

South East Rangiora Development Area's catchments if gravity reticulation cannot be kept shallow enough. Such considerations will inform development feasibility.



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### Rangiora South East Outline Development Plan - Land Use

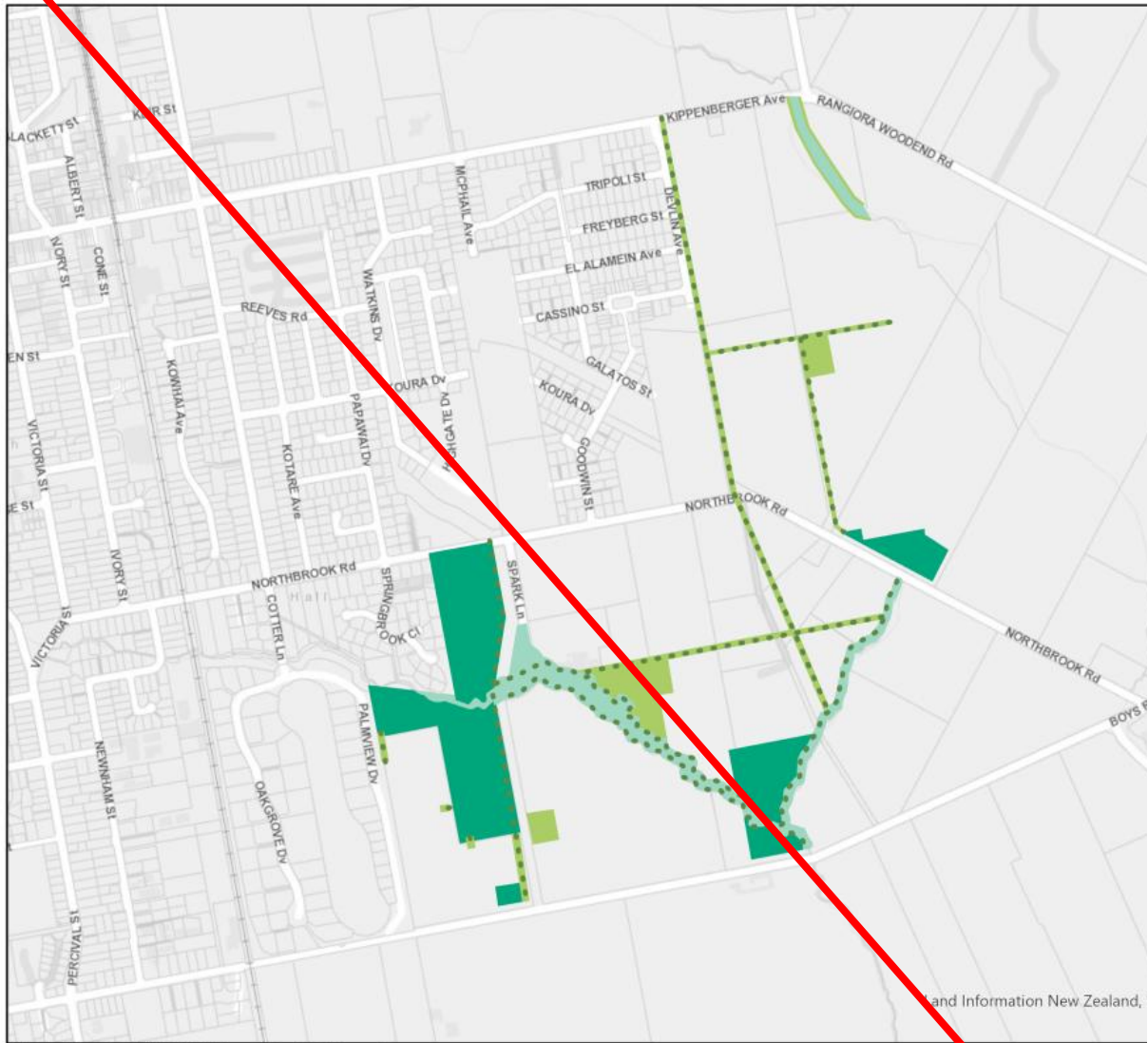




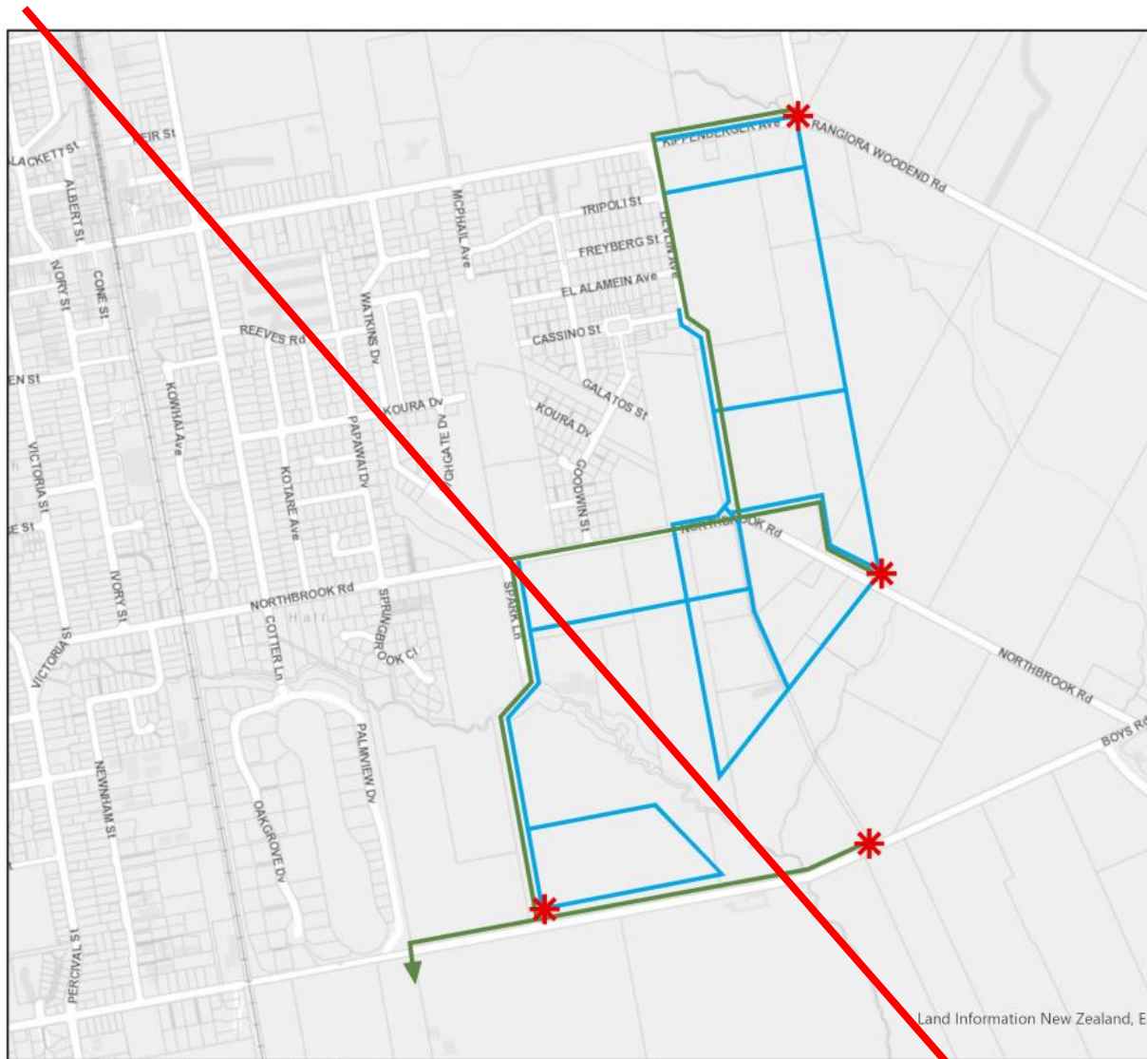


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**Rangiora South East Outline Development Plan - Open Space and Stormwater Reserves**



## Rangiora South East Outline Development Plan - Water and Wastewater



## Mapping

- ODPs to be consistent with NPS symbology
- Roading connections (through WDC land) between Stokes and Ravenswood to be incorporated onto Stokes supplied ODP.
- PRECT overlay to be mapped onto Stokes ODP, showing constraint.
- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.

## GD – Gressons Road Development Area

### Introduction

The Gressons Road Development Area covers a 144ha area located between Ravenswood and

Waikuku. The development provides for a Residential Medium Density Zone, with a small community hub towards its centre. The area includes two north-south collector roads that link through the site between Gressons Road and the Ravenswood commercial area. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design for collector roads.

The key features of DEV-GD-APP1 include:

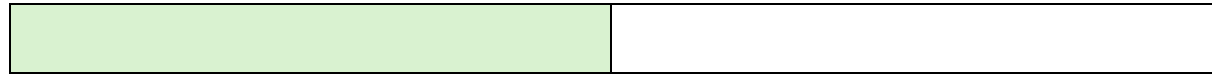
- ~~Retention and enhancement of Stokes Drain and the formation of a central west-east flood by-pass channel and separate waterway along the area's southern boundary;~~
- ~~Extensive stormwater management areas and associated landscaping along the eastern boundary with State Highway 1 that are designed to attenuate stormwater flows to a 1:50 AEP event.~~
- ~~Retention Protection of a wāhi tapu site that is to be kept free of urban development;~~
- ~~Provision of a central park that is at least 3.2ha in area; and~~
- ~~Provision of a pedestrian and cycle network that is integrated with the blue/ green networks and collector roads.~~

## Activity Rules

<b>DEV-GD-R1 Gressons Road Development Area Outline Development Plan</b>	
<p><b>Activity status: PER</b></p> <p>Where:</p> <p>1. Land use, subdivision, and development shall be in accordance with DEV-GD-APP1 <u>and the relevant built form standards</u></p>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>Advisory Note</b></p> <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>	
<b>DEV-GD-R2 Gressons Road Development Area Drainage</b>	
<p><b>Activity status: PER</b></p> <p>Where:</p> <p>1. <u>Land use, subdivision, and development within the area marked as Gressons Road Development PRECT can only occur when a suitably qualified person has determined by hydraulic modelling of the Gressons</u></p>	<p><b>Activity status when compliance not achieved: RDIS</b></p>

<p>Road catchment, including downstream environment, that stormwater capacity and drainage sufficient for a 1 in 50 ARI can be achieved.</p>	
<p><b>Advisory Note</b></p> <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>	

<p><b>DEV-GD-BFS1 Gressons Road Development Area Outline Development Plan Fixed Features</b></p>	
<p>For the purposes of DEV-GD-R1, the following are fixed features on the ODP:</p> <ul style="list-style-type: none"> <li><del>A minimum density of 12-15</del>hh/ha is achieved;</li> <li>Two collector road connections are to be provided through the site between Gressons Road and the Ravenswood commercial area;</li> <li>Pedestrian and cycle connections are to be provided between the Development Area and the Ravenswood commercial area;</li> <li>Stokes Drain is to be retained and its riparian margins enhanced <u>with predominantly indigenous species</u>;</li> <li>Formation of a centralised west-east overland flow channel and a southern interceptor channel parallel to Wards Road;</li> <li>The wāhi tapu site is to remain free of urban development and is to be provided with a landscaped buffer <u>comprised of indigenous species</u>;</li> <li>The community hub shall have a maximum Gross Floor Area of 1,500m<sup>2</sup>;</li> <li>Site edges, waterways, and collector roads are to be general accordance with the dimensions and facilities shown in the cross-sections which form part of the ODP.</li> </ul>	<p><b>Activity status when compliance not achieved: DIS</b></p>



## Appendix

### DEV-GD-APP1 – Gressons Road ODP

#### Land Use Plan

This Outline Development Plan for the Gressons Road Development Area provides for a range of section sizes and housing types to respond to the wider needs of the community, with a minimum density of ~~12-15~~ households per hectare, ~~reflecting set within~~ the site's extensive green/ blue network. Intensification of residential density is to be prioritised near to key open spaces and/or within easy walking distance (~~400m-800m~~) of the Ravenswood commercial area, with larger lots prioritised on the outer edge of the ODP area where it adjoins Rural Lifestyle zoning or Gressons Road.

Subdivision may include the creation of super lots in order to achieve the required ~~12-15~~ hh/ha density. If super lots are proposed within the subdivision, a minimum residential unit yield shall be registered by way of consent notice on the individual super lots, to ensure the minimum density overall is achieved.

The boundary treatment of sites adjacent to the Rural Lifestyle Zone and Gressons Road is to be undertaken in general accordance with cross-sections that form part of the ODP.

The Community Hub identified in the ODP shall have a total Gross Floor Area between 1,000m<sup>2</sup> – 1,500m<sup>2</sup>. It shall provide for small-scale commercial tenancies, along with community facilities such as a preschool or medical centre that directly support the daily needs of the immediate residential neighbourhood, with no individual retail tenancy anticipated to be larger than 250m<sup>2</sup>. The scale of commercial activity is to remain small so as not to detract from the Ravenswood Commercial area as a focal point for commercial activities. The Community Hub is to be located adjacent to the central park and an internal collector road to facilitate accessibility and to help activate the open space.

At the time of subdivision, consultation with the Ministry of Education will consider whether it is appropriate and necessary for any land to be provided for education purposes within the Development Area.

#### Movement network

The Outline Development Plan for the Gressons Road Development Area provides access to this growth area through a network of ~~primary collector~~ and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network shown on the ODP. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be

ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan.

A key movement network feature for the Gressons Road Development Area are two main north/south primary collector roads running through the site from Gressons Road to the Ravenswood commercial area. These north/south primary collector roads provide structure, a high degree of connectivity to the Key Activity Centre, and are designed to facilitate future public transport services. A complementary north-south pedestrian and cycle route is provided along the western edge of the large stormwater management area that is located along the full length of the Development Area's eastern boundary.

East/west movement through the site is provided via two collector roads. Connections are provided to the rural land to the west, to facilitate movement to the west in the event that this adjacent land is urbanised at some point in the future. Three east-west pedestrian and cycle corridors are provided via integration with the water networks.

Walkability and connectivity are key principles of the ODP, with a hierarchy of street types and connections provided throughout the area. The aim of the movement network is to provide a range of modal options for residents, to reduce car dependency for short local trips, while recognising private vehicle use is necessary for longer trips. In addition to off-road cycle and pedestrian routes integrated with greenspace, the ODP anticipates that collector roads will include sufficient road reserve width to allow the provision of a shared pedestrian/cycle path, separate from the main vehicle carriageway.

The provision of a roundabout to the Gressons Road/ State Highway 1 intersection is enabled in the ODP to assist in improving the safety and efficiency of this intersection but is not a requirement of subdivision.

The formation of roads and adjacent green/ blue networks is to be undertaken in general accordance with the cross-sections which form part of the ODP.

### **Open Space and Stormwater Reserves**

An integral component of the ODP is the need to deliver ecologically enhanced spring-fed waterways and the separate management, detention, and treatment of stormwater and overland flood flows while integrating these blue networks with open space and reserves where appropriate.

Stokes Drain runs through the northern third of the Development Area in a west-east direction. This waterway is to be retained and enhanced with riparian native planting and provision for adjacent cycle and pedestrian routes. Existing farm drains are to be rationalised into a second waterway with associated native riparian planting to be established parallel with the Development Area's southern boundary with Wards Road. These two spring-fed waterways are to be kept separate from stormwater utility functions.

Overland flood flows entering the Development Area from the west are to be captured via a green link running along the western boundary and then directed into a central flood by-pass channel which passes through the middle of the site. The central flood by-pass channel is to be sized to



~~accommodate a 1:200 AEP event. Stormwater is to be separately piped into a large stormwater management area located on the Development Area's eastern boundary with the basins sized to attenuate a 1:50 AEP event. Culverts under State highway 1 are to be sized to accommodate at least the pre-development flows generated by a 1:50 AEP event.~~

~~These three types of water-based networks provide opportunities for ecological restoration and enhancement, along with providing important amenity and passive recreation opportunities.~~

~~A wāhi tapu site located in the northeast of the Development Area is to be retained as open space and kept free of urban development. This area is to be buffered by an ecological restoration area that forms part of the wider stormwater management area. The treatment and management of the wāhi tapu site is to be informed by consultation with mana whenua.~~

~~In addition to the extensive water network and associated green space, the ODP includes a large central open space reserve located towards the middle of the Development Area west of the key north/south primary road, and adjoining Stokes Drain and a small community hub. The total size of this central park will be approximately 3.2ha. A second smaller open space reserve is located south of a strip of established oak trees in the northwest of the area. This 0.8ha reserve provides for the retention of these mature trees and also aligns with Stokes Drain. Small local parks are also anticipated, especially in areas with higher density housing typologies, with their size and location to be determined through the subdivision consent process.~~

### **Water and Wastewater network**

~~An application for subdivision of the ODP area shall include supporting infrastructure assessments, with detailed design for the provision of water, sewer and stormwater to any allotments proposed. Wastewater is to be reticulated and connected with the Woodend Wastewater Treatment Plant.~~

### **Fixed Outline Development Plan features for the Gressons Road Development Area:**

- ~~• A minimum density of 12 15 hh/ha is achieved;~~
- ~~• Two collector road connections are to be provided through the site between Gressons Road and the Ravenswood commercial area;~~
- ~~• Pedestrian and cycle connections are to be provided between the Development Area and the Ravenswood commercial area;~~
- ~~• Stokes Drain is to be retained and its riparian margins enhanced with predominantly indigenous species;~~
- ~~• Formation of a centralised west-east overland flow channel and a southern interceptor channel parallel to Wards Road;~~
- ~~• The wāhi tapu site is to remain free of urban development and is to be provided with a landscaped buffer comprised of indigenous species;~~
- ~~• The community hub shall have a maximum Gross Floor Area of 1,500m<sup>2</sup>;~~
- ~~• Site edges, waterways, and collector roads are to be general accordance with the dimensions and facilities shown in the cross-sections which form part of the ODP.~~

## Chinnerys Road

### Mapping

- No ODPs required as area is small, principal roads are already in place, and rezoning is to general residential
- Rezone to general residential and adjust planning maps accordingly

## South Woodend Development Area

### Mapping

- ODPs to be consistent with NPS symbology
- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.
- Alter planning maps to rezone area as medium density residential

## DEV-SWED South East Woodend Development Area

### Introduction

The South East Woodend Development Area comprises approximately 32 hectares of rural land between Judsons Road and Petries Road, in southeast Woodend, and a portion (7.8ha) of Copper Beach LLRZ zone adjoining to the east. The latter property has been included in the ODP area to show how the primary road will eventually connect through to Woodend Beach Road. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design for collector roads.

The ODP provides for the integrated development of this new residential area that will yield around 530 residential units over the next 5-10 years. The ODP also illustrates how the development will be integrated with the LLRZ zoned land to the south, which will have an anticipated development yield of 11 allotments.

### Land use

The development area shall achieve a minimum net density of 15 households per hectare (hh/ha), averaged over the area of the Site, except for the LLRZ zoned area where the LLRZ densities apply.

The MRZ zoning supports a variety of site sizes to achieve this minimum density requirement. As this area is being developed in stages, an assessment will be required at the time of subdivision of each stage as to how the minimum net density of 15 household per hectare for the overall ODP area (excluding the LLRZ area) can be achieved.

Development within the Site is supported by adjacent amenities that include key open spaces including neighbourhood parks, stormwater management areas and a green corridor adjoining McIntosh Drain and in locations adjoining or close to principal roads.

### Cultural values

The Site is within a Silent File area (SASM-001) and this matter will need to be acknowledged and recognised and provided for as part of subdivision consent (as required under DEV-SEWD-MCD7). Environmental improvements required by this ODP including naturalisation along the alignment of McIntosh Drain, protection of a wetland with potential for environmental enhancement and creation of a second stormwater management area with appropriate indigenous planting to address known values associated with this SFA.

Resolution of any identified issues of land contamination is also expected to benefit water

quality.

### **Open Space and Stormwater Reserves**

The blue network consists of three key spatial elements which are to be recognised and provided for during the development of the ODP area.

### **McIntosh Drain**

McIntosh Drain runs in a north-south direction across the ODP area and connects with the existing Drain to the south which has been naturalised and is located on the western boundary of the Copper Beech LLR subdivision. A 10 m wide green corridor is proposed which will provide sufficient space for naturalising the waterway with riparian planting and incorporating a walkway/cycleway link with the existing reserve to the north.

### **Stormwater management area**

The stormwater management areas shown on the ODP will be multi-functional. Most of the time they will be dry and provide amenity and passive recreation areas for local residents. Their principal function is surface water attenuation and filtering out contaminants prior to water entering the McIntosh Drain. The stormwater management area in the northeast corner of the ODP is an existing stormwater reserve located on Council land. A second area is proposed in the southeast portion of the ODP area on part of the undeveloped portion of the Copper Beech LLR zone. This is intended to be the principal area for stormwater management associated with development of the ODP land.

### **Wetland**

The wetland identified on the ODP on the LLRZ land is naturally occurring, and has connectivity to the nearby McIntosh Drain during wet periods. It's ecological and landscape values are to be enhanced, with the removal of all exotic species, to be replaced with native tree and shrub species such as harakeke (Phormium tenax), Austroderia toetoe, Hebe salicifolia Juncus edgariae, Carex secta and cabbage trees (Cordyline australis) as well as others. If retained in private ownership, consideration should be given to its long-term protection by way of covenant.

### **Ecological green space**

The ecological values of the wetland and McIntosh Drain are to be improved with removal of

allexotic trees and replacement with suitable native tree and shrub species. Planting should have particular regard to the guidelines set by Environment Canterbury (2011).

The Council-owned stormwater retention basin adjacent to the proposed development (to the east) may require enlargement during the development process. This will increase permanent habitat availability for all aquatic fauna present in the catchment. If permanent or near-permanent surface water is expected in the proposed stormwater retention basin to the south of the wetland, it should be planted with native wetland plants, and be accessible for fish via McIntosh Drain.

### **Open space and recreational green space and stormwater water management areas (SMAs)**

A neighbourhood reserve is proposed which will complement existing nearby reserves, including on the north side of Petries Road and the large stormwater management area in the northeast part of the ODP area. The location of existing and proposed recreational reserves has been determined based on the number of reserves established in the wider area and to ensure people living within the development block have access to open space/reserve within a 500m walking radius of their homes. These local parks will provide passive recreation opportunities which is essential for the level of residential density proposed. The precise location and scale of the reserve will be determined at the time of subdivision consent

Pedestrian and cycle paths are required to integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

### **Green links**

The green network comprises three key spatial and functional elements:

- Ecological green space integrated into the blue network and providing important protection to the ecological functions of the existing McIntosh Drain and wetland;
- Open space and recreation – neighbourhood park(s) to provide for a range of active and passive recreation activities;
- Green links for internal amenity and fine grain connectivity

The ODP identifies a key green link along McIntosh Drain, with a minimum building setback of 10m.

## Movement network

The green network comprises three key spatial and functional elements:

The ODP provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of these areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

The ODP features a primary north-south route that provides a connection point from Petries Road to Woodend Beach Road and a main east-west primary route along Judsons Road. A number of roading upgrades are required to ensure that the residential development can be integrated safely and efficiently into the surrounding road network. Development is proposed to start with an initial stage of 170 lots accessing Petries Road, followed by subsequent development stages required to be coordinated with these upgrades.

The ODP provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of these areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

The ODP features a primary north-south route that provides a connection point from Petries Road to Woodend Beach Road and a main east-west primary route along Judsons Road. A number of roading upgrades are required to ensure that the residential development can be integrated safely and efficiently into the surrounding road network. Development is proposed to start with an initial stage of 170 lots accessing Petries Road, followed by subsequent development stages required to be coordinated with these upgrades as shown in the Table 1 below.

## Activity Rules

### DEV-SEWD-R1 South East Woodend Development Area Outline Development Plan

#### Activity status: PER

1. Where development shall be in accordance with DEV-SEWD-APP1 and the relevant Built Form Standards.

#### Activity status when compliance not achieved: DIS

### DEV-SEWD-R2 South East Woodend Development Area Precinct (SEWD PREC)

#### Activity status: PER

##### *Overall transport constraints*

2. No completion certificate shall be issued under section 223(2(a) of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes) beyond the 170th residential allotment in the ODP area accessible via Petries Road, until such time as the Petries Road / SH1 intersection is upgraded OR Woodend Bypass has been constructed and an integrated transport assessment (ITA) has confirmed that the road network can receive traffic from the additional lots; and

##### *Judsons Road requirements*

3. No road connection shall be formed from the Site to Judsons Roads prior to relocation of Judsons Road/Woodend Beach Road to the south, as shown on the ODP; and
4. No road connection shall be formed to Judsons Road from the ODP area until such time as Judsons Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and
5. No road connection shall be formed to Judsons Road from the ODP area until such time as Judsons Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and

##### *Petries Road requirements*

6. No road connection shall be formed from the Site to Petries Road from the ODP area until such time as Petries Road has been widened in accordance with TRAN-4 and upgraded across the

#### Activity status when compliance not achieved: RDIS

#### Matters of discretion are restricted to:

- TRAN-MD1 – Road design
- TRAN-MD11 – High traffic generators

<p><u>ODP area frontage to an urban standard to the satisfaction of Council; and</u></p> <p>7. <u>No road connection shall be formed to Petries Road from the ODP area until such time as Petries Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and</u></p> <p><i>Woodend beach road connection requirements</i></p> <p>8. <u>No road connection shall be formed to Woodend Beach Road from the ODP area until such time as Woodend Beach Road has been upgraded across the ODP area frontage to a collector road standard; and</u></p>	
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<b><u>DEV-SEWD-BFS1 Setbacks from McIntosh Drain</u></b>	
<p><b><u>Activity status: PER</u></b></p> <p>1. <u>Where residential activities will provide a 10m setback from the McIntosh Drain / Stream corridor.</u></p>	<p><b><u>Activity status when compliance not achieved: DIS<sup>15</sup></u></b></p>

**DEV-SWD-APP1 – Outline Development Plans**

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<sup>15</sup> Submitter [submission number], Topic report.



## Kaiapoi Development Area

### Mapping

- ODPs to be made consistent with NPS
- Area A precinct – north of Momentum, to be mapped
- Primary and secondary road to be classified
- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.

### Activity Rules

DEV-K-R1 Kaiapoi Development Area Outline Development Plan	
<p><b>Activity status:</b> PER</p> <p>Where:</p> <p>2. <u>development shall be in accordance with DEV-K-APP1 and any relevant built form standards as set out below</u></p>	<p>Activity status when compliance ne see activity status for <a href="#">MRZ-R1 to M</a></p>
<p><del>Activity status: RDIS</del></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>3. <del><a href="#">GRZ-R19 to GRZ-R21</a>; and</del></p> <p>4. <del>all General Residential Zone <a href="#">Built Form Standards</a>.</del></p>	<p><del>Activity status when compliance ne <a href="#">R19 to GRZ-R21</a></del></p>
<p><del>Activity status: DIS</del></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>5. <del><a href="#">GRZ-R22 to GRZ-R28</a>; and</del></p> <p>6. <del>all General Residential Zone <a href="#">Built Form Standards</a>.</del></p>	<p><del>Activity status when compliance ne <a href="#">R22 to GRZ-R28</a></del></p>
<p><del>Activity status: NC</del></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p>	<p><del>Activity status when compliance ne <a href="#">R29 to GRZ-R40</a></del></p>

<p>7.—<del>GRZ R29 to GRZ R40</del>; and</p> <p>8.—all General Residential Zone <del>Built Form Standards</del>.</p>	
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a.—The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Officer or their delegate (following the receipt of an application) certifies that the criteria in <del>DEV-K-S1</del> are met; and</p> <p>b.—The activity is in general accordance with the residential development requirements of <del>DEV-K-APP1</del>.</p>	
<p><b>DEV-K-R2 Activities provided for in Medium Density Residential Zone</b></p>	
<p><b>Activity status: PER</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <p>1.—<del>MRZ R1 to MRZ R17</del>; and</p> <p>2.—all Medium Density Residential Zone <del>Built Form Standards</del>.</p>	<p><b>Activity status when compliance ne</b></p> <p><del>R1 to MRZ R17</del></p>
<p><b>Activity status: RDIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <p>3.—<del>MRZ R18 to MRZ R20</del> and</p> <p>4.—all Medium Density Residential Zone <del>Built Form Standards</del>.</p>	<p><b>Activity status when compliance ne</b></p> <p><del>R18 to MRZ R20</del></p>
<p><b>Activity status: DIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>5.—<del>MRZ R21 to MRZ R28</del>; and</p> <p>6.—all Medium Density Residential Zone <del>Built Form Standards</del>.</p>	<p><b>Activity status when compliance ne</b></p> <p><del>R21 to MRZ R28</del></p>
<p><b>Activity status: NC</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7.—<del>MRZ R29 to MRZ R40</del>; and</p> <p>8.—all Medium Density Residential Zone <del>Built Form Standards</del>.</p>	<p><b>Activity status when compliance ne</b></p> <p><del>R29 to MRZ R40</del></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a.—The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the Chief Officer or their delegate (following the receipt of an application) certifies that the criteria in <del>DEV-SER-S1</del> are met;</p> <p>b.—The activity is in accordance with the residential development requirements of <del>DEV-SER-APP1</del>.</p>	

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and

policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with [DEV-K APP1](#) if and when they are required due to a demonstrated sufficiency shortage of [land](#) available in existing [residential zones](#). South East Rangiora has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where [land](#) is released for development by the [District Council](#)'s Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the [District Council](#) will remove the Development Area layer and rezone the area to the appropriate zones.

The provisions in this chapter are consistent with the matters in Part 2—[District Wide Matters](#)—Strategic Directions and give [effect](#) to matters in Part 2—[District Wide Matters](#)—Urban Form and Development.

Objectives	
<b>DEV-K-O1</b>	<b>Development Area</b> - South East Rangiora Development Area contributes to achieving feasible development capacity for
Policies	
<b>DEV-K-P1</b>	<b>Future urban development</b> - Provide for future urban development in a Development Area (in accordance with <a href="#">DEV-SER-APP1</a> — <a href="#">Development Plan</a> through a certification process by the <a href="#">District Council</a> 's Chief Executive Officer or their delegate, where: 1. the development will provide additional residential capacity to help achieve or exceed the capacity identified in <a href="#">UFD-O1</a> (for the medium term); 2. <a href="#">water supply, wastewater and stormwater infrastructure</a> capacity is sufficient to support the development; 3. an agreement is in place between the <a href="#">District Council</a> and the developer on the method, timing and location of necessary <a href="#">water supply, wastewater and stormwater infrastructure</a> , open space and transport
<b>DEV-K-P2</b>	<b>Subdivision and activities</b> - Only allow <a href="#">subdivision</a> and activities where: 1. after certification by the <a href="#">District Council</a> 's Chief Executive Officer or their delegate, it is in accordance with the policies and rules of the General Residential Zone, Local Centre Zone and the relevant <a href="#">District</a> 2. prior to certification by the <a href="#">District Council</a> 's Chief Executive Officer or their delegate, it will not result in the development of the Development Area as per the South East Rangiora Outline Development

**Activity Rules— if certification has been approved**

**DEV-K-R1 Activities provided for in General Residential Zone**

Activity status: PER	Activity status when compliance not achieved: <a href="#">R1 to GRZ-R18</a>
- Where this activity complies with the following activity rules/standards in the	

<p>General Residential Zone:</p> <p>3. <del>GRZ R1 to GRZ R18; and</del></p> <p>4. <del>all General Residential Zone <a href="#">Built Form Standards</a>.</del></p>	
<p><b>Activity status: RDIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>5. <del>GRZ R19 to GRZ R21; and</del></p> <p>6. <del>all General Residential Zone <a href="#">Built Form Standards</a>.</del></p>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R19 to GRZ R21</a></b></p>
<p><b>Activity status: DIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. <del>GRZ R22 to GRZ R28; and</del></p> <p>8. <del>all General Residential Zone <a href="#">Built Form Standards</a>.</del></p>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R22 to GRZ R28</a></b></p>
<p><b>Activity status: NC</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>9. <del>GRZ R29 to GRZ R40; and</del></p> <p>10. <del>all General Residential Zone <a href="#">Built Form Standards</a>.</del></p>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R29 to GRZ R40</a></b></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>c. <del>The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief (following the receipt of an application) certifies that the criteria in <a href="#">DEV-K-S1</a> are met; and</del></p> <p>d. <del>The activity is in general accordance with the residential development requirements of <a href="#">DEV-K-APP1</a>.</del></p>	
<p><b>DEV-K-R2 Activities provided for in Medium Density Residential Zone</b></p>	
<p><b>Activity status: PER</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <p>3. <del>MRZ R1 to MRZ R17; and</del></p> <p>4. <del>all Medium Density Residential Zone <a href="#">Built Form Standards</a>.</del></p>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R1 to MRZ R17</a></b></p>
<p><b>Activity status: RDIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <p>5. <del>MRZ R18 to MRZ R20 and</del></p> <p>6. <del>all Medium Density Residential Zone <a href="#">Built Form Standards</a>.</del></p>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R18 to MRZ R20</a></b></p>
<p><b>Activity status: DIS</b></p> <p>-</p>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R21 to MRZ R28</a></b></p>

Where this activity complies with the following activity rules/standards in the General Residential Zone:  
 7. [MRZ R21 to MRZ R28](#); and  
 8. all Medium Density Residential Zone [Built Form Standards](#).

**Activity status: NC**  
 -  
 Where this activity complies with the following activity rules/standards in the General Residential Zone:  
 9. [MRZ R29 to MRZ R40](#); and  
 10. all Medium Density Residential Zone [Built Form Standards](#).

**Activity status when compliance not**  
[R29 to MRZ R40](#)

For any activity statuses, any activity will need to comply with the following general activity standards:  
 c. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the Council Officer or their delegate (following the receipt of an application) certifies that the criteria in [DEV K S1](#) are met;  
 d. The activity is in accordance with the residential development requirements of [DEV K APP1](#).

**DEV K R3 Activities provided for in Local Centre Zone**

**Activity status: PER**  
 -  
 Where this activity complies with the following activity rules/standards in the Local Centre Zone:  
 1. [LCZ R1 to LCZ R20](#); and  
 2. all Local Centre Zone [Built Form Standards](#).

**Activity status when compliance not**  
[R1 to LCZ R20](#)

**Activity status: RDIS**  
 -  
 Where this activity complies with the following activity rules/standards in the Local Centre Zone:  
 3. [LCZ R21 to LCZ R24](#); and  
 4. all Local Centre Zone [Built Form Standards](#).

**Activity status when compliance not**  
[R21 to LCZ R24](#)

**Activity status: DIS**  
 -  
 Where this activity complies with the following activity rules/standards in the Local Centre Zone:  
 5. [LCZ R25](#); and  
 6. all Local Centre Zone [Built Form Standards](#).

**Activity status when compliance not**  
[R25](#)

**Activity status: NC**  
 -  
 Where this activity complies with the following activity rules/standards in the Local Centre Zone:  
 7. [LCZ R26 to LCZ R27](#); and  
 8. all Local Centre Zone [Built Form Standards](#).

**Activity status when compliance not**  
[R26 to LCZ R27](#)

For any activity statuses, any activity will need to comply with the following general activity standards:

- a.—The provisions of the Local Centre Zone will apply to any part of the Development Area where the [District Court](#) delegate (following the receipt of an application) certifies that the criteria in [DEV-K-S1](#) are met; and
- b.—The activity is in accordance with the residential development requirements of [DEV-K-APP1](#).

**DEV-K-R4 Activities provided for in Open Space Zone**

<p><b>Activity status: PER</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ul style="list-style-type: none"> <li>1.—<a href="#">OSZ-R1 to OSZ-R15</a>; and</li> <li>2.—all Open Space Zone <a href="#">Built Form Standards</a>.</li> </ul>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R1 to OSZ-R15</a></b></p>
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<p><b>Activity status: RDIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ul style="list-style-type: none"> <li>3.—<a href="#">OSZ-R16</a>; and</li> <li>4.—all Open Space Zone <a href="#">Built Form Standards</a>.</li> </ul>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R16</a></b></p>
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<p><b>Activity status: DIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ul style="list-style-type: none"> <li>5.—<a href="#">OSZ-R17 to OSZ-R18</a>; and</li> <li>6.—all Open Space Zone <a href="#">Built Form Standards</a>.</li> </ul>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R17 to OSZ-R18</a></b></p>
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<p><b>Activity status: NC</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <ul style="list-style-type: none"> <li>7.—<a href="#">OSZ-R19 to OSZ-R21</a>; and</li> <li>8.—all Open Space Zone <a href="#">Built Form Standards</a>.</li> </ul>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">R19 to OSZ-R21</a></b></p>
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For any activity statuses, any activity will need to comply with the following general activity standards:

- a.—The provisions of the Open Space Zone will apply to any part of the Development Area where the [District Court](#) delegate (following the receipt of an application) certifies that the criteria in [DEV-K-S1](#) are met; and
- b.—The activity is in accordance with the residential development requirements of [DEV-K-APP1](#).

**DEV-K-R5 Subdivision Activities in the Development Area if certification has been approved**

<p><b>Activity status: CON</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <a href="#">subdivision</a>:</p> <ul style="list-style-type: none"> <li>1.—<a href="#">SUB-R1 to SUB-R3</a>; and</li> <li>2.—all <a href="#">Subdivision Standards</a>.</li> </ul>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">CON</a></b></p>
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<p><b>Activity status: RDIS</b></p>	<p><b>Activity status when compliance not</b></p> <p><b><a href="#">RDIS</a></b></p>
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<p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <p>3. <del>SUB R4 to SUB R8</del>; and</p> <p>4. <del>all Subdivision Standards.</del></p>	
<p><b>Activity status: DIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <p>5. <del>SUB R9</del>; and</p> <p>6. <del>all Subdivision Standards.</del></p>	A
<p><b>Activity status: NC</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <p>7. <del>SUB R10 to SUB R11</del>; and</p> <p>8. <del>all Subdivision Standards.</del></p>	A
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the <u>Subdivision</u> Chapter will apply to any part of the Development Area where the <u>District Code</u> in <u>DEV-SER-S1</u> are met; and</p> <p>b. The activity is in accordance with the residential development requirements of <u>DEV-SER-APP1</u>.</p>	

**Activity Rules – if certification has not been approved**

**DEV-K-R6 Activities provided for in the Rural Lifestyle Zone**

<p><b>Activity status: PER</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</p> <p>1. <del>RLZ R1 to RLZR16</del>; and</p> <p>2. <del>all Rural Lifestyle Zone Built Form Standards.</del></p>	<p><b>Activity status when compliance no</b></p> <p><u>R1 to RLZ-R16</u></p>
<p><b>Activity status: RDIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</p> <p>3. <del>RLZ R17 to RLZ R23</del>; and</p> <p>4. <del>all Rural Lifestyle Zone Built Form Standards.</del></p>	<p><b>Activity status when compliance no</b></p> <p><u>R17 to RLZ-R23</u></p>
<p><b>Activity status: DIS</b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</p> <p>5. <del>RLZ R24 to RLZ R38</del>; and</p> <p>6. <del>all Rural Lifestyle Zone Built Form Standards.</del></p>	<p><b>Activity status when compliance no</b></p> <p><u>R24 to RLZ-R38</u></p>
<p><b>Activity status: NC</b></p>	<p><b>Activity status when compliance no</b></p>

<p>-</p> <p>Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:</p> <ol style="list-style-type: none"> <li>7. <del>RLZ R39 to RLZ R41</del>; and</li> <li>8. all Rural Lifestyle Zone <del>Built Form Standards</del>.</li> </ol>	<p><del>R39 to RLZ R41</del></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ol style="list-style-type: none"> <li>a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the <del>District Co</del> delegate (following the receipt of an application) certifies that the criteria in <del>DEV SER S1</del> are met; and</li> <li>b. The activity is in accordance with the residential development requirements of <del>DEV SER APP1</del>.</li> </ol>	
<p><b>DEV K R7 <del>Subdivision</del> activities in the Rural Lifestyle Zone</b></p>	
<p><b>Activity status: <del>CON</del></b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <del>subdivision</del>:</p> <ol style="list-style-type: none"> <li>1. <del>SUB R1 to SUB R3</del>; and</li> <li>2. all <del>Subdivision Standards</del>.</li> </ol>	<p><b>Activity status when compliance no</b></p> <p><del>R1 to SUB R3</del></p>
<p><b>Activity status: <del>RDIS</del></b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <del>subdivision</del>:</p> <ol style="list-style-type: none"> <li>3. <del>SUB R4 to SUB R8</del>; and</li> <li>4. all <del>Subdivision Standards</del>.</li> </ol>	<p><b>Activity status when compliance no</b></p> <p><del>R4 to SUB R8</del></p>
<p><b>Activity status: <del>DIS</del></b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <del>subdivision</del>:</p> <ol style="list-style-type: none"> <li>5. <del>SUB R9</del>; and</li> <li>6. all <del>Subdivision Standards</del>.</li> </ol>	<p><b>Activity status when compliance no</b></p> <p><del>R9</del></p>
<p><b>Activity status: <del>NC</del></b></p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <del>subdivision</del>:</p> <ol style="list-style-type: none"> <li>7. <del>SUB R10 to SUB R11</del>; and</li> <li>8. all <del>Subdivision Standards</del>.</li> </ol>	<p><b>Activity status when compliance no</b></p> <p><del>R10 to SUB R11</del></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ol style="list-style-type: none"> <li>a. The provisions of the <del>Subdivision</del> chapter will apply to any part of the Development Area where the <del>District Co</del> delegate (following the receipt of an application) certifies that the criteria in <del>DEV K S1</del> are met; and</li> <li>b. The activity is in accordance with the residential development requirements of <del>DEV K APP1</del>.</li> </ol>	

**Development Areas Standards**



**DEV K S1 Certification for South East Rangiora Development Area – Criteria**

1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area:
  - a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD 01 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and
  - b. residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:
    - i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;
    - ii. on demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand;
    - iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and
    - iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;
  - c. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;
  - d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;
  - e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;
  - f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;
  - g. a staging plan including:

**Activity status where complian**

<p>i. — the amount of new residential <u>sites</u> created in the development subject to the application for certification;</p> <p>ii. — number of stages for the development;</p> <p>iii. — how many <u>sites</u> will be created per stage;</p> <p>h. — an agreement between the <u>District Council</u> and the developer on the method, timing and funding of any necessary <u>infrastructure</u> and open space requirements is in place.</p> <p>2. — If a s224 certificate under the RMA has not been granted by the <u>District Council</u> within three years of the date of certification, certification shall cease to apply.</p>	
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**DEV-K-BFS1 Kaiapoi Development Area Outline Development Plan Fixed Features**

<p>For the purposes of DEV-K-R1, the following are fixed features on the ODP:</p> <ul style="list-style-type: none"> <li>• A north/south <u>road corridor</u> that connects with Lees <u>Road</u> in the north and Ranginui Drive in the south, including a separated shared pedestrian/cycleway</li> <li>• Integrated <u>road</u> connections between the new north/south <u>road</u> and Beachvale Drive, Sovereign Boulevard, and Magnolia Boulevard</li> <li>• Location of <u>stormwater</u> reserve corridor at eastern edge of the Development Area</li> </ul>	
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<b>Activity status when com</b>

**Advice Notes**

<b>DEV-K-AN1</b>	Development areas may be certified in whole or in part, and where more areas are requested to be certified during the process, they will be released in accordance with the staging plan.
<b>DEV-K-AN2</b>	For certification to be achieved, the <u>District Council</u> must receive information to demonstrate that
<b>DEV-K-AN3</b>	<p>The analysis required by criteria (1) of the certification process will be completed and published or follows:</p> <ol style="list-style-type: none"> <li>1. — Residential capacity will be calculated at least annually.</li> <li>2. — Residential demand will be calculated at least every three years in line with Statistics New Zealand's Waimakariri Growth Model.</li> <li>3. — <u>Water</u> and <u>wastewater</u> capacity in Rangiora will be calculated at least annually.</li> </ol>
<b>DEV-K-AN4</b>	Where certification of <u>land</u> in a Development Area depends upon additional or upgraded public <u>infrastructure</u> required to enter into a Private Development Agreement with the <u>District Council</u> . This will normally be in accordance with the <u>District Council's</u> Development Contributions Policy does not clearly set out the specific contribution towards the <u>infrastructure</u> required. The Private Development Agreement will normally include a contribution against the Computer Register (Certificate of Title) for the <u>land</u> , to ensure that the developer meets the requirements of the <u>District Council's</u> Development Contributions Policy.
<b>DEV-K-AN5</b>	Guidance on the certification process is available on the <u>District Council's</u> website.

**DEV-K-R2 – Subdivision and development in Area A Precinct**

Activity status: <u>PER</u>	<b>Activity status when compliance no</b>
Where	<u>Matters of discretion</u>

<p>1. Subdivision and development in the area shown as “Area A Precinct” on DEV-K-APP1 shall only occur when:</p> <ol style="list-style-type: none"> <li>the impact on the road network, and particularly the intersection of Beach Road, Smith Street and Williams Street, has been assessed and considered to be acceptable by an integrated transport assessment (ITA), or</li> <li>where the ITA required by a. finds the road network is not acceptable, the road network improvements identified in the ITA have been completed.</li> </ol>	<p>TRAN MD-11 – High traffic generato</p>
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### Built Form Standards

There are no area-specific built form standards in relation to the Kaiapoi ODP area.

### Appendix

#### DEV-K-APP1 – Kaiapoi Outline Development Plan

##### Land Use Plan

The Outline Development Plan for the Kaiapoi Development Area enables the option for some variety of site sizes. Some medium density residential activity could be developed adjacent to a neighbourhood park in the north of the site, in order to take advantage of opportunities to overlook a high amenity facility, as well as at the southern portion of the main Development Area north of Ranginui Drive and the smaller Development Area block north of Beach Road. However this component of the Outline Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in this location. The Medium Density Residential Zone enables a minimum lot size of 200m<sup>2</sup> while the General Residential Zone enables a minimum lot size of 500m<sup>2</sup>. Overall, the Kaiapoi Development Area shall achieve a minimum residential density of 12 households per ha.

Small optional neighbourhood/local centres, shown in the Outline Development Plan as commercial/business, are located at the centre of the Kaiapoi Development Area at the juncture of a Sovereign Boulevard extension and the north/south primary road that connects to the Beach Grove development in the south, and in the southern portion of the main Development Area at the juncture of a Magnolia Boulevard extension and the north/south primary road. The Sovereign Boulevard and Magnolia Boulevard extensions form key connecting routes into the Development Area from the adjacent existing residential development. The locations of the neighbourhood/local centres offer a degree of visibility, activity and traffic generated by the north/south primary road, which has positive flow on effects on neighbourhood businesses’ sustainability. However, the exact location of the optional neighbourhood/local centres is a flexible component of the Outline Development Plan, if constructed, so long as they are located along the north/south primary road to optimise associated opportunities. This recognises some flexibility around staging and implementation of development.

The Kaiapoi Development Area is predicted to be affected by flooding from localised rainfall, an Ashley River/Rakahuri breakout and sea water inundation. The northern most land in the Kaiapoi Development Area north of the current paper road (which lines up approximately with Lilian Street in the western existing residential subdivision) is likely most suitable for urban development compared to the land south of it, due to the shallower depth of predicted flooding from the identified events in this location. Most of the land within the Kaiapoi Development Area south of the paper road that approximately lines up with Lilian Street is predicted to be affected by greater flood depths in the identified events. Filling of land and/or the construction of a bund to mitigate the effects of these hazards is anticipated to be required for residential development to occur, which will likely affect development feasibility and consequently impact on housing affordability.

- Kaiapoi North School is located just north of the smaller Development Area block north of Beach Road, and south of the large portion of the Development Area. It could be feasible that preschool(s) are established in the Development Area.

- Development within the Kaiapoi Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development.

#### Movement Network

The Outline Development Plan for the Kaiapoi Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the Kaiapoi Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

- The main north/south primary road is seen as a logical future link for traffic movement around Kaiapoi on the north eastern side. It will be designed to promote reduced vehicle speeds and increased safety to other street users. Some form of intersection treatment and/or upgrades are appropriate at the extensions of existing streets to the west entering the Development Area to ensure good integration, reduced traffic speeds and enhanced safety.

- Kaiapoi North Primary School is located at the south of the main Development Area and at the northern edge of the small parcel of the Development Area north of Beach Road and the anticipated movement and green networks connect the residential growth area to the school well.

- Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

#### Open Space and Stormwater Reserves

The Outline Development Plan for the Kaiapoi Development Area indicates three open space reserve locations together with a stormwater management area and green links throughout the site.

- The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, complement existing reserves in the established residential area west and south of Development Area, and are within a 500m radius of all residential households in Development Area 4. One open space reserve is located adjacent to the north/south primary road in the northern part of the Kaiapoi Development Area, with another two open space reserves further south along the western and eastern edge of the Development Area. Flexibility of the exact location of the reserves is possible, as long as they are accessible within a 500m radius to the respective residential areas in the Kaiapoi Development Area. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one road, and a second either road or public accessway such as a green link. The exception to this is the open space reserve within the wider McIntosh's Reserve and green link network along the eastern boundary.

- Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or

resident population guidelines.

-  
A number of green links are shown in the Outline Development Plan for the Kaiapoi Development Area. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users.

-  
Four stormwater catchments make up the larger Kaiapoi Development Area and it is the developers' responsibility to investigate and propose an appropriate and acceptable stormwater solution to respond onsite to stormwater for this growth area. Impacting on any investigations for stormwater solutions will be the Regional Council's responses to legislative requirements relating to freshwater and other matters, and therefore the Regional Council must be engaged during the formulation of proposals. Stormwater must be managed by an appropriately designed stormwater treatment system with high amenity values, and streams, springs and waterways must be protected where present.

-  
The Regional Council identifies the McIntosh Drain as a natural waterway. Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. The ground in this area is known to have relatively high groundwater and it is therefore assumed any proposed stormwater reserves would be wet reserves.

-  
A small stormwater management reserve is identified in the southeast of the small portion of the Kaiapoi Development Area just north of Beach Road.

#### Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the Kaiapoi Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

-  
All of the reticulation upgrades relating to the Kaiapoi Development Area are proposed to be within the growth area. Previous upgrades have already been undertaken to account for this demand on the scheme. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme. Three District Council driven extra over projects are specified, with upgrades required to maintain the existing levels of service to current and future customers. Existing water reticulation extends to the western edge of the large portion of the Kaiapoi Development Area, making connection relatively straight forward. A new main is shown off Beach Road for the small portion of the Development Area.

-  
Four catchments make up the large portion of the Kaiapoi Development Area for wastewater servicing requirements and only the key trunk infrastructure and pumpstations/rising mains are shown in the Outline Development Plan. As this area in Kaiapoi is flat, it is anticipated that earthworks will be undertaken as part of the development, similarly to what was undertaken at Sovereign Palms to regrade the subdivision for the installation of services. On this basis, three pumpstations in the large northern portion of the Development Area are proposed to service the catchments, with a common rising main to deliver flow to the Kaiapoi Wastewater Treatment Plant. These pumpstations are located in the northern, middle and southern portion of the large portion of Development Area at a similar latitude to the Sovereign Palms and Moorecroft pumpstations. Each catchment has a central pumpstation, and gravity sewer surrounding it. The exact locations of the pumpstation can be shifted to align with final road networks.

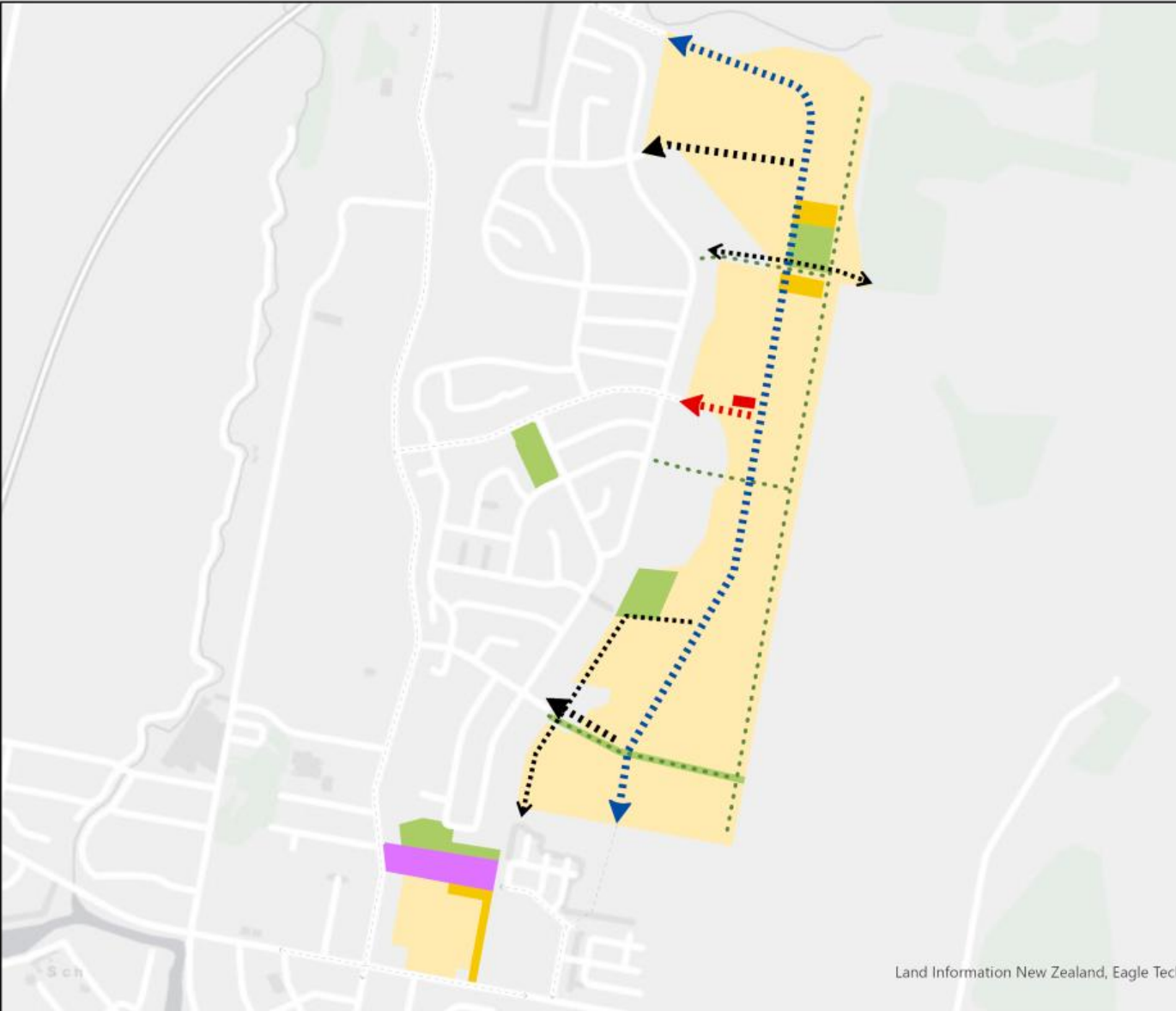
-  
Ideally, the network would be constructed from south to north, so that there is infrastructure (common rising main) for subsequent catchments to connect into. Temporary solutions would need to be

discussed if development was to occur in the north first.

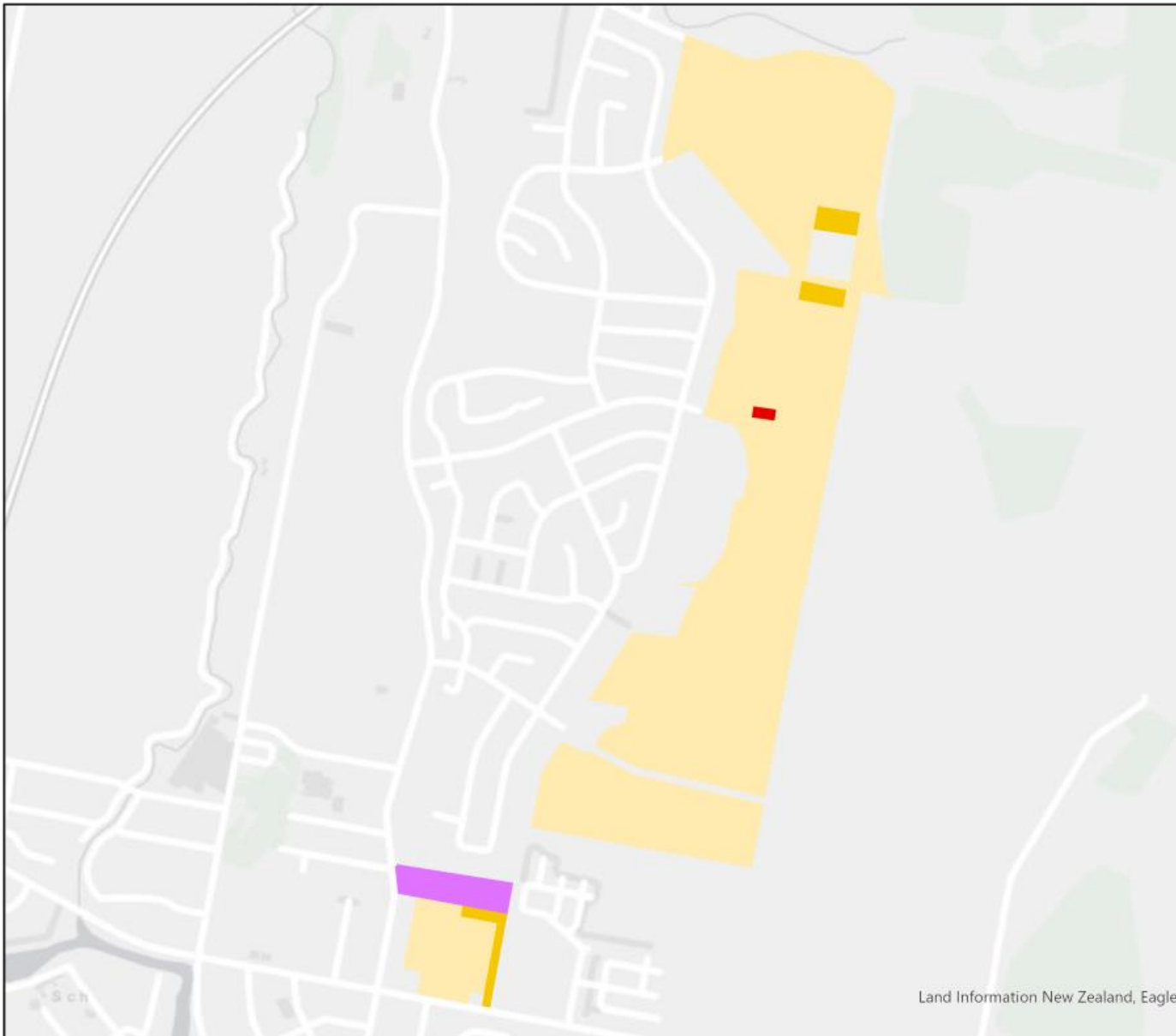
- High groundwater is present in the Kaiapoi Development Area together with significant flood risks modelled for localised flooding events, Ashley River/Rakahuri Breakout events, and coastal flooding events. Filling of land and/or the construction of a bund to mitigate the effects of these hazards is anticipated to be required for residential development to occur, which will likely affect development feasibility and consequently impact on housing affordability. Due to high groundwater, reticulation may have to be low pressure sewer, however if significant earthworks are undertaken, a gravity sewer network may be possible.

Fixed Outline Development Plan Features for the Kaiapoi Development Area:

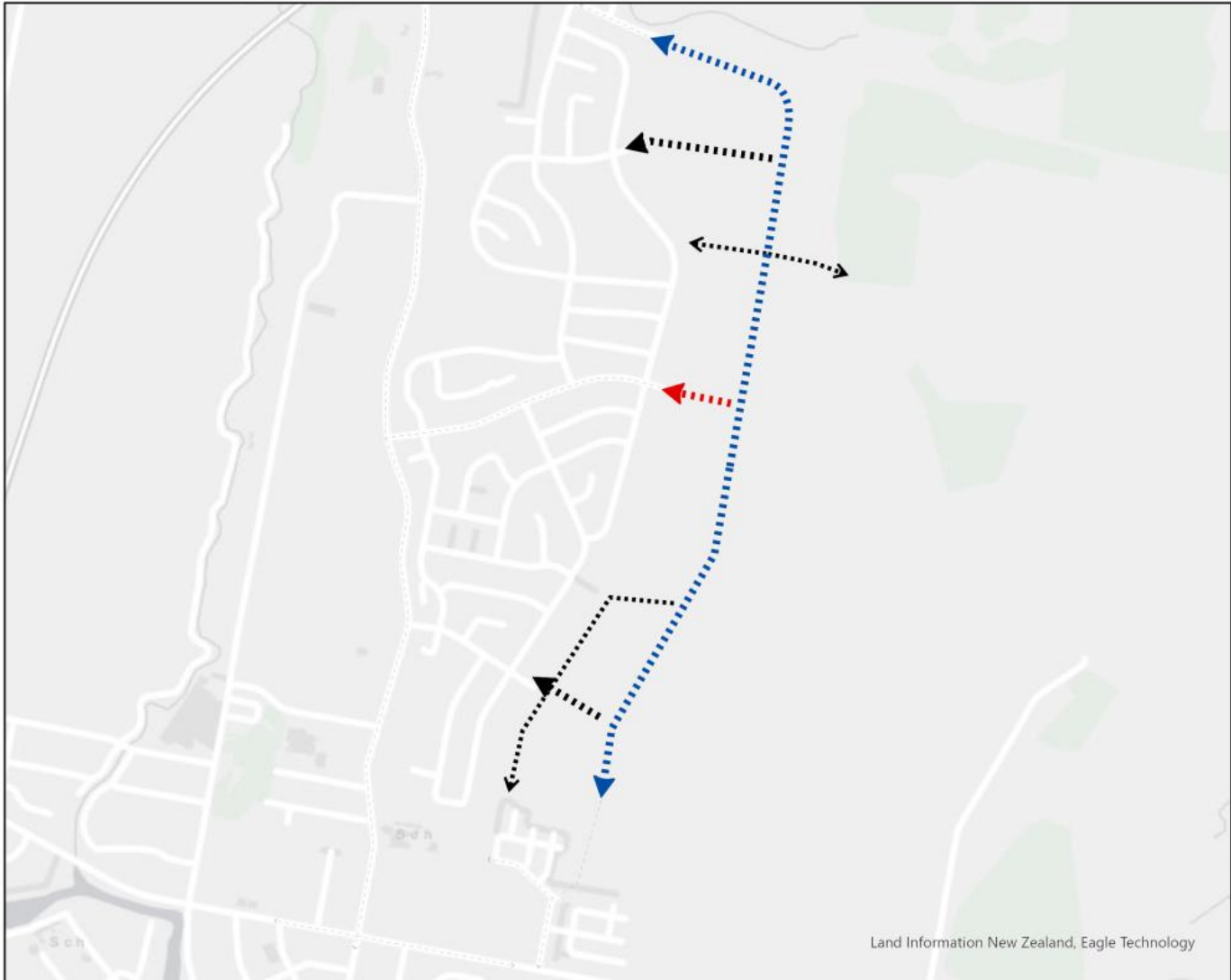
**Kaiapoi Outline Development Plan — Overall**



**Kaiapoi Outline Development Plan - [Land Use](#)**



**Kaiapoi Outline Development Plan - Movement Network**



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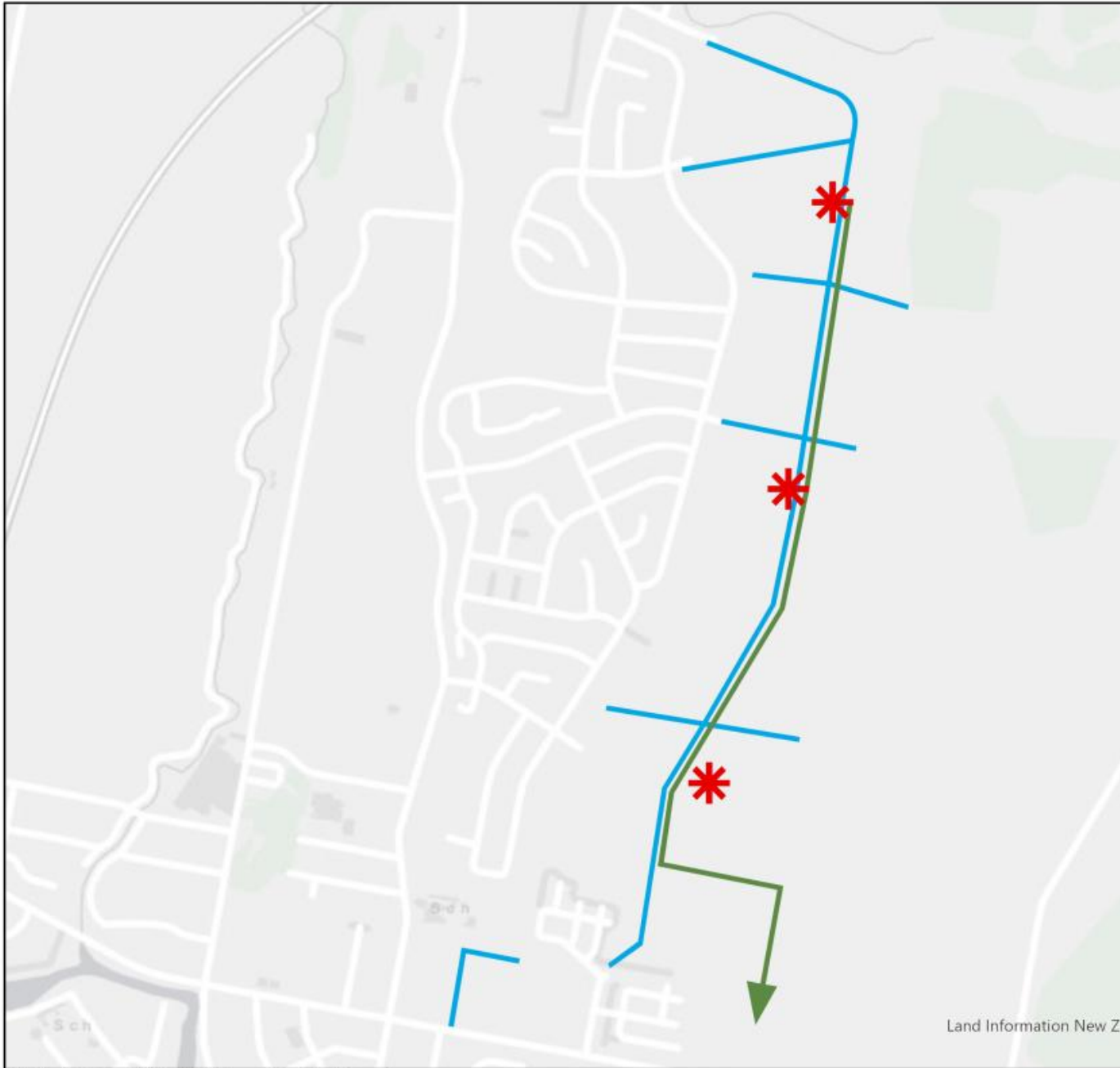
**Kaiapoi Outline Development Plan - Open Space and Stormwater Reserves**





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**Kaiapoi Outline Development Plan - [Water](#) and [Wastewater](#)**



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## Mapping

- ODPs to be consistent with NPS
- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.

## SK- South Kaiapoi Development Area

### Introduction

The South Kaiapoi Development Area is located at the southern end of Kaiapoi and sits between the Main North Road, Kaikainui Stream, the Main North Railway line and Courtenay Stream. The area is a Medium Density Residential Zone that provides for medium density residential activities. The area is within a location that has the potential to experience overland flooding which has the potential to result in flooding impacts if not appropriately managed through subdivision design and development.

Key features of the DEV-SK-APP1 include:

- proposed road and pedestrian layout;
- proposed stormwater management network to provide for new and existing overland flow paths;
- extensive esplanade reserves along Kaikainui and Courtenay Streams;
- landscaping and setback requirements; and
- pedestrian access over the Kaikainui Stream.<sup>16</sup>

## Activity Rules

<b>DEV-SK-R1 South Kaiapoi Outline Development Plan</b>	
<b>Activity status: PER</b> Where: 1. development shall be in accordance with DEV-SK-APP1. <sup>17</sup>	<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.<sup>18</sup></li> </ul>	

<b>DEV-SK-BFS1 South Kaiapoi Outline Development Plan Fixed Features</b>	
<b>Activity status: PER</b> The following are fixed features on the South Kaiapoi Outline Development Plan: <ul style="list-style-type: none"> <li>• Proposed road and pedestrian layout</li> <li>• Pedestrian access over the Kaikainui and Stream</li> <li>• Esplanade reserves along Kaikainui and Courtenay Streams</li> <li>• Proposed location and size of stormwater ponds</li> </ul>	<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.<sup>19</sup></li> </ul>	

## Appendix

### DEV-SK- APP1 – South Kaiapoi ODP

<sup>16</sup> Submitter [submitter number]. Chapter report.

<sup>17</sup> Punctuation added

<sup>18</sup> Submitter [submitter number]. Chapter report.

<sup>19</sup> Submitter [submitter number]. Chapter report.

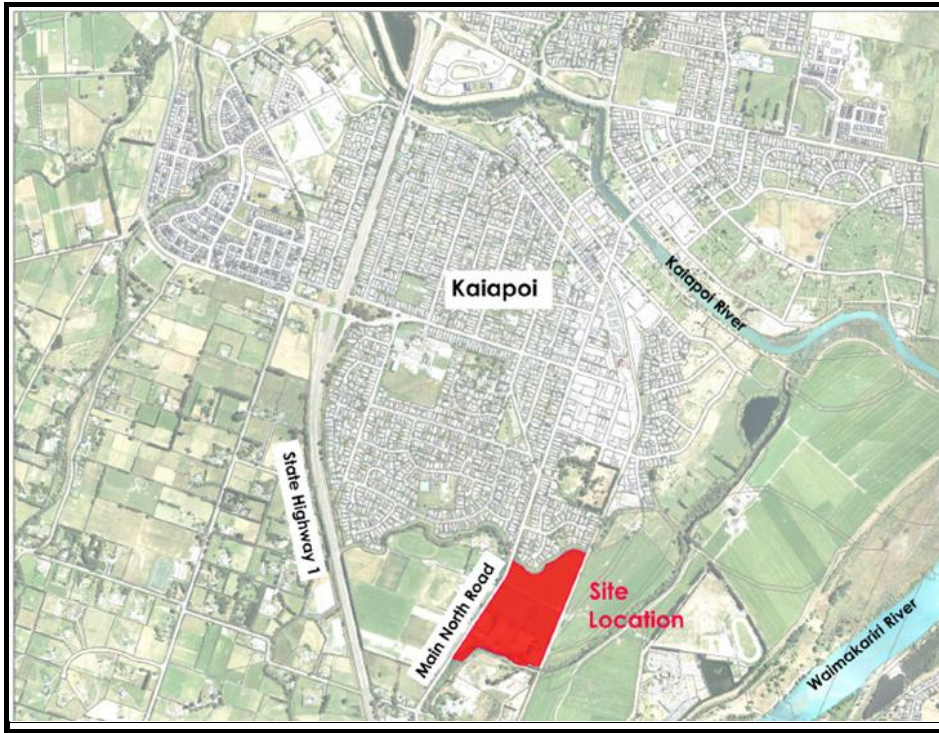


Figure 1

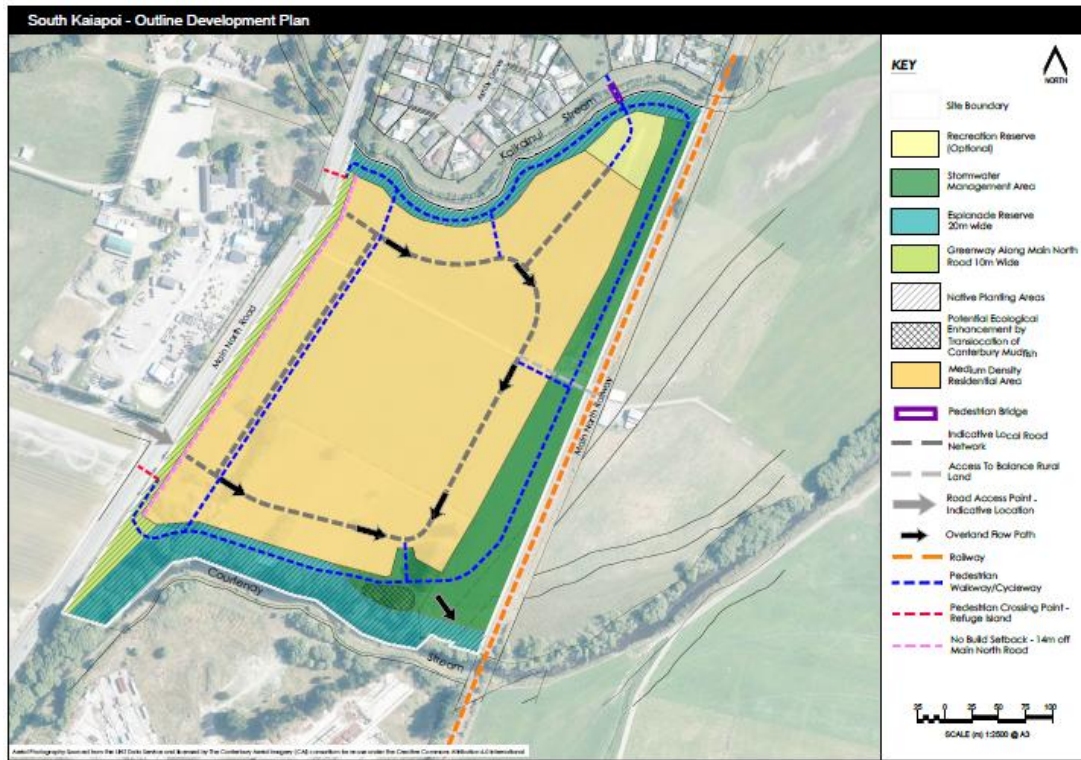


Figure 2 - South Kaiapoi Outline Development Plan (SK-ODP)<sup>20</sup>

<sup>20</sup> Submitter [submitter number]. Chapter report.

## Appendix B

**To come by Friday 6 November**

## Appendix C - Ms McClung's memorandum on SUB provision changes in response to Kainga Ora Stream 8 matters

### WAIMAKARIRI DISTRICT COUNCIL

#### MEMO

**FILE NO AND TRIM NO:** DDS-14-08-05 / 241104191422

**DATE:** 27 November 2024

**MEMO TO:** Hearing Panel  
Peter Wilson, Principal Policy Planner – Development Planning Unit

**FROM:** Rachel McClung, Principal Policy Planner – Development Planning Unit

**SUBJECT:** Hearing Stream 7B – Housing Intensification and Hearing Stream 8 – Urban Subdivision. Response to Ms Dales Statement of Evidence 27 March 2024 (para's 4.22-4.39)

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1. The purpose of this memorandum is to update the Hearing Panel on my consideration of the residential site density control matters outlined in ***paras 4.22 to 4.39 of Ms Dales Statement of Evidence dated 27 March 2024*** that was submitted for Hearing Stream 8 – Urban Subdivision.
2. During the Stream 8 hearing I requested the ability to respond to Ms Dale's statement of evidence on these matters after the s42A report on V1 and Residential were made available and submissions had been heard.
3. I confirm that I have read Kainga Ora evidence and listened to the Audio recording of the Kainga Ora presentation at the Stream 7B hearing as it relates to subdivision.
4. I provide my response to paras 4.22 to 4.39 of Ms Dales Statement of Evidence dated 27 March 2024 below.

#### Residential Site Density Controls (paras 4.22 – 4.24)

5. I do not agree that "*subdivision provisions such as those that specify minimum site size/dimensions should not be the determining factor for development outcomes in residential zones*"<sup>21</sup>, as density is a key factor in determining character and amenity, and in distinguishing between different

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<sup>21</sup> Stream 8 – Statement of Evidence of Ms Dale, 27 March 2024, para 4.24(a)

residential zones. While this statement could be applicable to the Medium Density Residential Zone (MRZ), there are other residential zones that would be impacted by the relief sought by Kainga Ora.

6. I do agree with Ms Dale that vacant lot / site subdivision should be required to meet minimum areas and dimensions, and that a more flexible approach could be taken to a built form subdivision in the MRZ as dwelling density has already been determined by the established dwellings. This approach aligns with the Medium Density Residential Standards in Schedule 3A (clause 8) of the RMA.
7. I consider that the notified V1 version of SUB-S1 will provide for the more relaxed approach to built form subdivision sought by Kainga Ora, but as drafted it does not provide appropriate density controls for vacant lot subdivision. Ms Dale raised this in her Stream 7B statement of evidence<sup>22</sup> and offered a solution. Mr Willson has addressed this within his right of reply through a recommended amendment to SUB-R2 that aligns with the approach taken in the Selwyn District Plan which requires a building square with a minimum dimension, rather than a minimum allotment size. I concur with Mr Wilson that the drafting he is recommending for SUB-R2 resolved this issue.

SUB-P2 (4.25 – 4.29)

8. In my s42A report, I had recommended rejecting the relief sought by Kainga Ora [325.155] as I considered that SUB-P1 aligns with the policy and rule framework for residential development, particularly MRZ-R18 and MRZ-P1(3). And the reference to densities within SUB-P2(1)(a) is appropriate given the range of residential zones and varying minimum densities provided for in the PDP.
9. I remain in disagreement with Ms Dales recommended changes to SUB-P2(1)(a), as SUB-P2 applies to all residential zones and I therefore consider it is important to retain reference to a variety of ‘densities’.
10. However, given the recommendation within Mr Wilsons V1 S42A report to delete MRZ-R18 and to alter MRZ-P1, removing reference to multi-unit development, I now concur with Ms Dale that clause SUB-P2(1)(b) can be deleted. I note that Mr Wilson rejected the Kainga Ora [325.260] PDP submission on MRZ-R18, giving the reason that this has been superseded by V1 and the relief would be inconsistent with it<sup>23</sup>.
11. I have included my updated recommended drafting below and an amended recommendation to my Table B6 in **Attachment 1**.

<b>SUB-P2</b>	<b>Allotment layout, size and dimension</b> Ensure that allotment layout, size and dimensions:
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<sup>22</sup> In relation to SUB-R2 [Kainga Ora V1 80.34]

<sup>23</sup>[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0026/166391/STREAM-12A-S42A-REPORT-MEDIUM-DENSITY-PROVISIONS.PDF](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0026/166391/STREAM-12A-S42A-REPORT-MEDIUM-DENSITY-PROVISIONS.PDF) page 105

	<p>9. in Residential Zones:</p> <p>a. enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs;</p> <p><del>b. supports the achievement of high quality urban design principles for multi-unit residential development;</del><sup>24</sup></p> <p>10. in Rural Zones:</p> <p>a. retains the ability for rural land to be used for primary production activities; and</p> <p>11. in Open Space and Recreation Zones:</p> <p>a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs.</p> <p>12. <u>in Commercial and Mixed Use</u><sup>25</sup>, and Industrial zones:</p> <p><u>a. provides for the design and operational requirements of activities that are anticipated within the relevant zones.</u><sup>26</sup></p>
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SUB-P5 (4.25 – 4.29)

12. I recommended amended wording to SUB-P5 within my urban subdivision Right of Reply to address Kainga Ora’s submission [325.159]<sup>27</sup>. My opinion with respect to my recommended changes to SUB-P5 have not changed as a consequence of the recommendations within the V1 s42A report, or the submitter evidence presented in hearing stream 7B.

SUB-R2 (paras 4.30 – 4.33)

13. I addressed Kainga Ora’s submission on SUB-R2 within para’s 48-50 of the urban subdivision Right of Reply report<sup>28</sup>. My opinion with respect to my recommended changes to SUB-R2 have not changed as a consequence of the recommendations within the V1 s42A report, or the submitter evidence presented in hearing stream 7B.

SUB-S1 (para 4.34)

14. I addressed Kainga Ora’s submission on SUB-S1 within para’s 48-50 of the Urban Subdivision s42A report<sup>29</sup>. My opinion with respect to my recommended changes to SUB-S1 have not changed as a consequence of the recommendations within the V1 s42A report, or the submitter evidence presented in hearing stream 7B.

Medium Density Residential Zone (paras 4.35-4.36)

<sup>24</sup> Kainga Ora [325.155]

<sup>25</sup> Ravenswood Developments Limited [347.11] (Urban Subdivision right of reply)

<sup>26</sup> Ravenswood Developments Limited [347.11] (Urban Subdivision s42A Report)

<sup>27</sup>[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0016/162601/STREAM-8-URBAN-SUBDIVISION-FINAL-COUNCIL-RIGHT-OF-REPLY-REPORT.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0016/162601/STREAM-8-URBAN-SUBDIVISION-FINAL-COUNCIL-RIGHT-OF-REPLY-REPORT.pdf) para’s 27-30

<sup>28</sup>[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0016/162601/STREAM-8-URBAN-SUBDIVISION-FINAL-COUNCIL-RIGHT-OF-REPLY-REPORT.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0016/162601/STREAM-8-URBAN-SUBDIVISION-FINAL-COUNCIL-RIGHT-OF-REPLY-REPORT.pdf) paras 48-50

<sup>29</sup>[https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0016/162601/STREAM-8-URBAN-SUBDIVISION-FINAL-COUNCIL-RIGHT-OF-REPLY-REPORT.pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0016/162601/STREAM-8-URBAN-SUBDIVISION-FINAL-COUNCIL-RIGHT-OF-REPLY-REPORT.pdf) paras 48-50



15. While V1 supersedes the PDP, I retained the PDP provisions within my Appendix A as firstly my report was to the full PDP hearing panel and secondly because the V1 provisions were subject to a separate IPI process with submissions yet to be heard.

General Residential Zone (paras 4.37 – 4.39)

16. In para 4.38 Ms Dale states that if the General Residential Zone (GRZ) only applies to Oxford as per V1, then Kainga Ora have no further interest in pursuing a minimum site size of 300m<sup>2</sup> in the PDP. As V1 supersedes the PDP and as it has been progressed to a hearing, I consider that the relief sought by Kainga Ora will be provided through the decisions on V1.

Summary

17. My recommendations remain unchanged other than that for Kainga Ora [325.155] on SUB-P2 which are explained in paras 8-11 above.

Table B6: Recommended responses to submissions and further submissions SUB-P2 Allotment layout, size and dimension

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
325.155	Kainga Ora - Homes and Communities	SUB-P2	<p>Amend SUB-P2:</p> <p>"Ensure that allotment layout, size and dimensions:</p> <p>1. in Residential Zones:</p> <p>a. enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs;</p> <p>b. supports the achievement of high quality urban design principles for multi-unit residential development;</p> <p>..."</p>	3.9	<p><del>Reject</del> Accept in part</p>	<p>Partly Disagree with submitter. <del>SUB-P2 aligns with the policy and rule framework for residential development, particularly MRZ-R18 and MRZ-P1(3).</del> The reference to densities is appropriate given the range of residential zones and varying minimum densities provided for in the PDP.</p>	<p><del>No.</del> Yes</p>

