



# East Rangiora **STRUCTURE PLAN** *A land, housing, subdivision and development guide*

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The West Rangiora Structure was adopted by the Resource Management and Regulation Committee of the Waimakariri District Council at its August 2009 meeting.

## **1.0 INTRODUCTION**

Rangiora is a popular place to live and work. Its population has increased by approximately 50% over the past twenty years to 12,000 people. The population of Rangiora is projected to reach approximately 17,000 by 2041.

Change in population has led to increased housing demand and new urban development. Significant developments have occurred to the west and east of Rangiora. Further developments are proposed.

The East Rangiora Structure Plan provides the framework to guide and facilitate future urban development. It provides the means in which the community and the Waimakariri District Council can help to shape the urban form of Rangiora.

<b>What is a Structure Plan?</b>	<p>A structure plan is a framework to guide future development, describing and illustrating the key issues to be factored into development planning.</p> <p>A structure plan outlines a preferred approach for how development will occur. It is supported by an overview of the issues that initiated the structure plan, and the objectives and approaches to manage those issues.</p>
<b>Why develop a Structure Plan?</b>	<p>A structure plan provides for co-ordinated development. This means that the community, developers, landowners and the Council share a common understanding as to the future layout of development.</p>
<b>What will the Structure Plan do?</b>	<p>The Greater Christchurch Urban Development Strategy and Proposed Change No 1 to the Regional Policy Statement provide for 2,000 new households in Rangiora over the next thirty five years. The Structure Plan will help to facilitate and manage this growth.</p> <p>The Structure Plan will assist the Council to meet its obligations under Proposed Change No 1 to the Regional Policy Statement and to carry out its functions under the District Plan. The Structure Plan will also allow the community and the Council to plan for growth related expenditure under the Long Term Council Community Plan (LTCCP).</p>

## **2.0 BACKGROUND**

The Structure Plan study area reflects the urban limits outlined in Proposed Change 1 to the Regional Policy Statement. Proposed Change 1 was publicly notified by Environment Canterbury (ECan) in July 2007.

The Structure Plan study areas covers approximately 200 hectares. The area generally extends east to Golf Links Road, Boys Road to the south and Coldstream Road to the north.

The Structure Plan study area is predominantly rural by existing land uses and District Plan zoning. The area is characterised by farming activities and rural lifestyle living.

Proposed Change 1 to the Regional Policy Statement provides for 200 new households within the study area over the next 20 years as set out below:

	<b>2007-2016</b>	<b>2017-2026</b>	<b>2027-2041</b>	<b>Total</b>
<b>East Rangiora</b>	50	150	0	200

The Council is required to give effect to Proposed Change 1 and to provide for development within the urban limits. In addition, the Council is required to provide sufficient zoned and serviced land and to provide for this in the District Plan and Long Term Council Community Plan (LTCCP).

## **3.0 OBJECTIVES**

The purpose of the Structure Plan is to outline a preferred pattern of development from the perspective of the Council as a service provider and planning authority. The objectives of the Structure Plan are:

<b>Objectives</b>	<ul style="list-style-type: none"><li>• To facilitate and manage growth and development</li><li>• To guide and inform development proposals</li><li>• To address relevant development issues</li><li>• To determine key infrastructure requirements</li></ul>
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The Structure Plan helps to inform decision-making and ensure that development is appropriate taking into account the relevant constraints and key issues. It represents the Council's preference for the location and servicing of urban growth, following consultation with landowners, stakeholders and members of the community.

## **4.0 KEY ISSUES AND STRUCTURE PLAN AREA**

The key issues identified as relevant to East Rangiora and addressed by the Structure Plan are:

<b>Key Issues</b>	Transport Network	<ul style="list-style-type: none"> <li>• Key roads, public transport, walking and cycling linkages</li> </ul>
	Surface Water	<ul style="list-style-type: none"> <li>• Key stormwater catchments and infrastructure</li> <li>• Ashley River flooding mitigation</li> </ul>
	Constraints	<ul style="list-style-type: none"> <li>• Key geotechnical and drainage issues</li> <li>• Ecological protection, springs</li> </ul>
	Open Space	<ul style="list-style-type: none"> <li>• Key reserves and open space provision</li> <li>• Historic buildings and natural features</li> </ul>
	Reticulated Services	<ul style="list-style-type: none"> <li>• Key water and wastewater infrastructure</li> </ul>
	Community Facilities	<ul style="list-style-type: none"> <li>• Local services, convenience shopping and community facilities</li> </ul>
	Overall Layout	<ul style="list-style-type: none"> <li>• Overall amenity, design and layout options</li> <li>• Urban and rural integration</li> <li>• Connectivity to the existing urban fringe and the wider Rangiora context</li> </ul>

The land area available within the urban limits greatly exceeds the household allocation provided for under Proposed Change 1. A study was carried out to determine the most appropriate and achievable development location.

Various locations within East Rangiora were assessed for their overall suitability for urban development. Locations assessed were as follows:

- East of the developing Outline Development Plan (ODP) area;
- North of Kippenberger Avenue; and
- South of Northbrook Road.

This assessment, based on consideration of the key issues, identified the area north of Kippenberger Avenue as the most suitable. However, as a result of issues and concerns raised through public consultation, the land subject to Private District Plan Change P03 has been identified as being able to provide a short term development option sufficient to accommodate the 50 additional households required in the period to 2016. This is outlined further in Section 8 of this document.

## **5.0 THE PLANS**

It is anticipated that the urban areas developed within the Structure Plan area will be of high quality. A Structure Plan for East Rangiora will facilitate this by:

- Co-ordinating the staging of development over time rather than allowing development to occur in a case by case basis;
- Providing integrated management of environmental issues;
- Ensuring coordinated and compatible patterns of development in order to manage the effects of development across multiple parcels of land, and between existing and proposed areas of development and redevelopment;
- Providing a coordinated approach to infrastructure provision and other services across land parcels in different ownerships;
- Assisting in the preparation of detailed ODPs; and
- Providing a higher level of certainty for developers, Council, the public and affected parties regarding the layout, character and costs of development or redevelopment.

## **6.0 RELATIONSHIPS**

The Structure Plan is designed to provide guidance for urban development by providing a link between preferred growth directions and 'on the ground' development planning.

It will assist the Waimakariri District Council in its role as a regulator and facilitator of development by helping to inform decision making under the Resource Management Act 1991 and the Local Government Act 2002.

The Structure Plan has relevance to the following:

- Promoting the sustainable management of natural and physical resources under the Resource Management Act 1991, with particular application to resource consent recommendations (Section 104) and District Plan change proposals (Section 74);
- Giving effect to the Canterbury Regional Policy Statement, including Proposed Change 1;
- Providing a basis to engage with landowners and developers as a means to convey Council and community preferences;
- Providing a 'one stop shop' addressing Waimakariri District Council's core functions as a service provider and planning authority;

- Allowing for the costs of development to be determined and factored into the Council's 10 year plan prepared under the Local Government Act 2002, including development contributions; and
- Helping to achieve the Council's obligations under the Greater Christchurch Urban Development Strategy.

This document is adopted policy of the Waimakariri District Council under the Local Government Act 2002.

## **7.0 CONSULTATION**

The draft Structure Plan was prepared as a Council preferences document, with the caveat that it represented an initial assessment by Council staff based on their roles in asset management and town planning.

Further development of the Structure Plan occurred between Council staff, landowners, the community and relevant stakeholders. The consultation process occurred as follows:

<b>December 2008</b>	Draft Structure Plan document, including plans, made publicly available.
<b>February 2009</b>	Written feedback received and workshops held with stakeholders and affected landowners.
<b>March 2009</b>	Feedback and workshop report made available for further written feedback.
<b>April 2009</b>	Revised report made available incorporating feedback on initial report and recommending 'key themes' to revisit and take into account. Review of issues raised by staff, including consideration of options for the first 10 year period. Development of a 10 year option by staff.
<b>August 2009</b>	Adoption by Waimakariri District Council Resource Management and Regulation Committee.

Engagement with landowners, the community and stakeholders proved invaluable. It was made clear through consultation that the identified area to the north of Kippenberger Avenue may not be most suitable for the following reasons:

- Physical separation from Rangiora due to the Rangiora School farm resulting in poor connectivity with the existing town;
- An absence of development interest from the main land owner;

- Private plan change requests to the south of Northbrook Road that are available for immediate development; and
- Boundary issues and reverse sensitivity issues with properties located to the east of the Structure Plan area.

These matters indicated that further assessment needs to be undertaken prior to the Council being able to confirm a preferred 20 year growth area and Structure Plan for the whole of the household allocation under PC 1.

## **8.0 IMPLEMENTATION PLAN**

### ***Long Term (2017-2041)***

In response to feedback, further assessment of the constraints and opportunities will need to be undertaken by the Council prior to committing to the balance 25 years, 150 household, structure plan. It should be noted that one of the key elements in preparing the structure plan for this period will be the identification of a north/south collector road for east Rangiora.

The primary mechanism to implement a structure plan, should the Council in conjunction with the community confirm a preferred structure plan area for the full 20 year period, are private plan change requests to the District Plan to rezone land from Rural to Residential.

Any rezoning plan change request is required to include an ODP showing an additional level of detail. It is at this time that any change or divergence from the approved Structure Plan would be considered. Once the new zoning and ODP are in place in the District Plan, subdivision can then occur.

Other implementation processes could include:

- Designation processes for new works or facilities depending on the parties involved and the timing. New designation requirements may come from a range of requiring authorities and could be incorporated into a plan change or provision made within a plan change;
- Integrated catchment consents (for example, stormwater discharge) obtained from ECan to provide for development to appropriate standards;
- The production of design guidelines or design codes necessary to achieve the desired quality of the development; and
- Resource consents, although these usually follow for subdivision once land is rezoned.

An adopted structure plan is not intended to be a blueprint for development. The structure plan retains flexibility. The Waimakariri District Council acknowledges that in the course of time and specific design studies, differing and improved alternatives are likely to become available that may result development proposals that differ from the adopted structure plan.



It is expected that any structure plan will be reviewed as necessary to take account of any relevant policy initiatives, community aspirations and changes to infrastructure provision.

### **Short Term (2007-2016)**

For the short term and in response to the matters outlined in Section 8 above, the land subject to private District Plan change request P03 (Waghorn) is considered appropriate to provide up to 50 households for the next ten year period as set out in PC 1 and does not preclude any development, servicing or roading opportunities for the future.

Attachment 1 contains the 2007 to 2016 Structure Plan.

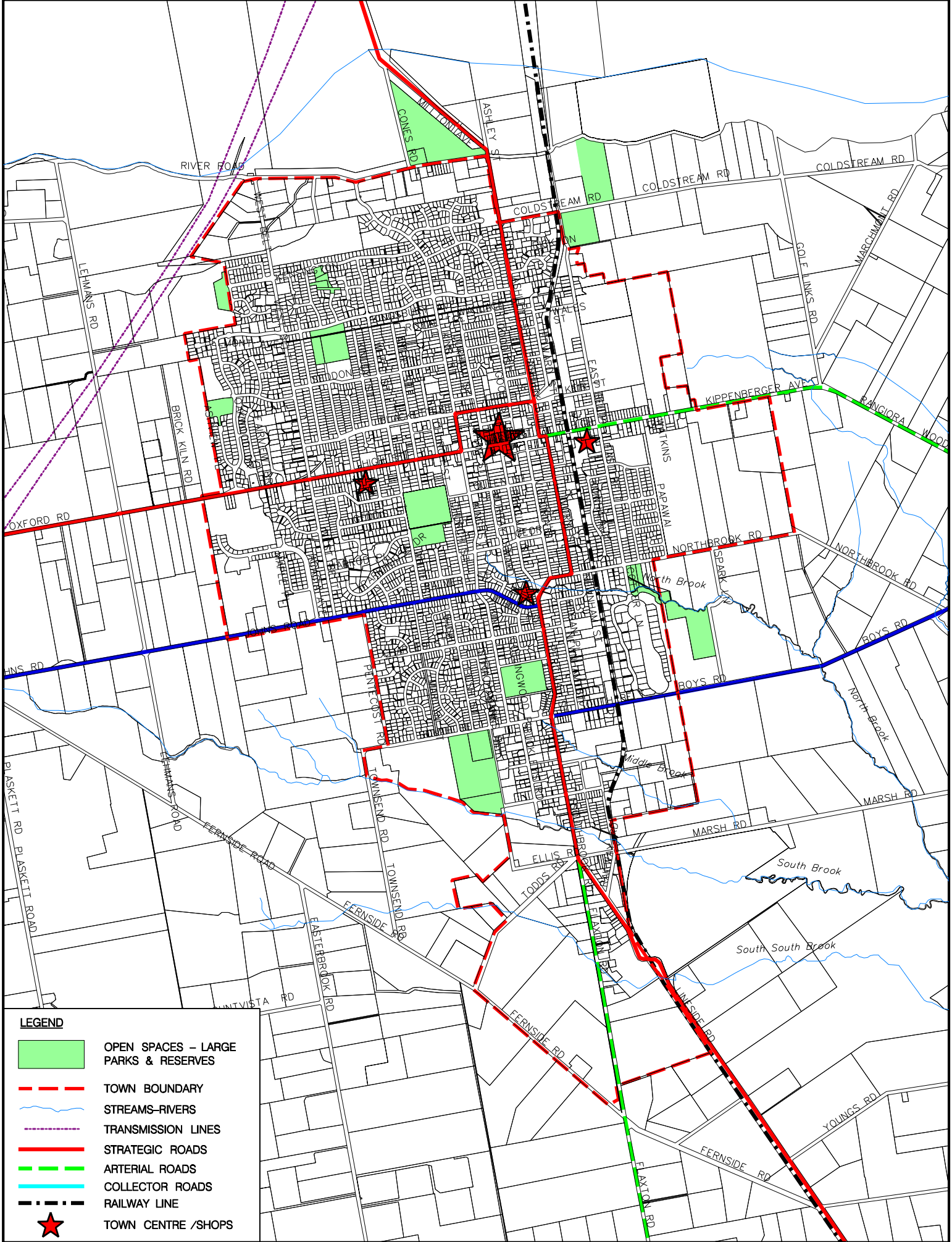
The features of this site are:

- Proximity to key transport routes and the town centre;
- No identified Ashley River flooding risk (as modelled by ECan);
- Part of the site is already zoned for residential use;
- Proximity to public reserves to the east (in the future) and the south;
- Utilises and supports existing public reticulated services;
- Residential density consistent with Proposed Change 1;
- Located directly adjacent to existing urban developments; and
- Has physical boundaries and features defining residential and rural.










The site is located in a part of the Structure Plan study area that is less suitable for urban development from a geotechnical perspective. Independent advice sought as part of the development of the Structure Plan indicates that this may not necessarily be an impediment to urban development. Development will require greater investment in site preparation and infrastructure construction. Houses would require specific foundation design, unless large scale earthworks were carried out to remove shallow peat layers and construct compacted fill building platforms. Roads would probably require the excavation of the shallow peat layers and backfilling with hardfill.

Private District Plan Change P03 is currently subject to Resource Management Act 1991 decision making processes. A hearing and decisions are likely in 2010.

## ***Attachment 1: Structure Plans***

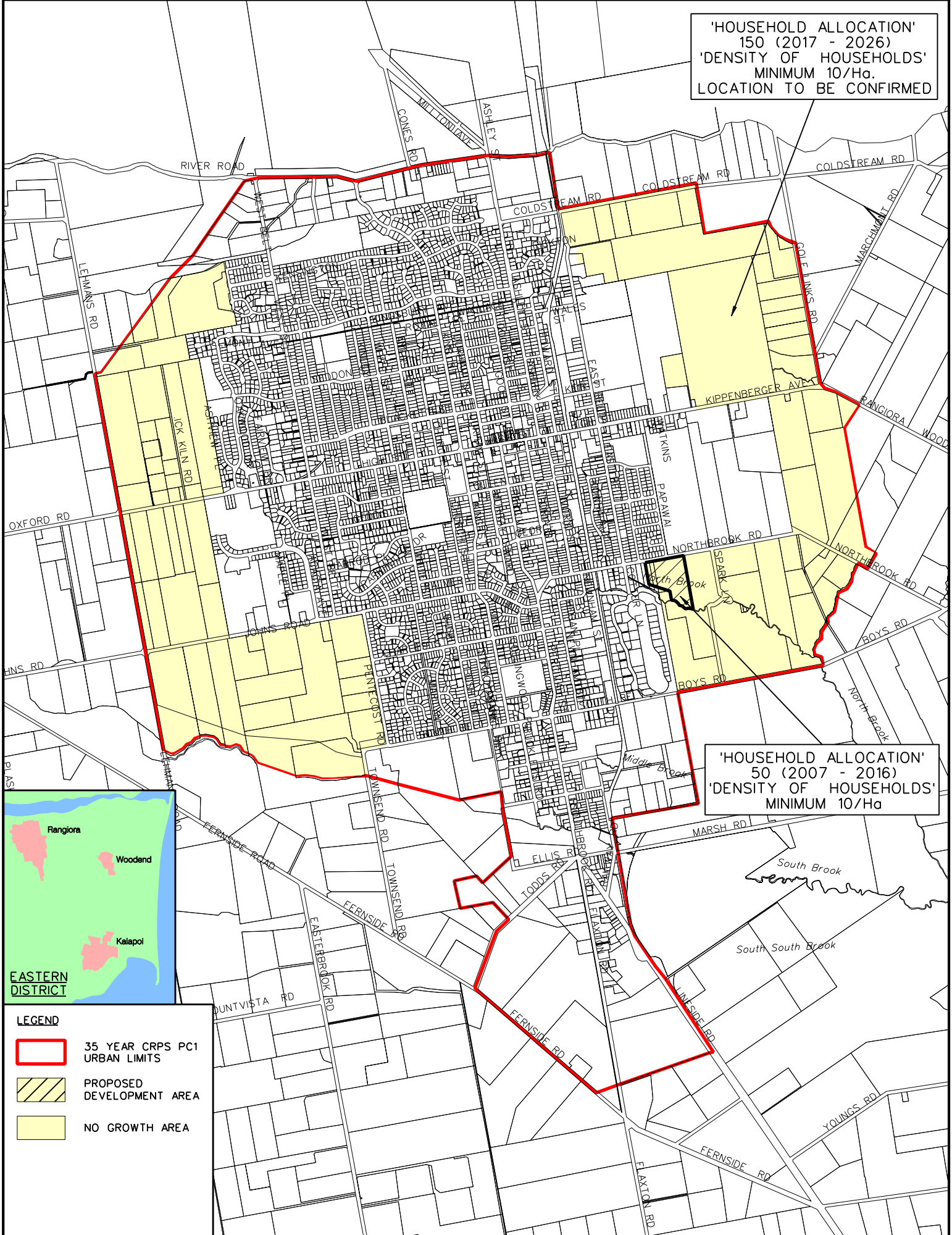


**LEGEND**

-  OPEN SPACES – LARGE PARKS & RESERVES
-  TOWN BOUNDARY
-  STREAMS–RIVERS
-  TRANSMISSION LINES
-  STRATEGIC ROADS
-  ARTERIAL ROADS
-  COLLECTOR ROADS
-  RAILWAY LINE
-  TOWN CENTRE /SHOPS

'HOUSEHOLD ALLOCATION'  
150 (2017 - 2026)  
'DENSITY OF HOUSEHOLDS'  
MINIMUM 10/Ha.  
LOCATION TO BE CONFIRMED

'HOUSEHOLD ALLOCATION'  
50 (2007 - 2016)  
'DENSITY OF HOUSEHOLDS'  
MINIMUM 10/Ha



**LEGEND**

	35 YEAR CRPS PC1 URBAN LIMITS
	PROPOSED DEVELOPMENT AREA
	NO GROWTH AREA

