

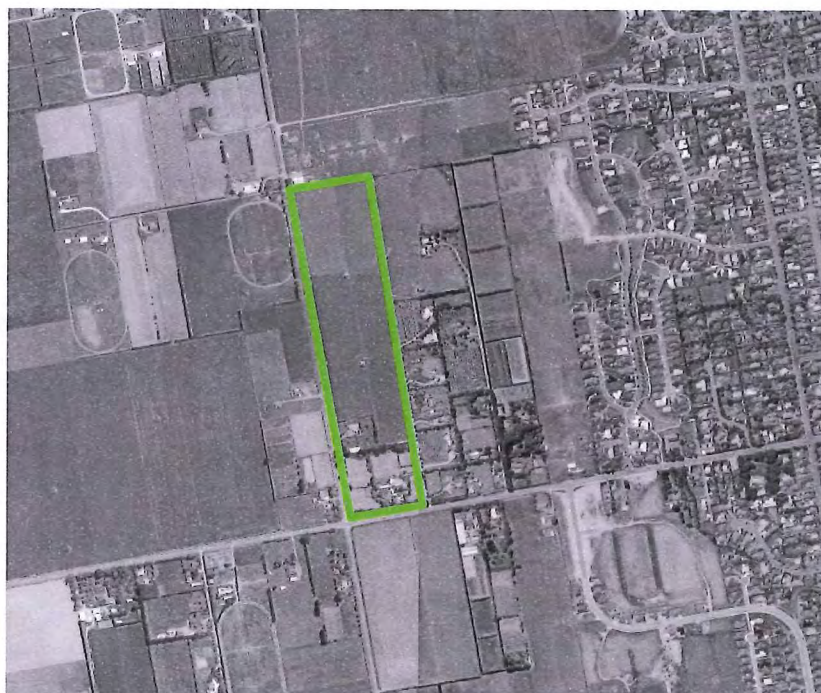
# Final Application

150113003833

DDS-06-05-01-26-01



TRIM Record Number



Private Plan Change Request to the  
Waimakariri District Plan, Westpark  
Residential 2 Zone, Lehmans Road and  
Oxford Road, Rangiora

Assessment of Environmental Effects and  
Section 32 Analysis

Westpark Rangiora Limited

Reference: 240845

Prepared for: Westpark  
Rangiora Limited

Revision: 3

18 December 2014

not for use

## Document Control Record

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Report Title		Private Plan Change Request – Westpark Residential 2 Zone, Lehmans Road and Oxford Road, Rangiora. Assessment of Environmental Effects and Section 32 Analysis Westpark Rangiora Limited						
Document ID		final		Project Number			240845	
File Path		Westpark Plan Change - Lehmans Road - Rev 3.docx						
Client		Westpark Rangiora Limited		Client Contact			Paul McGowan / Peter Freeman	
Rev	Date	Revision Details/Status		Prepared by	Author	Verifier	Approver	
0	20 June 2014	Plan Change Request – Westpark Residential Zone – Working Draft For Client Review / Discussion		D Thorne / K Clement	D Thorne	M Allan	M Allan	
1	1 August 2014	Plan Change Request – Westpark Residential Zone – Final Draft		D Thorne	D Thorne	M Allan	M Allan	
2	7 August 2014	Plan Change Request – Westpark Residential Zone – Final Issue		D Thorne	D Thorne	M Allan	M Allan	
3	18 December 2014	Plan Change Request – Westpark Residential Zone – Further Information / Minor Amendments for Notification		D Thorne	D Thorne	M Allan	M Allan	
Current Revision		3						

Approval			
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# Private Plan Change Request: Westpark Residential 2 Zone, Corner of Lehmans Road and Oxford Road, Rangiora

Date | 18 December 2014  
Reference | 240845  
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# Chapter 1

## Proposed Plan Change



# 1 Proposed Plan Change

## 1.1 Introduction

This is a request by Westpark Rangiora Limited ("Westpark") to change parts of the Waimakariri District Plan ("WDP") pursuant to Section 73(2) and Part 2 Clauses 21(1) and 22 of the First Schedule to the Resource Management Act 1991 (RMA).

This request relates to the rezoning of land at 198 Lehmans Road and 100 Oxford Road, Rangiora ("the site"). The land is located to the west of the Rangiora Township at the corner of Lehmans Road and Oxford Road, Rangiora. The request seeks to have approximately 15 ha of land rezoned from Rural to Residential 2 with provisions for comprehensive residential development. Westpark wish to develop this land to enable better utilisation of the land for residential development in accordance with an Outline Development Plan (ODP).

The actual changes being proposed to the WDP are detailed in Section 2 of this document.

Section 74 of the RMA requires that the Council, when changing its Plan, have regard to, among other things, the provisions of Part 2 of the RMA, its functions under Section 31 and its duties under Section 32. Accordingly, an assessment of the potential effects on the environment and a Section 32 assessment have been completed as part of this Plan Change Request.

## 1.2 Report Structure

The purpose of this report is to fulfil the statutory requirements of the RMA for consideration of a private plan change request. This report is the culmination of a number of reports and assessments that have been commissioned to report on a range of issues and to investigate the actual or potential environmental effects of the proposed rezoning.

The following assessments and reports have been prepared in the process of formulating the proposed Plan Change Request:

- Outline Development Plan (Aurecon)
- Urban Design Statement (Aurecon)
- Integrated Transport Assessment (Aurecon)
- Infrastructure Assessment (Aurecon)
- Geotechnical Assessment (Aurecon)
- Contamination Assessment (Coffey Geotechnics)



This report covers all aspects needed to make a comprehensive decision on the rezoning sought, and includes the following information for this purpose:

Chapter 1	Introduction to the Proposed Plan Change
Chapter 2	Schedule of Proposed Amendments
Chapter 3	Statutory Framework
Chapter 4	Assessment of Environmental Effects
Chapter 5	Section 32 Analysis
Chapter 6	Consultation
Chapter 7	Conclusions

As identified above, several supporting assessments and investigations have been commissioned, with these attached as **APPENDICES** to the Plan Change Request.

### 1.3 Site Details

The two allotments that comprise the site each contain a single dwelling, and are currently used for small-scale horticultural and grazing activities with associated accessory buildings, fencing, shelterbelts and amenity plantings. A small farm shop business operates from 100 Oxford Road. The land is generally flat in contour and does not contain any distinguishing natural features.

As identified in Figure 1, the land adjoins the western extent of Rangiora's urban area. The Arlington Park residential development (zoned Residential 2 Zone and subject to the North West Rangiora Outline Development Plan) is located immediately to the north of the site. Areas to the east and southeast are similarly zoned for residential development (Residential 2 Zoning and subject to the Oxford Road – West Rangiora and South West Rangiora Outline Development Plans).

A confined area of established rural-residential development in the Rural Zone is located immediately east of the subject land, on the western side of Brick Kiln Road. These properties, all with established dwellings, range in size between 1,745m<sup>2</sup> to 6.0ha. The wider area generally south, west and northwest of the site is characteristic of the underlying Rural Zone, supporting a range of horticultural, equine, and pastoral activities.

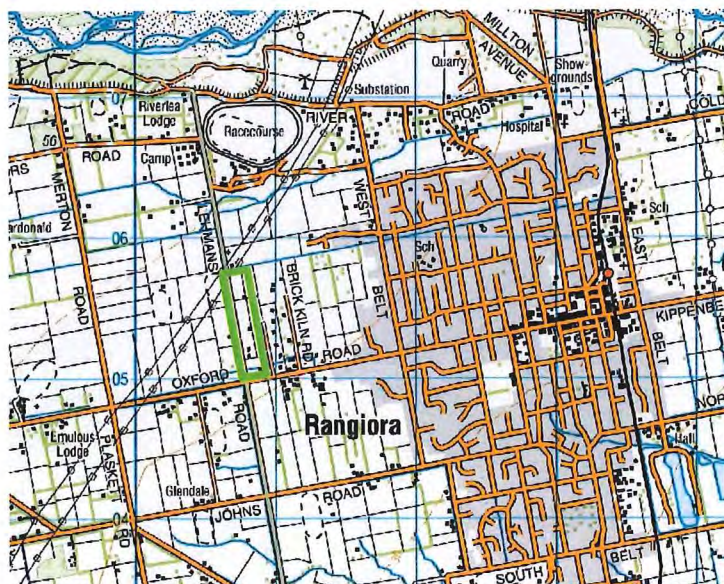


Figure 1 Site Location (Source: Canterbury Maps)

Oxford Road in the vicinity of the site is formed and sealed with a single traffic lane in both directions, grass verges and no footpaths. A footpath extending from the Oaks subdivision terminates approximately 300m east of the subject land along Oxford Street. The posted speed limit along Oxford Road is 70km/hr, increasing to 100km/hr approximately 50m west of Brick Kiln Road. Lehmans Road in the vicinity of the site is a formed and sealed two lane road having a carriageway width of approximately 5.2m. The posted speed limit is



70km/hr to a point approximately 75m north of its intersection with Oxford Road, beyond which it is 100km/hr. The intersection of Lehmans Road and Oxford Road is a four way intersection, with the Lehmans Road approaches being stop controlled with central splitter islands. Brick Kiln Road is a private accessway (formed and metalled) on deeds land.

An aerial of the site, along with relevant legal identification details are provided in Table 1 below.

Location

198 Lehmans Road and 100 Oxford Road, Rangiora

Aerial View of Site

(Source: Canterbury Maps)



Address	Legal Description	Certificate of Title	Area (ha)	Owner(s)
198 Lehmans Road	Pt RS 1175	CB384/211	12.1431	Susan Maree Edwards, Barry Francis Hopping, and Noel Lindsay Rowe
100 Oxford Road	CB384/215	CB384/215	2.8303	Andrew Gary Stevens, Glenys Carol Stevens, and Antonia Catherine Walker
Total Area			14.9734ha	

**Table 1** Site Details

Copies of the relevant Certificates of Title are attached at **APPENDIX A**. There are no interests registered on the allotments that would unduly restrict the development or rezoning of the site.



## 1.4 Existing Plan Provisions

The land that is the subject of this Plan Change Request is located wholly within the Rural Zone, as identified on Planning Maps 34 and 112A of the WDP (copies attached at **APPENDIX B**) as identified in Figure 2.

Surrounding land is zoned Residential 2 (generally north, east, and southeast of the site) and Rural (directly east and generally west, southwest and northwest of the site).

The WDP Roading Hierarchy (Planning Map 136) classifies Oxford Road as a strategic road, and Lehmans Road as a local road.

The site is affected by the following notations identified on the Planning Maps:

- Transpower High Voltage Lines
- LURP Priority Areas – Residential (Not Yet Zoned)

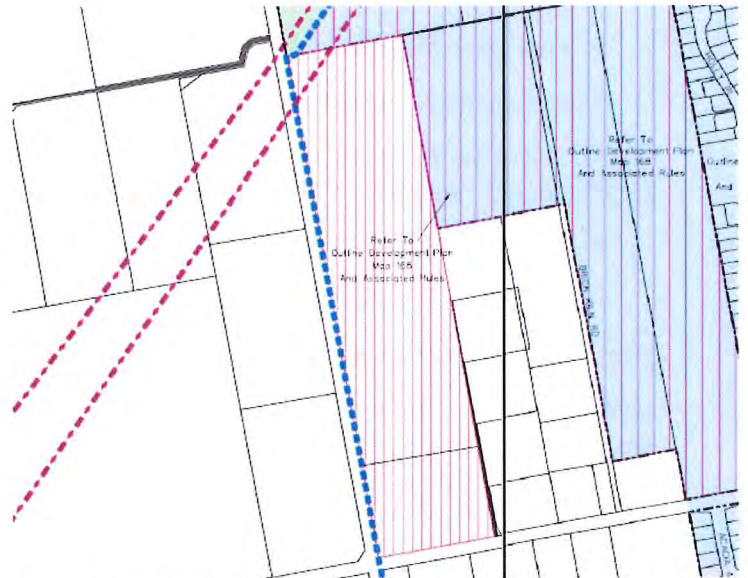


Figure 2 Waimakariri District Plan – Planning Map 112 / 112A

There are no other special notations or designations identified on the Planning Maps that affect the site.

### 1.4.1 Rural Zone

The WDP identifies the Rural Zone as “the principal zone for the majority of the rural environment of the District” (Issue 13.1 Explanation, page 3, Chapter 13). An overriding objective is to “maintain and enhance both rural production and the rural character of the Rural Zones” (Objective 14.1.1, page 1, Chapter 14).

Listed in Table 14.5 of the WDP (page 10, Chapter 14) are the following relevant Anticipated Environmental Results:

- Rural character is retained;
- Maintenance of the quality of groundwater in the Rural Zones;
- Avoidance of complaints caused by noise from aircraft using Christchurch International Airport.

The minimum allotment area for subdivision and residential activity in the Rural Zone is 4ha.

### 1.4.2 Residential 2 Zone

The WDP describes the Residential 2 Zone as occupying most of the living environment in the District’s towns.

Table 17.1 of the WDP (page 3, Chapter 17) identifies the following as key characteristics of the Residential 2 Zone:

- predominant activity is living;
- predominantly detached dwellings;

- facilities include schools, local shops, churches, places of assembly, reserves;
- open spacious streetscape, with hard surfaces visually dominant;
- low traffic speeds;
- full urban services; and
- trees and plants enhance streetscapes.

Table 17.2 of the WDP (pages 10 and 11, Chapter 17) identifies the following Anticipated Environmental Results for the Residential Zone:

- Distinctive residential environments are a feature of the District's towns;
- Community perceives the Residential Zones as desirable places in which to live.

The minimum allotment area for subdivision and residential activity in the Residential 2 Zone is 600m<sup>2</sup>.

With respect to 'comprehensive residential development', the WDP defines the same as "*a group of four or more attached, or semi-detached, residential dwellings that has been designed as a group and have common design and functional elements*". The minimum allotment area for comprehensive residential development is 300m<sup>2</sup>, with the development of the same assessed as a restricted discretionary activity (Rule 31.3.2).

## 1.5 Purpose of Plan Change Request

The purpose of the Plan Change is to:

- rezone 198 Lehmans Road and 100 Oxford Road from Rural to Residential 2 Zone;
- amend provisions in the WDP to allow residential and comprehensive residential development of the site; and
- introduce an Outline Development Plan (ODP) in the WDP as a guide to residential development of the site.

Rezoning the site as proposed would enable a coordinated and consolidated approach to residential development that accords with the principles of the following plans and strategies:

- Recovery Strategy for Greater Christchurch (Recovery Strategy)
- Land Use Recovery Plan (LURP);
- Canterbury Regional Policy Statement (RPS);
- Canterbury Regional Land Transport Strategy (RLTS);
- Natural Resources Regional Plan (NRRP);
- Waimakariri River Regional Plan (WRRP)
- Proposed Land and Water Regional Plan (PLWRP);
- West Rangiora Structure Plan (Structure Plan);
- Mahaanui Iwi Management Plan 2013 (MIMP); and
- Walking and Cycling Strategy (WCS).

An assessment of the Plan Change against these documents is contained in Chapter 5 (Section 32 Analysis) of this report.





## 1.6 Reasons for Plan Change Request

The proposal seeks to change the zoning of the land from Rural to Residential 2 with provisions for comprehensive residential development to enable development of the site in a manner anticipated by the LURP and the RPS.

Rezoning the site to provide for an expanded Residential 2 Zone represents the most appropriate way for the WDP to respond to Rangiora's projected population growth, prescribed by the Structure Plan as 1,800 additional households over the next 35 years. Changing the zoning of the site to Residential 2 with provisions for comprehensive residential development and requiring subsequent development to achieve an overall density of 10 households/hectare in accordance with an ODP will ensure consistency with the urban growth strategies promoted by the RPS and the LURP, will increase the efficiency of the land use, and enable expansion of the Rangiora Township to meet the future needs of the community.

The proposed ODP is considerate of the key issues identified in the Structure Plan, namely through the provision of coordinated transport, servicing and reserve networks in an overall layout that respects existing and proposed developments adjoining the site. Development will be guided by the ODP and controlled by the existing Residential 2 Zone and comprehensive residential development provisions of the WDP to ensure future development maintains a standard of amenity deemed appropriate by the WDP.

The specialist reports prepared in support of the application confirm that future development, in the manner anticipated by the Plan Change, is an appropriate use of the site. The effects of the proposed Plan Change will be no more than minor, and on balance, it is considered that the benefits of allowing the proposed Plan Change to proceed outweigh the costs of doing so.

# Chapter 2

## Schedule of Proposed Amendments





## 2 Schedule of Proposed Amendments

For the purposes of the identification of the changes sought to the WDP, any text proposed to be added by this Plan Change is shown as **bold underlined in a grey shade** and text to be deleted as **~~bold text with strikethrough~~**. Existing text to provide context to the proposed changes is shown as normal text.

In simple terms, the proposed changes to the WDP seek to rezone the site from Rural to Residential 2, along with seeking the imposition of additional controls to provide for comprehensive residential development in a manner which ensures the achievement of the minimum density target of ten households per hectare.

The following changes are proposed to the WDP to enable the proposed rezoning to proceed.

### 2.1 Amendments to the District Plan

Amendment 1	<p><b><u>Amend</u></b> Policy 17.1.1.4 as follows:</p> <p>Ensure that subdivision and development within the Oxford Road, West Rangiora Outline Development Plan area, <b><u>Lehmans Road, West Rangiora Outline Development Plan area</u></b> and North East Woodend Outline Development Plan area achieve a minimum net density of 10 households per hectare averaged over the entire Outline Development Plan area.</p>
Amendment 2	<p><b><u>Amend</u></b> Rule 27.1.1.24 as follows:</p> <p>Within the Oxford Road, <del>West Rangiora</del> <b><u>and Lehmans Road – West Rangiora</u></b> Outline Development Plans <del>area</del> shown on District Plan Maps <del>168</del> <b><u>and 183</u></b>, any dwellinghouse shall have a minimum floor level of 350mm above the 0.5% Annual Exceedence Probability flood event.</p>
Amendment 3	<p><b><u>Amend</u></b> Rule 31.1.1.9 as follows</p> <p>Within the Oxford Road, <del>West Rangiora</del> <b><u>and Lehmans Road – West Rangiora</u></b> Outline Development Plans <del>area</del> shown on District Plan Maps <del>168</del> <b><u>and 183</u></b>, any dwellinghouse on a site greater than 1,200m<sup>2</sup> in area shall be contained within its own delineated area, where that delineated area:</p> <p>a. complies with the area and dimensions set out in Table 32.1 (Subdivision –</p>



	<p>Rules) as though the site was an allotment; and</p> <p>b. is of an area and dimension, and located in such a position, that does not frustrate compliance with Rule 32.1.1.10.</p>
Amendment 4	<p><b><u>Introduce</u></b> new Rule 31.1.1.10 (under 'Dwellinghouses') as follows:</p> <p><b><u>Within the Lehmans Road – West Rangiora Outline Development Plan shown on District Plan Map 183, the scale of Comprehensive Residential Development shall not exceed a total of 35 residential dwellinghouses.</u></b></p>
Amendment 5	<p><b><u>Amend</u></b> Rule 31.1.1.11 as follows:</p> <p>The structure coverage of the net area of any site within the Comprehensive Residential Development areas shown on District Plan Maps 152, 163, <del>and 172</del> <b><u>and 183</u></b> shall not exceed 50%.</p>
Amendment 6	<p><b><u>Amend</u></b> Rule 31.1.1.19 as follows:</p> <p>Within the Comprehensive Residential Development areas identified on District Plan Maps 152, 163, <del>and 172</del> <b><u>and 183</u></b> no attached or semi-detached dwelling shall project beyond the building envelope defined by recession planes constructed 5.7m above any site boundary or any boundary adjoining the Comprehensive Residential Development areas...</p>
Amendment 7	<p><b><u>Introduce</u></b> new Rule 31.1.1.44 (under 'Screening and Landscaping') as follows:</p> <p><b><u>Within the Lehmans Road – West Rangiora Outline Development Plan shown on District Plan Map 183, all fencing:</u></b></p> <p>a. <b><u>where located within 2 metres of the boundary of a pedestrian / cycleway linkage (except that pedestrian / cycleway linkage adjacent to Lehmans Road) shall be 50% visually permeable above 1.2 metres in height, and shall not exceed 1.8 metres in height; and</u></b></p> <p>b. <b><u>where located within 2 metres of the Lehmans Road frontage shall not exceed 1.8 metres in height.</u></b></p>
Amendment 8	<p><b><u>Amend</u></b> Rule 31.1.2.4 as follows:</p> <p>The following structures are exempt from complying with Rules 31.1.1.14 to 31.1.1.16 (Setback for Structures)...</p> <p>n. <b><u>in the Lehmans Road – West Rangiora Outline Development Plan Area shown on District Plan Map 183, any fence 1.8 metres or less in height located along the Lehmans Road frontage.</u></b></p>
Amendment 9	<p><b><u>Amend</u></b> Rule 31.3.2 as follows:</p> <p>In the areas identified on District Plan Maps 152, 163, <del>and 172</del> <b><u>and 183</u></b> as being</p>



	available for Comprehensive Residential Development, any Comprehensive Residential Development is a discretionary activity (restricted)...
<b>Amendment 10</b>	<p><b><u>Amend</u></b> Rule 31.5.4 as follows</p> <p>Any land use which does not comply with Rule 31.1.1.9 (location of dwellinghouses within the Oxford Road, <del>West Rangiora</del> <b>and Lehmans Road – West Rangiora</b> Outline Development Plans <del>area</del>) is a non-complying activity.</p>
<b>Amendment 11</b>	<p><b><u>Introduce</u></b> new Rule 31.5.6 as follows:</p> <p><b><u>Any Comprehensive Residential Development which does not comply with Rule 31.1.1.10 (Comprehensive Residential Development within the Lehmans Road – West Rangiora Outline Development Plan area) is a non-complying activity.</u></b></p>
<b>Amendment 12</b>	<p><b><u>Amend</u></b> Rule 32.1.1.8 and <b><u>Introduce</u></b> new title of 'Comprehensive Residential Development' as follows:</p> <p><b><u>Comprehensive Residential Development</u></b></p> <p>Within the Outline Development Plan area shown on District Plan Maps 152, 163, <del>and 172</del> <b>and 183</b> identified as being available for Comprehensive Residential Development, and developed as Comprehensive Residential Developments, shall:</p> <ul style="list-style-type: none"> <li>a. have a minimum allotment size of 300m<sup>2</sup>; and</li> <li>b. have allotments with a minimum road frontage of 10m.</li> </ul>
<b>Amendment 13</b>	<p><b><u>Introduce</u></b> new Rule 32.1.1.9 (under 'Comprehensive Residential Development') as follows:</p> <p><b><u>Within the Lehmans Road – West Rangiora Outline Development Plan shown on District Plan Map 183, the maximum number of residential allotments developed as Comprehensive Residential Development shall be 35.</u></b></p>
<b>Amendment 14</b>	<p><b><u>Amend</u></b> Rule 32.1.1.10 as follows:</p> <p>Within the Oxford Road, <del>West Rangiora</del> <b>and Lehmans Road – West Rangiora</b> Outline Development Plans <del>area</del> shown on District Plan Maps <del>168</del> <b>and 183</b>, subdivision shall achieve a minimum net density of 10 allotments per hectare once the entire Outline Development Plan area has been developed and achievement of this shall be demonstrated for each stage of subdivision.</p>
<b>Amendment 15</b>	<p><b><u>Amend</u></b> Rule 32.1.1.25 as follows:</p> <p>Subdivision within the following areas shall generally comply with the Outline</p>



	Development Plan for that area...
	<b><u>ad. The Residential 2 Zone Lehmans Road, West Rangiora identified on District Plan Map 183.</u></b>
<b>Amendment 16</b>	<p><b><u>Amend</u></b> Rule 32.1.3 Matters Over Which Control is Exercised by adding a new clause as follows:</p> <ul style="list-style-type: none"> <li>ii Allotment Area and Dimensions <ul style="list-style-type: none"> <li>– in the case of subdivision within the Oxford Road, – West Rangiora <b><u>and Lehmans Road – West Rangiora</u></b> Outline Development Plans <b><u>area</u></b> shown on District Plan Maps <b><u>168 and 183</u></b>, the need to ensure any balance land is able to achieve a minimum net density of 10 allotments per hectare once the entire area has been developed.</li> </ul> </li> </ul>
<b>Amendment 17</b>	<b><u>Amend</u></b> District Plan Maps 34 and 112A to give effect to the rezoning of 198 Lehmans Road and 100 Oxford Road from Rural to Residential 2.
<b>Amendment 18</b>	<b><u>Add</u></b> District Plan Map 183 (Lehmans Road, West Rangiora Outline Development Plan) (refer <b>APPENDIX C</b> ).
<b>Amendment 19</b>	Consequential amendments to numbering and cross references.

**Table 2** Proposed Amendments to the District Plan

## 2.2 Explanation to Plan Change Amendments

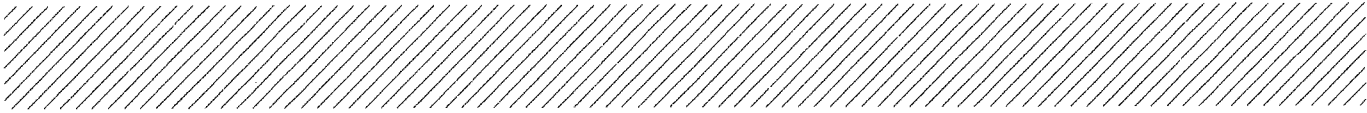
As a consequence of adopting an existing Zone, only minor changes are required to the WDP, and no amendments to the objectives of the WDP are considered necessary.

Whilst the existing Residential 2 Zone provides several controls on development which remain appropriate for the site, the area and dimension of the site is such that in order to achieve the minimum residential density required by the LURP and RPS over the site (being 10 households per hectare), and maintain an appropriate level of residential character, some provision of comprehensive residential development is proposed (a maximum of 35 comprehensive residential allotments / dwellinghouses). Accordingly, the proposed plan change amendments seek to provide for a higher density of residential development in several locations on the site, with the existing WDP approach to these areas (applying restricted discretionary activity status) and the identification of the same on an ODP, being adopted for the site.

It is noted that specific fencing controls are proposed for the ODP area, with these designed to provide an appropriate level of privacy for future residents (particularly those located adjacent to Lehmans Road), whilst maintaining a degree of visibility and surveillance along pedestrian / cycleway linkages within the ODP area.

The proposed plan change seeks to introduce an ODP to guide development on the site, with the key features of the same being generally consistent with that identified in the West Rangiora Structure Plan. Key linkages have been made to the existing Oxford Road – West Rangiora ODP area to the east, and the proposed rule framework has been drafted to ensure consistency with this same ODP area.





It is considered that the existing Residential 2 Zone framework, as supplemented with the abovementioned amendments, will provide certainty to the community that the character and amenity of the surrounding environment will be maintained.

# Chapter 3

## Statutory Framework





## 3 Statutory Framework

The RMA provides the legislative framework that defines the responsibilities of local authorities for managing natural and physical resources.

### 3.1 Framework for Plan Change Requests

Section 73(2) of the RMA provides that:

*Any person may request a territorial authority to change a District Plan, and the Plan may be changed in the manner set out in the First Schedule.*

Clause 21 of the First Schedule to the RMA effectively repeats that such an opportunity exists.

Under Clause 22 of the First Schedule, a Plan Change request must:

- Explain the purpose and reasons for the request;
- Assess environmental effects, taking into account the provisions of the Fourth Schedule of the RMA, in such detail as corresponds with the scale and significance of actual or potential environmental effects anticipated from implementation of the requested Plan Change; and
- Contain an evaluation under Section 32 of the RMA for any objectives, policies, rules or other methods proposed.

The purpose and reasons for this request have been outlined in Chapter 1 of this document. These are further supported by the accompanying Assessment of Effects (Chapter 4) and Section 32 evaluation (Chapter 5).

Regard must also be given to the matters set out in sections 74 and 75 of the RMA in relation to decision making by territorial authorities. Matters raised in these sections that are relevant to the present proposal are as follows:

#### 3.1.1 Section 74 - Matters to be considered by Territorial Authority

- (1) *A territorial authority must prepare and change its district plan in accordance with —*
  - (a) *its functions under Section 31; and*
  - (b) *the provisions of Part 2; and*
  - (c) *a direction given under Section 25A(2); and*
  - (d) *its obligation (if any) to prepare an evaluation report in accordance with Section 32; and*

- (e) *its obligation to have particular regard to an evaluation report prepared in accordance with Section 32; and*
- (f) *any regulations.*
- (2) *In addition to the requirements of Section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—*
- (a) *Any—*
- (i) *Proposed regional policy statement; or*
- (ii) *Proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and*
- (b) *Any—*
- (i) *Management plans and strategies prepared under other Acts; and*
- (iia) *Relevant entry in the Historic Places Register; ...*
- (c) *The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.*
- (2A) *A territorial authority, when preparing or changing a district plan, must—*
- (a) *take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on resource management issues of the district*
- (3) *In preparing or changing district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.*

### **3.1.2 Section 75 - Contents of District Plans**

- (3) *A district plan must give effect to—*
- (c) *any regional policy statement.*
- (4) *A district plan must not be inconsistent with—*
- (b) *a regional plan for any matter specified in Section 30(1).*
- (5) *A district plan may incorporate material by reference under Part 3 of Schedule 1.*

The following regional planning documents are considered the most relevant to the Plan Change Request:

- Canterbury Regional Policy Statement (RPS);
- Canterbury Regional Land Transport Strategy (RLTS);
- Natural Resources Regional Plan (NRRP);
- Waimakariri River Regional Plan (WRRP); and
- Proposed Land and Water Regional Plan (PLWRP).



While the subject site contains no archaeological, historical or cultural features, the following management plans and strategies (documents prepared under other legislation) are considered to also be of relevance to the Plan Change Request:

- Walking and Cycling Strategy and Implementation Plan;
- West Rangiora Structure Plan (Structure Plan); and
- Mahaanui Iwi Management Plan (MIMP).

There are no other relevant statutory planning documents or instruments to be considered.

Chapter 5 of this report provides an assessment of the Plan Change Request in the context of having regards to, giving effect to, taking into account, and being consistent with these documents, as required by Sections 74 and 75 of the RMA.

### 3.2 Section 31, RMA

The relevant clauses from Section 31 of the RMA are as follows:

- (1) *Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
  - (a) *The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
  - (b) *the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of...*

The WDP has been prepared to give effect to these functions, and the proposed Plan Change makes changes that are consistent with these functions of the Council. The adoption of an existing zone will ensure this is the case, and the only changes to the existing provisions are in the form of additional controls over the site directed at achieving the integrated management of the effects of activities on the subject site.

### 3.3 Section 32, RMA

Section 32 of the RMA sets out the manner in which any proposed objective, policy, rule or other method is to be evaluated. The parts of Section 32 relevant to the proposed Plan Change are as follows:

- (1) *An evaluation report required under this Act must –*
  - (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
  - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by –*
    - (i) *identifying other reasonably practicable options for achieving the objectives; and*
    - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
    - (iii) *summarising the reasons for deciding on the provisions; and*



- (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection (1)(b)(ii) must—*
  - (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
    - (i) *economic growth that are anticipated to be provided or reduced; and*
    - (ii) *employment that are anticipated to be provided or reduced; and*
  - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
  - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions*
- (3) *If the proposal (an amending proposal) will amend a standard, statement, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—*
  - (a) *the provisions and objectives of the amending proposal; and*
  - (b) *the objectives of the existing proposal to the extent that those objectives—*
    - (i) *are relevant to the objectives of the amending proposal; and*
    - (ii) *would remain if the amending proposal were to take effect...*

The assessment required under Section 32(1)(a) is whether the objectives promoted by the proposed change are the most appropriate way to achieve the purpose of the RMA. It is noted that the proposed Plan Change does not change any objectives of the WDP, however Section 32(6)(b) states that references to 'objectives' means 'the purpose of the proposal'. To this end, the evaluation that follows will assess the extent to which the 'purpose of the proposal' (as outlined in Section 1.5 of this assessment) achieves the purpose of the RMA.

Section 32(1)(b) and 32(3) is relevant as the proposed rules need to be examined, having regard to their efficiency and effectiveness to determine whether they are the most appropriate for achieving the existing objectives of the WDP.

The relevant matters relating to efficiency and effectiveness (Section 32(1)(b)), benefits and costs (Section 32(2)(a)), and any potential risks arising from uncertain or insufficient information (Section 32(2)(c)) are addressed at Chapter 5 of this assessment.

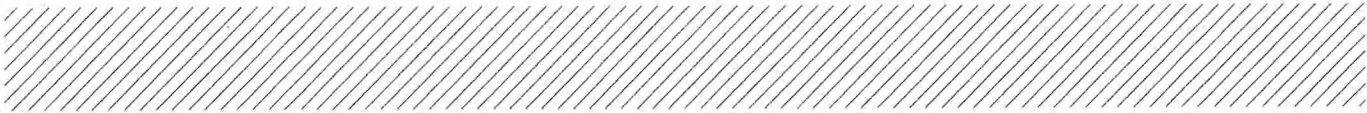
### 3.4 Part 2, RMA

Part 2 of the RMA includes the purpose of the Act, which is to promote the sustainable management of natural and physical resources. Sustainable management is defined in Section 5(2) as:

*...managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*



- 
- (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems;*
  - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Sections 6 through 8 of the RMA provide further guidance as to what sustainable management is concerned with.

Section 6 of the RMA contains seven matters that a territorial authority must recognise and provide for as "Matters of National Importance". None of these matters are affected by the present proposal.

Section 7 outlines a number of "Other Matters" to which a territorial authority shall have particular regard to. Of these, the following are considered to be of relevance to this Plan Change:

- *The efficient use and development of natural and physical resources (7(b));*
- *The maintenance and enhancement of amenity values (7(c));*
- *The maintenance and enhancement of the quality of the environment (7(f)).*

Section 8 requires that a territorial authority shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) when exercising its functions under the RMA. The proposed Plan Change does not raise any issues concerning the principles of the Treaty of Waitangi.

The following definitions (contained within Section 2 of the RMA) are instructive for the purpose of obtaining a comprehensive understanding of Sections 5 and 7:

*"Natural and physical resources" includes land, water, soil, minerals and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.*

*"Environment" includes –*

- (a) *Ecosystems and their constituent parts, including people and communities; and*
- (b) *All natural and physical resources; and*
- (c) *Amenity values; and*
- (d) *The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.*

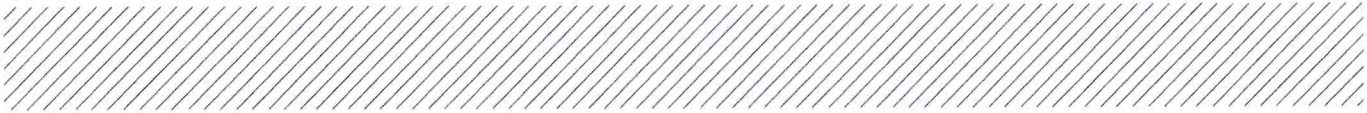
*"Amenity Values" means those natural or physical qualities or characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.*

The above matters are addressed in the following sections of this assessment. In summary, from the conclusions reached in the following sections, it is considered that the proposal is consistent with Part 2 of the RMA.

### **3.5 Canterbury Earthquake Recovery Act 2011**

The Canterbury Earthquake Recovery Act 2011 (CER Act) came into force on 19 April 2011 and expires five years after that date. The purpose of the CER Act is to provide appropriate measures to ensure that Greater Christchurch responds to, and recovers from, the impacts of the Canterbury earthquakes.

The CER Act required the Canterbury Earthquake Recovery Authority (CERA) to plan and execute a Recovery Strategy. The purpose of the Recovery Strategy is to set out the long term strategy for the reconstruction, rebuilding and recovery of Greater Christchurch. The CER Act also provides the Minister for Canterbury Earthquake Recovery the powers to direct the development of a Recovery



Plan(s), with these plans to address more specific matters relating to social, economic, cultural or environmental matters.

Clause 15 and 26 of the CER Act set out the legal effect of the Recovery Strategy and a Recovery Plan. In this regard, the Recovery Strategy and the Recovery Plan are statutory documents that must be “read together with, and form part of” other relevant legislation within the Greater Christchurch area. Further, the CER Act requires that any RMA document or instrument (and other statutory documents) must not be interpreted or applied in a way that is inconsistent with the Recovery Strategy or a Recovery Plan.

With respect to the proposed Plan Change Request, the Recovery Strategy for Greater Christchurch, and the Land Use Recovery Plan are of particular significance, and are discussed further in Chapter 5 of this report.



# Chapter 4

## Assessment of Environmental Effects





# 4 Assessment of Environmental Effects

This assessment of environmental effects (AEE) has been prepared to satisfy Clause 22(2) of the First Schedule to the RMA, which requires:

- 2) *Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.*

This AEE does not relate to rules regulating the use of hazardous substances and installations. The existing rules addressing these matters are not being altered through the present proposal. A risk assessment, as required by Clause 1(e) of the Fourth Schedule, is not therefore required. Likewise, Clause 1(f) of the Fourth Schedule is not relevant.

The following section presents an overview of the findings of the various technical reports and environmental assessments that have been commissioned by the applicant. The respective reports attached should be referred to for greater detail and analysis.

## 4.1 Existing Environment

In order to assess the potential effects upon the environment, it is necessary to consider the nature of the surrounding land uses as they presently exist, and how these are likely to develop in the future given the nature of the surrounding zoning.

At present, the site contains two residential dwellings with small-scale horticultural and grazing activities the primary activities undertaken on the site. As to be expected, several associated accessory buildings, fencing, shelterbelts and amenity plantings are located around the site, all contributing to the rural character of the site.

The site occupies part of the rural-urban interface on the west side of Rangiora. The current zoned urban boundary extends the length of the site's northern and eastern boundary, albeit a small portion of rural residential development occupies a portion of the eastern boundary of the site. Lehmans Road generally forms the western edge of the Rangiora Township, with

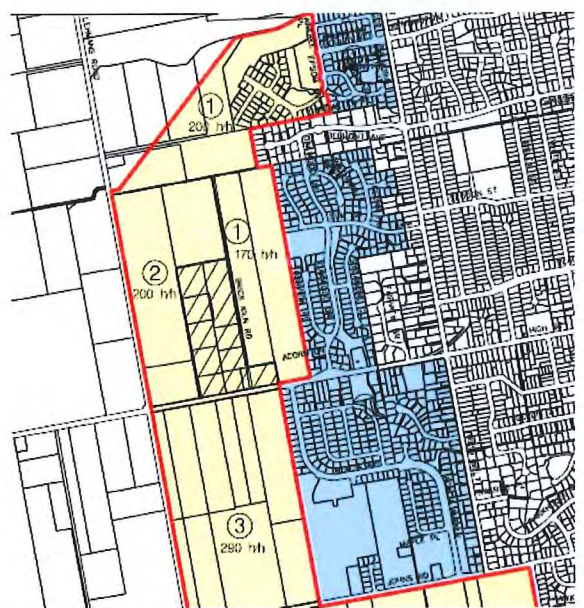
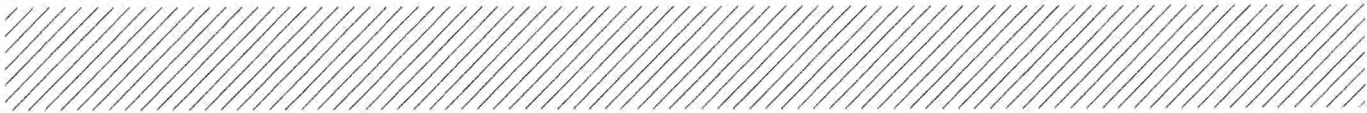


Figure 3 West Rangiora Structure Plan





land to the west zoned Rural, and the land to the east, north and south identified as appropriate for urban development by the West Rangiora Structure Plan as identified in Figure 3.

The surrounding environment is characterised by the rural land use activities to the west, and the residential developments of The Oaks, Belmont Avenue, Arlington Park, and Oxford Estate, which are either established or under construction in accordance with the Residential 2 Zone. A small farm shop (Brantholme Farm) is located to the south of the site fronting Oxford Road, and the recently established Rangiora Vet Centre is located immediately to the west of the site at 181 Lehmans Road.

With respect to the surrounding transport network, Oxford Road is a strategic road which provides the primary traffic route into, through and out of Rangiora, with Lehmans Road identified as a local road having a posted speed limit of 100km/hr approximately 75m north of the intersection with Oxford Road. The existing traffic environment is further described in the Integrated Traffic Assessment attached as **APPENDIX D**.

Whilst the subject site generally displays rural characteristics consistent with its zoning, the West Rangiora Structure Plan, the LURP and the RPS all identify the site as appropriate for residential development in the short to medium term. To this end, the future anticipated land use for the site is that of residential development, consistent with that established and under development in the immediate area to the north, east and south.

## 4.2 Character and Amenity Effects

The proposed Plan Change will result in substantial changes to the landscape character of the site, which is an inevitable outcome when land changes from rural to urban. The site is considered suitable for rezoning, being contiguous with areas that are already zoned for residential development, and capable of achieving consolidation through the maintenance of a compact township overall. The contrast between the urban and rural environments will be maintained, with Lehmans Road providing a defined barrier at the rural – urban interface in a manner consistent with the LURP, RPS and Structure Plan.

The Plan Change Request seeks to apply the existing density requirements of the Residential 2 Zone with provisions for comprehensive residential development. Accordingly, future development on the site will be subject to the operative WDP standards relating to such matters as site coverage, open space, building height and setbacks, and further, will be subject to adherence to the ODP. The ODP defines the location of development areas in relation to the road network, and identifies those parts of the site where public reserves and landscaping are required, and where stormwater elements are to be provided.

It is noted that the residential development and zoning north and east of the site represent existing features of the township, and future development at the density proposed will be compatible with the form of the established built environment. In this regard, the ODP provides for connectivity with the adjoining developments, ensuring that the future development is not inconsistent with the character of development found in the surrounding environment. Accordingly, it is considered that a level of amenity consistent with that anticipated in the adjoining residential areas can be achieved for neighbouring sites and future residents.

In summary, it is considered that the extent and nature of rezoning is appropriate to its setting and is in accordance with the environmental results anticipated by the relevant policies and guidelines of the WDP. The ODP ensures development will be sympathetically integrated with its wider setting and display high levels of amenity, albeit derived from urban character rather than rural.



### 4.3 Urban Form and Design

Aurecon were engaged to provide expert urban design advice with respect to the formulation of the ODP, and have assessed the same against key principles of good urban design and the NZ Urban Design Protocol. In this regard, the proposed ODP (refer Figure 4) has been designed to ensure general consistency with the Structure Plan, and to this end provides the following key features:

- continuation of the existing east – west collector road;
- inclusion of a new north – south local road;
- inclusion of high amenity stormwater reserves;
- inclusion of recreation reserves along the boundaries of the site with Lehmans Road and Oxford Road.

Each of the above elements have been incorporated into the ODP, and are discussed further within the Urban Design Statement attached at **APPENDIX E**. In order to ensure these key elements are achieved, an amendment is proposed to Rule 32.1.1.25 of the WDP to ensure that subdivision within the zone must generally comply with the ODP.

With respect to the key features outlined above we note the following:

The proposed north – south local road link has been designed as a gently curving road link combined with a landscaped linear stormwater reserve, with this ensuring an impressive boulevard through the heart of the residential development. The proposed recreation reserve along Lehmans Road will provide an alternative north – south pedestrian and cycleway link, with pedestrian linkages provided throughout the ODP to ensure a high level of connectivity.

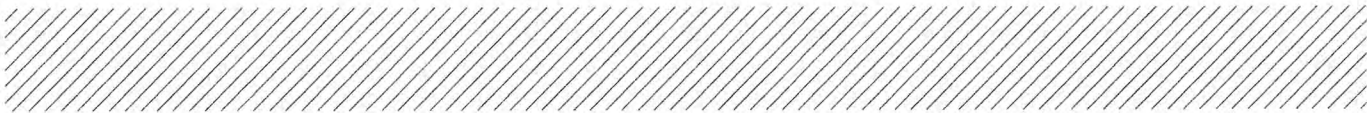
The proposed comprehensive residential development areas have generally been located adjacent to key movement nodes and open space reserves which will ensure the provision of diverse and interesting residential character throughout the development. The approach to these areas has been to adopt the existing provisions of the WDP, which generally provides for higher density residential living in identified locations, whilst maintaining sufficient discretion to ensure matters of architectural and urban design are taken into account. In addition, the proposed rezoning seeks to introduce a restriction on the total number of comprehensive residential development allotments that can be established, with this ensuring that the overall character of the Residential 2 Zone will be maintained.

It is noted that the proposed rezoning seeks to introduce specific fencing controls along pedestrian / cycleway linkages so as to ensure an appropriate level of surveillance over these areas, whilst providing a degree of privacy for future residents within the development. No such fencing control is considered necessary for Lehmans Road given the width of the recreation reserve and associated pedestrian / cycleway linkage along this road frontage.



Figure 4 Proposed Outline Development Plan





In summary, it is considered that the ODP responds positively to the key design elements introduced by the Structure Plan, ensuring that future residential development of the site achieves a high quality of urban design.

## 4.4 Transport

An assessment of the traffic related impacts of the proposed Plan Change Request is attached at **APPENDIX D**. The Integrated Transport Assessment examines the impact of rezoning this area for residential use on the roading infrastructure and network serving the township.

The key findings of the ITA can be summarised as follows:

- The proposal incorporates the key transportation concepts of the Structure Plan;
- The proposed rezoning could generate in the order of 168 vehicle trips during peak periods and 1120 vehicle trips per day;
- There do not appear to be any safety issues on the adjacent road network, and a reduction in safety is not anticipated as a consequence of the proposed rezoning;
- The proposed north – south local road is able to be designed appropriately to accommodate the expected daily traffic volumes (less than 1,000 per day);
- The proposed T intersection at Oxford Road should be designed to urban standards;
- The proposed intersection on Lehmans Road should be designed to a standard rural type A 'T' intersection
- Analysis of the expected traffic flows at the existing intersection of Oxford Road and Lehmans Road and at the proposed new intersection with Oxford Road show good levels of service
- Sight distances at the existing and future intersections indicates that safe intersection sight distance is exceeded at all locations;

It is possible for future development of the site to be designed in such a way as to comply with the traffic related rules in the District Plan, including road geometry, intersection location, and car parking provision. This will ensure safe and efficient vehicle and pedestrian movement to, from and within the site, as well as effective parking and manoeuvrability throughout the site.

Overall, although the road network will experience an increase in traffic volumes when compared with existing conditions, the ITA concludes that the transport related effects of the proposed plan change can be satisfactorily managed within the site, and future development in accordance with the Residential 2 zoning is appropriate in the context of the adjacent road network.

## 4.5 Infrastructure

Aurecon were engaged to carry out an investigation of the relevant infrastructure networks to determine availability and capacity to accommodate the proposed rezoning and subsequent residential development. An Infrastructure Assessment has been prepared (attached at **APPENDIX F**) which describes the existing infrastructure networks in the vicinity of the site, as well as outlining the proposed methods for servicing future residential development of the site under the proposed rezoning. In summary, for the reasons contained in the Infrastructure Assessment, and the supplementary discussion that follows, there is considered to be no infrastructure impediment to the rezoning of the site.

The following sections summarise the key findings of the Infrastructure Assessment: