


- 
- b. not have vehicular access to an inappropriate level of road in the hierarchy; and
 - c. provide cycleways along arterial, strategic and collector roads.

Policy 11.1.1.6

Every site should have access that provides safe entry and exit for vehicles to and from the site to a road without compromising the safety or efficiency of the road or road network.

Chapter 12 - Health, Safety and Wellbeing

Objective 12.1.1

Maintain the amenity values and a quality of environment appropriate for different parts of the District which protects the health, safety and wellbeing of present and future generations, and ensure that any potential adverse environmental effects from buildings and structures, signs, glare, noise and hazardous substances are avoided or mitigated.

Policy 12.1.1.1

Maintain and enhance the positive contribution that buildings and structures, and the spaces between them, make to the character and amenity of urban areas where people reside, the neighbourhood and streetscape.

Policy 12.1.1.3

In the Rural Zones maintain the amenity values and quality of the environment by ensuring that the land is not dominated by dwellinghouses.

Chapter 13 - Resource Management Framework

Objective 13.1.1

Recognise and provide for the community's social and economic relationships within the District and external to the District, particularly those with Christchurch City, so that the District's natural, living, and productive environments:

- a. are managed in an integrated and sustainable way;
- b. provide for and safeguard the community's wellbeing, health, and safety;
- c. are managed to enable the protection and enhancement of natural and physical resources; and
- d. are not adversely affected by resource use, development and protection.

Policy 13.1.1.1

Management of natural and physical resources based on areas where there are differences in:

- a. the area's relationships with Christchurch City;
- b. amenity values and environmental qualities;
- c. the area's connection to, and dependence on, the national transport corridor;
- d. the area's form and function;
- e. the area's relationship with other areas within the District;

- f. *community resource management expectations; and*
- g. *actual and potential effects of subdivision, use and development.*

Policy 13.1.1.3

Promote a standard of servicing that recognises:

- a. *the different physical environments and servicing constraints of areas within the District;*
- b. *the varying densities of the population in different areas; and*
- c. *the different amenity values, environmental quality, and community expectations associated with the different zones.*

Policy 13.1.1.4

Encourage patterns and forms of settlement, transport patterns and built environment that:

- a. *reduce the demand for transport;*
- b. *provide choice of transport modes which have low adverse environmental impact;*
- c. *decrease the production of motor vehicle emissions;*
- d. *make efficient use of regional transport network; and*
- e. *reduce the rate of use of non-renewable energy sources.*

Chapter 14 - Rural Zones

Objective 14.1.1


Maintain and enhance both rural production and the rural character of the Rural Zones, which is characterised by:

- a. *the dominant effect of paddocks, trees, natural features, and agricultural, pastoral or horticultural activities;*
- b. *separation between dwellinghouses to maintain privacy and a sense of openness;*
- c. *a dwellinghouse clustered with ancillary buildings and structures on the same site;*
- d. *farm buildings and structures close to lot boundaries including roads;*
- e. *generally quiet – but with some significant intermittent and/or seasonal noise from farming activities;*
- f. *clean air – but with some significant short term and/or seasonal smells associated with farming activities; and*
- g. *limited or no roadside advertising.*

Policy 14.1.1.1

Avoid subdivision and/or dwellinghouse development that results in any loss of rural character or is likely to constrain lawfully established farming activities.

Policy 14.1.1.2



Maintain the continued domination of the Rural Zones by intensive and extensive agricultural, pastoral and horticultural land use activities.

Policy 14.1.1.3

Maintain and enhance the environmental qualities such as natural features, air and noise levels and limited signage that contribute to the distinctive character of the Rural Zones, consistent with a rural working environment.

Chapter 15 - Urban Environment

Objective 15.1.1

Quality urban environments which maintain and enhance the form and function, the rural setting, character and amenity values of urban areas.

Policy 15.1.1.1

Integrate new development, subdivision, and activities into the urban environments in a way that maintains and enhances the form, function and amenity values of the urban areas.

Policy 15.1.1.2

Within the urban environment subdivision, land use, development and protection should avoid, or mitigate adverse effects on:

- a. the rural setting of the District's towns and settlements;*
- b. efficient and effective functioning of roads;*
- c. ease and efficiency of access;*
- d. urban water bodies, and downstream effects on rural water bodies;*
- e. low scale, low density housing, with flexibility in some areas to provide for varied housing needs;*
- f. quiet and safe environments;*
- g. cycleways; and*
- h. the individual character of the settlement.*

Policy 15.1.1.3

Promote subdivision design and layout that maintains and enhances the different amenity values and qualities of the different urban environments.

Chapter 17 - Residential Zones

Objective 17.1.1

Residential Zones that provide for residents' health, safety and wellbeing and that provide a range of living environments with distinctive characteristics.

Policy 17.1.1.1

Maintain and enhance the characteristics of Residential Zones that give them their particular character and quality of environment.

Policy 17.1.1.2

Recognise and provide for differences between Residential Zones reflecting the community's expectations that a range of living environments will be maintained and enhanced.

Chapter 18 - Constraints on Development and Subdivision

Objective 18.1.1

Sustainable management of natural and physical resources that recognises and provides for:

- a. changes in the environment of an area as a result of land use development and subdivision;*
- b. changes in the resource management expectations the community holds for the area; and*
- c. the actual and potential effects of subdivision, use and development.*


Policy 18.1.1.1

Growth and development proposals should provide an assessment of how:

- the use, development, or protection of natural and physical resources affected by the proposal will be managed in a sustainable and integrated way; and*
- the adverse effects on those resources and the existing community will be avoided, remedied, or mitigated.*

In particular, proposals should not be inconsistent with other objectives and policies in the District Plan, and show how and the extent to which they will:

- a. protect areas of significant indigenous vegetation and habitats of indigenous fauna including vegetation and habitat sites listed in Appendix 25.1;*
- b. protect the outstanding landscape area as defined in the District Plan Maps;*
- c. avoid or mitigate natural hazards including:*
 - flooding as defined in the District Plan Maps,*
 - flooding from the Waimakariri or Ashley/Rakahuri Rivers,*
 - seismic conditions including the potential for liquefaction and amplification effects,*
 - damage from the sea, including erosion, storm and tsunami, and*
 - land instability;*
- d. protect the life supporting capacity of soils;*
- e. maintain and enhance the environmental characteristics of adjoining zones, and the environment of the zone within which the proposal is located, as set out in Policies 14.1.1.2, 14.1.1.3, 15.1.1.1, 16.1.1.1 and 17.1.1.2;*
- f. retain the rural environment between Residential 4A and 4B Zones, between the Rangiora, Kaiapoi, Woodend, Pegasus and Oxford urban areas, and other Residential 3 Zones; and between Kaiapoi and the Christchurch City boundary;*

- 
- g. provide access to and along rivers, open spaces and reserves;*
 - h. maintain and enhance the form and function of the District's towns;*
 - i. avoid or mitigate significant adverse effects on the form and function of the Business 1 Zones including its role as a dominant community focal point within the four main towns;*
 - j. avoid or mitigate the effects of noise within the outer control boundary (55dBA Ldn noise contour) of Christchurch International Airport noise contours as defined in Map 138;*
 - k. provide infrastructure for services and roading in a manner consistent with this District Plan;*
 - l. ensure the efficient and effective integration of any new infrastructure into the existing network, or ensure the efficient and effective ongoing working of a stand-alone system;*
 - m. avoid or mitigate potential adverse effects from sites and facilities using, storing, and/or disposing of hazardous substances;*
 - n. protect groundwater quality and quantity;*
 - o. protect surface water quality and quantity;*
 - p. protect wahi taonga;*
 - q. avoid adverse effects on heritage sites and protect those sites listed in Appendix 28.1;*
 - r. avoid adverse effects on significant plants and protect those notable plants listed in Appendix 29.1;*
 - s. avoid adverse effects on the Business 3 Zone;*
 - t. provide for efficiency in energy use;*
 - u. enable local communities to be more self-sustaining;*
 - v. affect the demand for transport;*
 - w. provide choice in transport mode, particularly modes with low adverse environmental effects; and*
 - x. avoid or mitigate for adverse impacts on the habitat of trout and salmon.*

Policy 18.1.1.3

Any proposal for extensions to existing zones, or for new zones, should recognise the nature, scale and intensity of effects arising from existing activities adjoining or near to the site of the plan change and show how the proposal will avoid, remedy or mitigate any adverse effects on the environment arising from those existing activities.

Mahaanui Iwi Management Plan 2013

5.3 Wai Maori Objectives

- (1) *Water management effectively provides for the taonga status of water, the Treaty partner status of Ngāi Tahu, the importance of water to cultural well-being, and the specific rights and interests of tāngata whenua in water.*
- (2) *Water quality and quantity in groundwater and surface water resources in the takiwā enables customary use mō tātou, ā, mō kā uri ā muri ake nei.*
- (3) *Water and land are managed as interrelated resources embracing the practice of Ki Uta Ki Tai, which recognises the connection between land, groundwater, surface water and coastal waters.*
- (4) *Mauri and mahinga kai are recognised as key cultural and environmental indicators of the cultural health of waterways and the relationship of Ngāi Tahu to water.*
- (5) *Land and water use in the takiwā respects catchment boundaries, and the limits of our land and freshwater resources.*
- (6) *Wetlands and waipuna are recognised and protected as wāhi taonga, and there is an overall net gain of wetlands in the takiwā as wetlands are restored.*
- (7) *All waterways have healthy, functioning riparian zones and are protected from inappropriate activities, including stock access.*
- (8) *The practice of using water as a receiving environment for the discharge of contaminants is discontinued, and all existing direct discharges of contaminants to water are eliminated.*
- (9) *Water quality is such that future generations will not have to drink treated water.*


Water Quality Policies

WM6.1 *To require that the improvement of water quality in the takiwā is recognised as a matter of regional and immediate importance.*

WM6.2 *To require that water quality in the takiwā is of a standard that protects and provides for the relationship of Ngāi Tahu to freshwater. This means that:*

- (a) *The protection of the eco-cultural system (see Box - Eco-cultural systems) is the priority, and land or resource use, or land use change, cannot impact on that system; and*
- (b) *Marae and communities have access to safe, reliable, and untreated drinking water; and*
- (c) *Ngāi Tahu and the wider community can engage with waterways for cultural and social well-being; and*
- (d) *Ngāi Tahu and the wider community can participate in mahinga kai/food gathering activities without risks to human health.*

WM6.3 *To require that clear and effective targets are established for restoring water quality in the takiwā, with immediate attention to:*

- 
- (a) Lowland and coastal streams; and
 - (b) Groundwater.

WM6.4 To support the development of national standards for mahinga kai, including freshwater food gathering.

WM6.5 To require that water quality standards in the takiwā are set based on “where we want to be” rather than “this is the point that we can pollute to”. This means restoring waterways and working toward a higher standard of water quality, rather than establishing lower standards that reflect existing degraded conditions.

5.4 Papatūānuku Objectives

- (1) *The mauri of land and soil resources is protected mō tātou, ā, mō kā uri ā muri ake nei.*
- (2) *The ancestral and contemporary relationship between Ngāi Tahu and the land is recognised and provided for in land use planning and decision making.*
- (3) *Land use planning and management in the takiwā reflects the principle of Ki Uta Ki Tai.*
- (4) *Rural and urban land use occurs in a manner that is consistent with land capability, the assimilative capacity of catchments and the limits and availability of water resources.*
- (5) *Inappropriate land use practices that have a significant and unacceptable effect on water quality and quantity are discontinued.*
- (6) *Ngāi Tahu has a prominent and influential role in urban planning and development.*
- (7) *Subdivision and development activities implement low impact, innovative and sustainable solutions to water, stormwater, waste and energy issues.*
- (8) *Ngāi Tahu cultural heritage values, including wāhi tapu and other sites of significance, are protected from damage, modification or destruction as a result of land use.*


Urban and Township Planning Policy

P3.1 To require that local government recognise and provide for the particular interest of Ngāi Tahu Papatipu Rūnanga in urban and township planning.

P3.2 To ensure early, appropriate and effective involvement of Papatipu Rūnanga in the development and implementation of urban and township development plans and strategies, including but not limited to:

- (a) *Urban development strategies;*
- (b) *Plan changes and Outline Development Plans;*
- (c) *Area plans;*
- (d) *Urban planning guides, including landscape plans, design guides and sustainable building guides;*
- (e) *Integrated catchment management plans (ICMP) for stormwater management;*
- (f) *Infrastructure and community facilities plans, including cemetery reserves; and*
- (g) *Open space and reserves planning.*

P3.3 To require that the urban development plans and strategies as per Policy P3.2 give effect to the Mahaanui IMP and recognise and provide for the relationship of Ngāi Tahu and their culture and traditions with ancestral land, water and sites by:

- 
- (a) *Recognising Te Tiriti o Waitangi as the basis for the relationship between Ngāi Tahu and local government;*
 - (b) *Recognising and providing for sites and places of importance to tāngata whenua;*
 - (c) *Recognising and providing for specific values associated with places, and threats to those values;*
 - (d) *Ensuring outcomes reflect Ngāi Tahu values and desired outcomes; and*
 - (e) *Supporting and providing for traditional marae based communities to maintain their relationship with ancestral land.*

Stormwater Policy

- P6.1** *To require on-site solutions to stormwater management in all new urban, commercial, industrial and rural developments (zero stormwater discharge off site) based on a multi tiered approach to stormwater management:*
- (a) *Education - engaging greater general public awareness of stormwater and its interaction with the natural environment, encouraging them to take steps to protect their local environment and perhaps re-use stormwater where appropriate;*
 - (b) *Reducing volume entering system - implementing measures that reduce the volume of stormwater requiring treatment (e.g. rainwater collection tanks);*
 - (c) *Reduce contaminants and sediments entering system - maximising opportunities to reduce contaminants entering stormwater e.g. oil collection pits in carparks, education of residents, treat the water, methods to improve quality; and*
 - (d) *Discharge to land based methods, including swales, stormwater basins, retention basins, and constructed wetponds and wetlands (environmental infrastructure), using appropriate native plant species, recognising the ability of particular species to absorb water and filter waste.*
- P6.2** *To oppose the use of existing natural waterways and wetlands, and drains, for the treatment and discharge of stormwater in both urban and rural environments.*
- P6.3** *Stormwater should not enter the wastewater reticulation system in existing urban environments.*
- P6.4** *To require that the incremental and cumulative effects of stormwater discharge are recognised and provided for in local authority planning and assessments.*
- P6.5** *To encourage the design of stormwater management systems in urban and semi urban environments to provide for multiple uses: for example, stormwater management infrastructure as part of an open space network that provides for recreation, habitat and customary use values.*
- P6.5** *To support integrated catchment management plans (ICMP) as a tool to manage stormwater and the effects of land use change and development on the environment and tāngata whenua values, when these plans are consistent with Policies P6.1 to P6.4.*
- P6.6** *To oppose the use of global consents for stormwater discharges.*

Appendix J

Further Information Correspondence



Aurecon New Zealand Limited
Level 2, 518 Colombo Street
Christchurch 8011
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com



25 September 2014

Garry Blay
Resource Management Planner
Waimakariri District Council
Private Bag 1005
215 High Street
RANGIORA

Dear Gary

**Private Plan Change PO26 – Westpark Rangiora Limited
Response to Further Information Request**

In response to your letter dated 16 September 2014 in which you requested additional information relating to the above plan change request, we respond to the issues raised in turn. For the sake of simplicity, we have identified the information request raised by Council in italics, and our response to the same follows.

Stormwater and Drainage

- *There is uncertainty about the ability to contain the required diverted water race along Lehmans Road, the path/cycleway, and the buffer function as required on the West Rangiora Structure Plan. Therefore please provide a cross section showing details of this area, including the existing road boundary and formation. Please also provide a cross section of the 5 metre buffer area, including the current location of the road boundary and formation, to the north of the proposed water race diversion.*

There is an existing water race on Lehmans Road that is located entirely in the verge of the road reserve which will remain. Therefore removing the water race that passes through the site will not require construction of a water race along Lehmans Road.

The proposed Lehmans Road drain will be located in the road verge between the edge of seal and existing water race. The pedestrian/cycleway linkage will be located within the 5m buffer area. Please refer to the **enclosed** plan for the proposed typical road cross sections (Drawing LD-01-Rev B).

- *There is concern that the capacity of the water race and drain along Oxford Road will not be sufficient to manage flows from the diverted water race and the additional discharges from the proposed stormwater management basins/areas. Please provide all detailed information to confirm capacities or upgrading requirements and locations.*

The water race passing through the site has not been flowing on any of the occasions site visits were undertaken, and therefore it is expected that there may be some issues with regard to grade or blockage. On a site visit undertaken on 10 June 2014 after a significant rainfall event, it was observed that the water race through the site was not flowing and flow was instead being conveyed through the water race along the eastern side of Lehmans Road. Effectively the water race through the site acts as a pond rather than a flowing water body. Flow has been observed in the Oxford Road water race and therefore redirecting the water race flow around the site is expected to provide a better outcome as it will remove the standing water located within the existing water race.

The proposed stormwater management area will treat and discharge all stormwater runoff from the development up to and including the 2% AEP event to ground. Therefore no stormwater runoff will enter the existing swale along Oxford Road from the development unless the rainfall event is larger than a 2% AEP event. The post-development flow entering the Oxford Road swale and water race (passing through the site) will therefore be less than the pre-development flows.

We note that previous discussions with Council (prior to submission of the draft Outline Development Plan) suggested that Council were supportive of the removal of the water race provided approval is obtained from all downstream landowners.

- *The assumption appears to be that the approval of downstream land owners who are currently serviced by the water race will be provided. Please confirm the approach to be taken should this agreement not be provided.*

Currently the applicant has obtained verbal approval to remove the water race from the two landowners located between the site and Brick Kiln Lane. We anticipate that Council will initiate the process to have this section of water race closed. We are expecting to receive approval from the final affected landowner (located to the east of Brick Kiln Lane) but in the unlikely event that this cannot be obtained, the water race could be diverted around the site and a connection potentially provided in Brick Kiln Lane between the Oxford Road water race and water race in question.

- *I understand detailed flood modelling for the site is to be done. Please confirm a time frame for completion of this work. In relation to this, it is noted that the existing flood modelling indicates overland flow paths to the north of, and in addition to, the one shown on the proposed stormwater management plan (Drawing LD-02). These will need to be taken into account in the detailed flood modelling. This also raises a question in regards to whether a stormwater swale will be needed adjacent to Lehmans Road to capture and convey these flows. Any flood modelling/assessment will need to pay particular attention to effects on 181 Lehmans Road (the Vet clinic).*

The hydraulic modelling to test the potential impact of the proposed development on flooding behaviour during the 0.5% AEP Ashley River breakout event, and ensure minimum floor levels are set 350mm above this event will be completed by the end of September 2014. The results of this flood modelling will then be discussed with Council.

The hydraulic modelling will be undertaken using results from Council's regional flood model and therefore will include all overland flow paths surrounding the site. The hydraulic modelling to be undertaken will comprise two-dimensional flood modelling using the MIKE 21 package.

A swale has been proposed along the eastern side of Lehmans Rd to accommodate these flows. The hydraulic modelling will also be used to ensure that the proposed development does not worsen flooding of adjacent properties such as 181 Lehmans Road. A difference map (showing changes in water level resulting from the development) will be prepared and provided to Council in due course.

- *The Outline Development Plan shows the CRD area in the south eastern area intercepting the drainage swale before it meets the stormwater management area. Please provide information about how this area will function and how stormwater will be managed.*

The drainage path that passes through the site is ephemeral and typically only contains stormwater after large rainfall events. The existing drainage path is shallow and will therefore be intersected by the deeper stormwater management area proposed for the development.

The time of concentration of the proposed development is much less than the large external drainage path catchment and therefore the first flush infiltration basin and detention basin in the stormwater management area will receive stormwater well before any runoff from the external drainage path

arrives at the site. This will ensure that the first flush infiltration basin only receives stormwater runoff from hardstand areas in the proposed development.

The stormwater management area has been sized for the proposed development (2% AEP event) with a freeboard included. An outlet structure will be provided on the eastern boundary in the location of the existing drainage path and this will allow stormwater to be discharged from the stormwater management area and continue along the drainage path when the capacity of the detention basin has been exceeded. The post-development peak flow entering the drainage path will not exceed the pre-development flow, and the frequency of storm events within the drain may be reduced as some of these will be absorbed by the stormwater management area.

Roading

- *It is noted that some cul-de-sac heads appear small. Please confirm that appropriately sized cul-de-sac heads can be formed within the areas shown.*

It is noted that the Outline Development Plan does not seek to provide detailed design of the various roading treatments within the development. These matters will be determined during the subdivision engineering design, however we note that the local road footprints will be large enough to accommodate appropriately sized cul-de-sac heads.

- *It is noted that some benefits for stormwater management and sewer servicing could be achieved from realignment of the cul-de-sac shown in the south-western part of the outline development plan so that it joins to the main spine road opposite the south-eastern stormwater management area, with the cul-de-sac head to the north. Please detail reasons for the shown layout of this cul-de-sac.*

The stormwater management area located in the southwest corner of the site has a small contributing catchment area and will discharge all storm events up to and including the 2% AEP event to ground. In storm events greater than 2% AEP stormwater overflow will enter the existing drain located on Oxford Road. Therefore connection of the cul-de-sac head to the main spine road is not required to convey stormwater overland flow.

Sewer services can either be provided along the cul-de-sac to the main spine road or alternatively through the local purpose reserve to Oxford Road.

- *Please explain the purpose of the narrowing of the main spine road near the intersection with Oxford Road.*

As identified above, the Outline Development Plan only provides enough detail to identify in indicative terms the key features of the development. However, additional legal road width has been applied at the intersection with Oxford Road to recognise that a slightly wider road formation may be appropriate in this location to enable a traffic island to be incorporated into the future road design. In addition, this arrangement provides the possibility for a landscape buffer between the new road alignment and the existing dwelling to the west which is to be retained.

Planning

- *It is noted that Rule 31.1.1.44 exempts fences adjacent to the pedestrian/cycleway linkage along Lehmans Road from the permeability requirements above 1.2 metres. Please be aware that the Council will favour the permeability requirements to be applied along this boundary.*

We note that this matter received significant consideration when drafting the proposed rule amendments. Given the signalled upgrade of Lehmans Road to Collector Road status, and with the provision for a wide landscaped reserve (incorporating a pedestrian/walkway linkage) along the

eastern boundary of Lehmans Road, it was determined that the most appropriate approach was to provide an exemption from the permeability requirements for fencing along Lehmans Road.

The enclosed Road Cross Section Plan illustrates the anticipated outcome for Lehmans Road, with this identifying a 25m wide road corridor incorporating stormwater swales, a 2.5m wide pedestrian / cycleway corridor and a 2.5m wide landscape strip. As the pedestrian / cycleway linkage and landscape corridor will be located along the eastern boundary of Lehmans Road it is impracticable to provide an active frontage to Lehmans Road. In this regard, the Lehmans Road boundary will represent the rear/back yard of the residential properties along this boundary, and some degree of privacy for future residents is considered warranted in these circumstances.

For the reasons outlined above, it is considered that the proposed rezoning will provide for a high amenity outcome at the urban / rural interface, and the requirement for fencing to be permeable along Lehmans Road is not considered warranted or appropriate in the circumstances.

We trust this additional information will afford you further clarity with respect to the plan change request. We would appreciate an opportunity to meet with Victoria Caseley, Kalley Simpson, and yourself to discuss the above matters, including the anticipated timing for acceptance and notification of the plan change request. We look forward to hearing of your availability.

If you have any queries, or wish to discuss the above, please do not hesitate to contact the undersigned.

Yours sincerely,

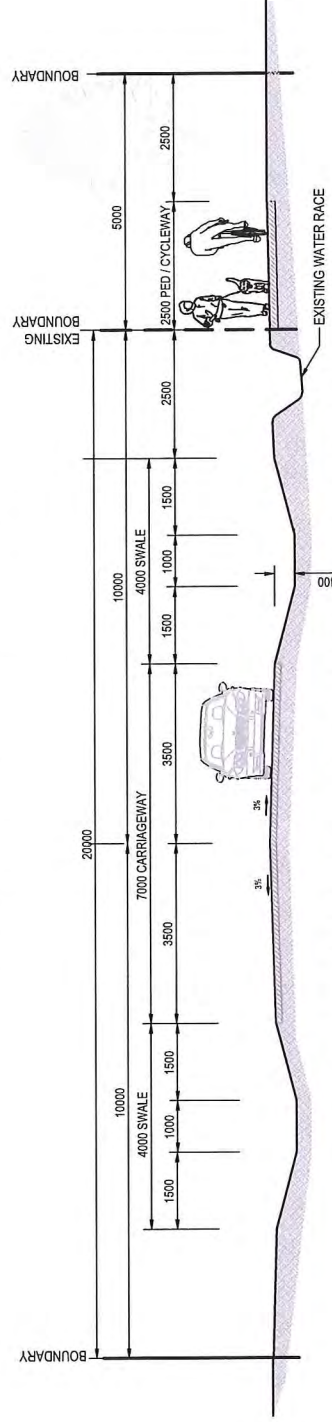
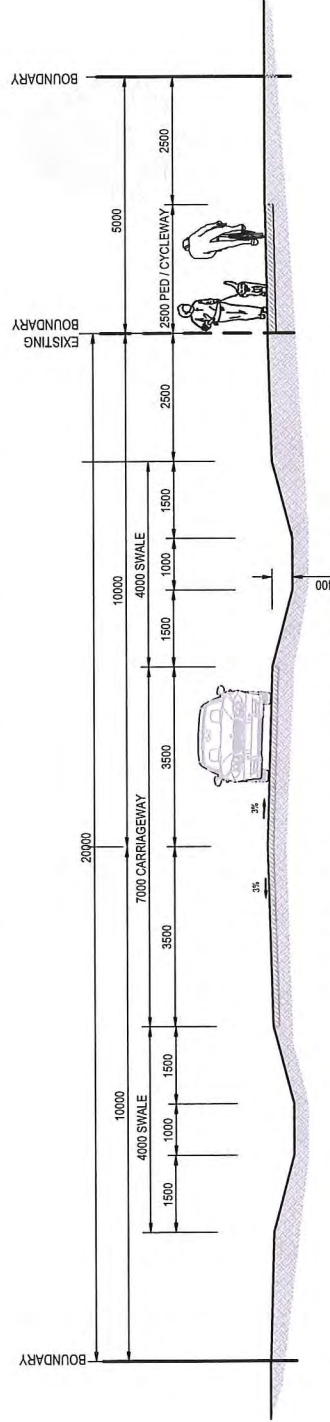
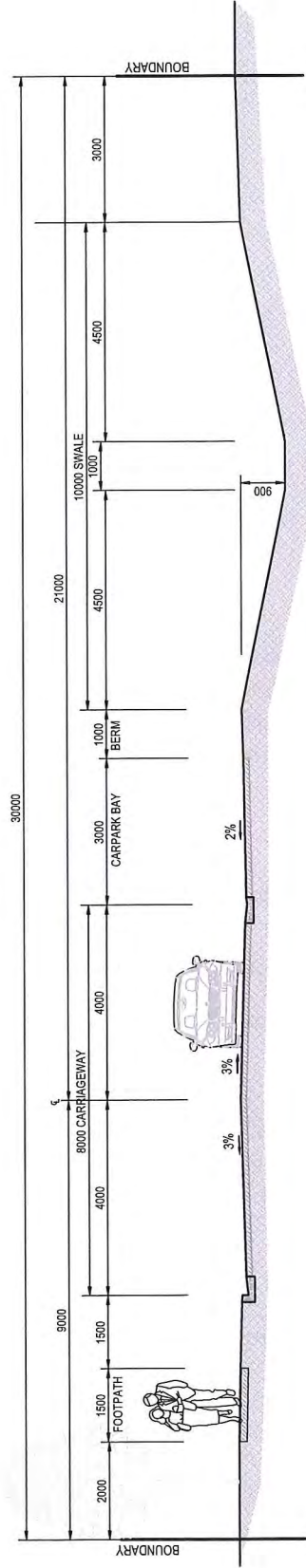
Aurecon New Zealand Limited

A handwritten signature in blue ink, appearing to read 'Daniel Thorne', written over a light blue horizontal line.

Daniel Thorne

Senior Planner

Enc: – Westpark Lehmans Road – Typical Road Cross Sections Plan (Drawing LD-01-Rev B)



A vertical scale bar with markings at 1, 2, and 4 meters. The bar is divided into segments of 1 meter each, with the final segment being 2 meters long.

Aurecon New Zealand Limited
Level 2, 518 Colombo Street
Christchurch 8011
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com



10 December 2014

Garry Blay
Resource Management Planner
Waimakariri District Council
Private Bag 1005
215 High Street
RANGIORA

Dear Gary

**Private Plan Change P026 – Westpark Rangiora Limited
Clarification regarding Further Information Response**

As you will recall, several matters requiring further information on P026 were discussed and agreed at our meeting on the 6 October 2014. Since this time, further investigations and reporting have been undertaken with much of this circulated directly to the Council Engineering Team for comment. This letter serves to clarify the further information already provided to Council, along with responding to those further information matters that remain outstanding.

Stormwater / Flood Modelling

As requested by Council, further engineering investigations have been undertaken for P026 with these as follows:

- Westpark Development – Water Race Capacity Check (Email / Attachment, 21 October 2014);
- Westpark Development – Ashley River Breakout Flood Modelling Report (dated 21 November 2014, Rev 0).

The conclusions reached by the above investigations do not identify any matters of concern with respect to the proposed rezoning and methods of servicing the subsequent residential development of the site. We have chosen not to enclose these investigations given Council have already received and confirmed receipt of these documents, however we trust these additional investigations address Council's information request in respect to these matters.

Water Race

Please find **enclosed** written approvals to the proposed closure of the water race from the following adjoining land owners:

- 70 Oxford Road, B & R Zahner;
- 80 Oxford Road, G Graham;
- 84 Oxford Road, G & M Woollett;
- 100 Oxford Road, A & G Stevens;
- 1 Brick Kiln Lane, M Graham.

The only adjoining land owner approval that is yet to be obtained is that of Ryman Healthcare (52 and 74 Oxford Road). Further discussions between Westpark and Ryman are ongoing on this matter, and

we will forward Council the land owner approval once forthcoming. In any event, we do not consider that this outstanding land owner approval is required to be obtained prior to public notification and subsequent determination of P026.

Fencing

We understand that Council have some concerns regarding the proposed fencing treatment along Lehmans Road, and in particular the proposed exemption from the 'permeability' requirements. As Council will be aware, Lehmans Road represents the rear yard of the residential properties along this boundary. Further, we understand that Lehmans Road will in the future carry high traffic volumes operating as a 'bypass' road around the west of the Rangiora Township. To this end, Westpark wish to ensure provision of appropriate fencing along Lehmans Road for visual, acoustic and privacy reasons, and therefore maintain their position that an exemption from the permeability requirements for fencing along this boundary is appropriate.

Notwithstanding the above, in order to ensure an attractive and high quality fencing treatment along Lehmans Road (to support the marketing of the 'Westpark' residential development), Kamo Marsh Landscape Architects have been engaged to prepare indicative fencing concepts for Lehmans Road. The **enclosed** 'Indicative Fencing / Boundary Treatment to Lehmans Road' plans identify a combination of paling fencing and Hardie board panelling, with a pattern (i.e. development logo) fixed to the fence to provide additional variation. While the design remains indicative, it is the intention of Westpark that they will establish fencing along this boundary in order to ensure a consistent and attractive fencing outcome along Lehmans Road. In this regard, Westpark are happy to liaise with the Council in regards to alternative fencing designs to ensure an appropriate outcome is achieved along this boundary.

Comprehensive Residential Development

We understand that Council's comprehensive residential development ('CRD') response under Action 4 of the Land Use Recovery Plan has been confirmed by the Minister, and will be taken to the Council meeting of 3 February 2015. An operative date will be set at this meeting.

As you will be aware, the approach to the provision of CRD at Westpark has been to simply adopt the existing District Plan approach to CRD and to identify appropriate areas for such development on the Outline Development Plan ('ODP'). The anticipated timing between the notification of P026 and the operative date of the 'Action 4' response is somewhat problematic, and further consideration of this matter will be required to determine the implications for P026. It would be appreciated if we can be provided with a copy of the Minister's response to Action 4 to determine the exact nature of the proposed amendments to the CRD provisions of the District Plan. We would also be interested in feedback from Council as to how the existing CRD areas within the District (and their subsequent rule framework within the District Plan) will be addressed with respect to the changes introduced by the Action 4 response.

Outline Development Plan

While matters relating to the CRD provisions require further consideration, in the interim and in order to provide flexibility in the location of CRD at Westpark, additional CRD areas have been identified on the ODP. However, we note that the total maximum number of CRD allotments as identified in Amendment 4 of P026 remains unchanged. In addition, we also note that the ODP features a slightly modified cul de sac alignment in the southern portion of the site, along with a minor change to the reserve linkage adjacent to the southeastern cul de sac. The revised ODP is **enclosed** for Council's information.

As you will appreciate, Westpark are keen to ensure the expedient processing and notification of P026. In this regard, we understand that Council wish to receive a final full and complete application of the plan change request prior to notification. With respect, the only changes to P026 have from when it was first lodged with Council relate largely to the provision of further information. This additional information is able to be incorporated into the plan change request documentation, however we note that the overall assessments and conclusions on P026 remain unchanged. To this end, we ask that Council commence preparations for formal acceptance and notification of P026 without delay, and for this to occur prior to the 20 December. If this date proves impracticable, we request that P026 be notified immediately after 10 January 2015.

If you have any queries, or wish to discuss the above, please do not hesitate to contact the undersigned.

Yours sincerely,

Aurecon New Zealand Limited

A handwritten signature in blue ink, appearing to read 'Daniel Thorne', written over a light blue horizontal line.

Daniel Thorne
Senior Planner

- Enc:
- Landowner Approvals – Water Race Closure
 - Indicative Fencing / Boundary Treatment to Lehmans Road – Site Plans
 - Outline Development Plan

To: Waimakariri District Council
Private Bag 1005
RANGIORA

Ref: Proposed Stock-Race Closure – Oxford Rd (North of) from Lehmans Rd Eastwards

We are the owners of the property at
100 Oxford Rd, Rangiora.

The above Stock-Race traverses our property at this address.

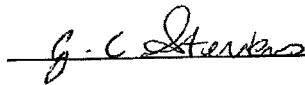
We support the proposed closure of the above Stock-Race.

Signed

Andrew Stevens



Glenys Stevens



Date

19/11/2014

To: Waimakariri District Council
Private Bag 1005
RANGIORA

Ref: Proposed Stock-Race Closure – Oxford Rd (North of) from Lehmans Rd Eastwards

We are the owners of the property at
84 Oxford Rd, Rangiora.

The above Stock-Race traverses our property at this address.

We support the proposed closure of the above Stock-Race.

Signed

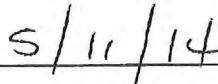
Glenn Woollett

A handwritten signature in black ink, appearing to read 'G. Woollett', written over a horizontal line.

Megan Woollett

A handwritten signature in black ink, appearing to read 'M. Woollett', written over a horizontal line.

Date

A handwritten date '5/11/14' in black ink, written over a horizontal line.

To: Waimakariri District Council
Private Bag 1005
RANGIORA

Ref: Proposed Stock-Race Closure – Oxford Rd (North of) from Lehmans Rd Eastwards

I am the owner of the property at
80 Oxford Rd, Rangiora.

The above Stock-Race traverses my property at this address.

I support the proposed closure of the above Stock-Race.

Signed



Gwen Graham

Date

7 / 11 / 2014

To: Waimakariri District Council
Private Bag 1005
RANGIORA

Ref: Proposed Stock-Race Closure – Oxford Rd (North of) from Lehmans Rd Eastwards

I am the owner of the property at
1 Brick Kiln Lane, Rangiora.

The above Stock-Race traverses my property at this address.

I support the proposed closure of the above Stock-Race.

Signed 

Malcolm Graham

Date

7/11/2014

To: Waimakariri District Council
Private Bag 1005
RANGIORA

Ref: Proposed Stock-Race Closure – Oxford Rd (North of) from Lehmans Rd Eastwards

We are the owners of the property at
70 Oxford Rd, Rangiora.

The above Stock-Race traverses our property at this address.

We support the proposed closure of the above Stock-Race.

Signed

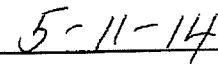
Bruno Zahner

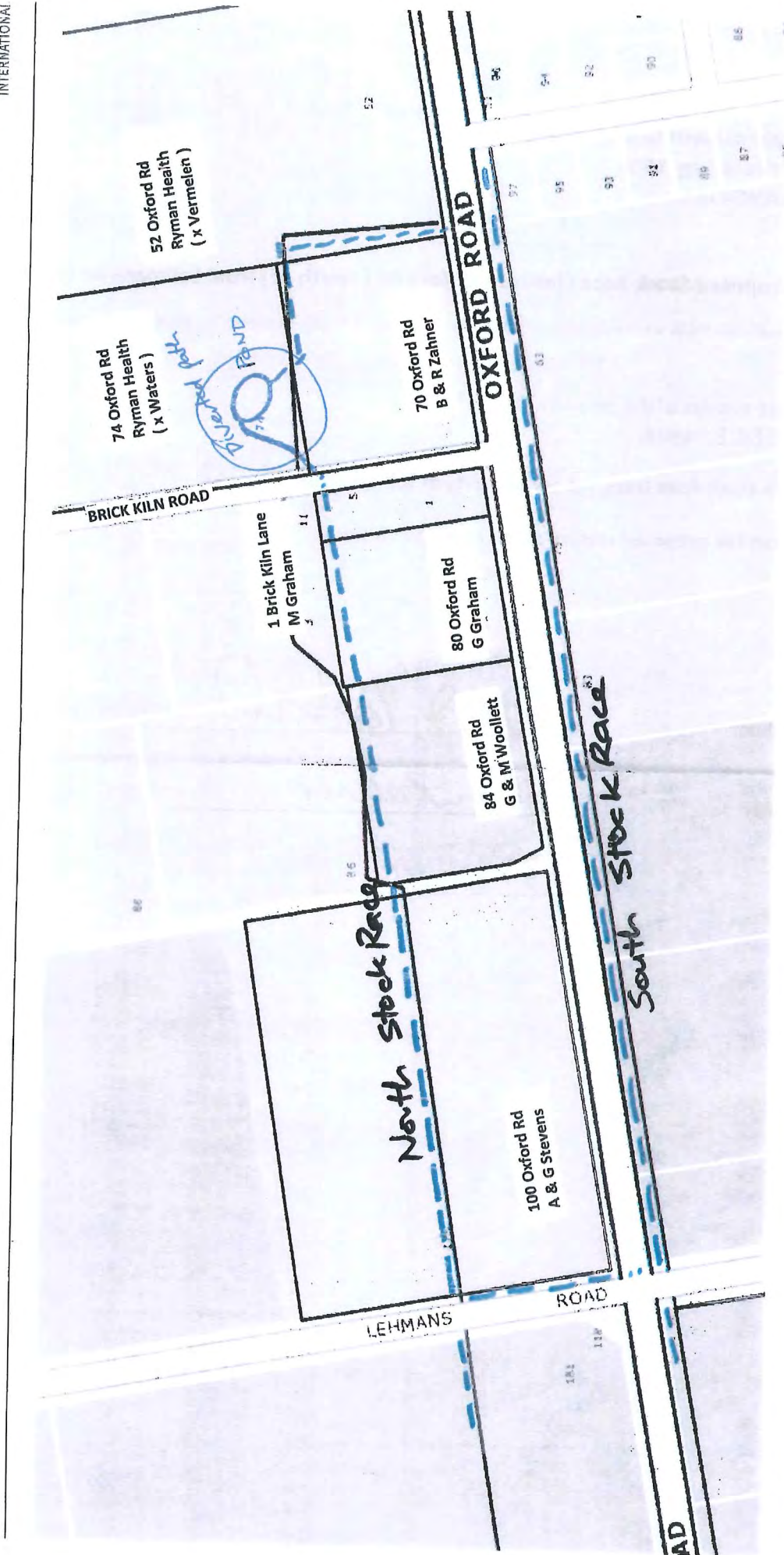


Ruth Zahner



Date





1:2500



Information provided by this service is sourced from third parties. Terralink cannot and does not provide any warranties or assurances of any kind in relation to any information provided through this service. In particular Terralink does not warrant that the material on the Site and the Service is free from errors, omissions, or other inaccuracies, or is fit for any particular purpose. Terralink will not be liable for any claims in relation to this service, the full terms and conditions for the use of which are available at www.property-guru.co.nz Copyright Terralink International Limited - 2007

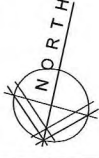
Lehmans Road Development

CURT

Mike Greer Homes

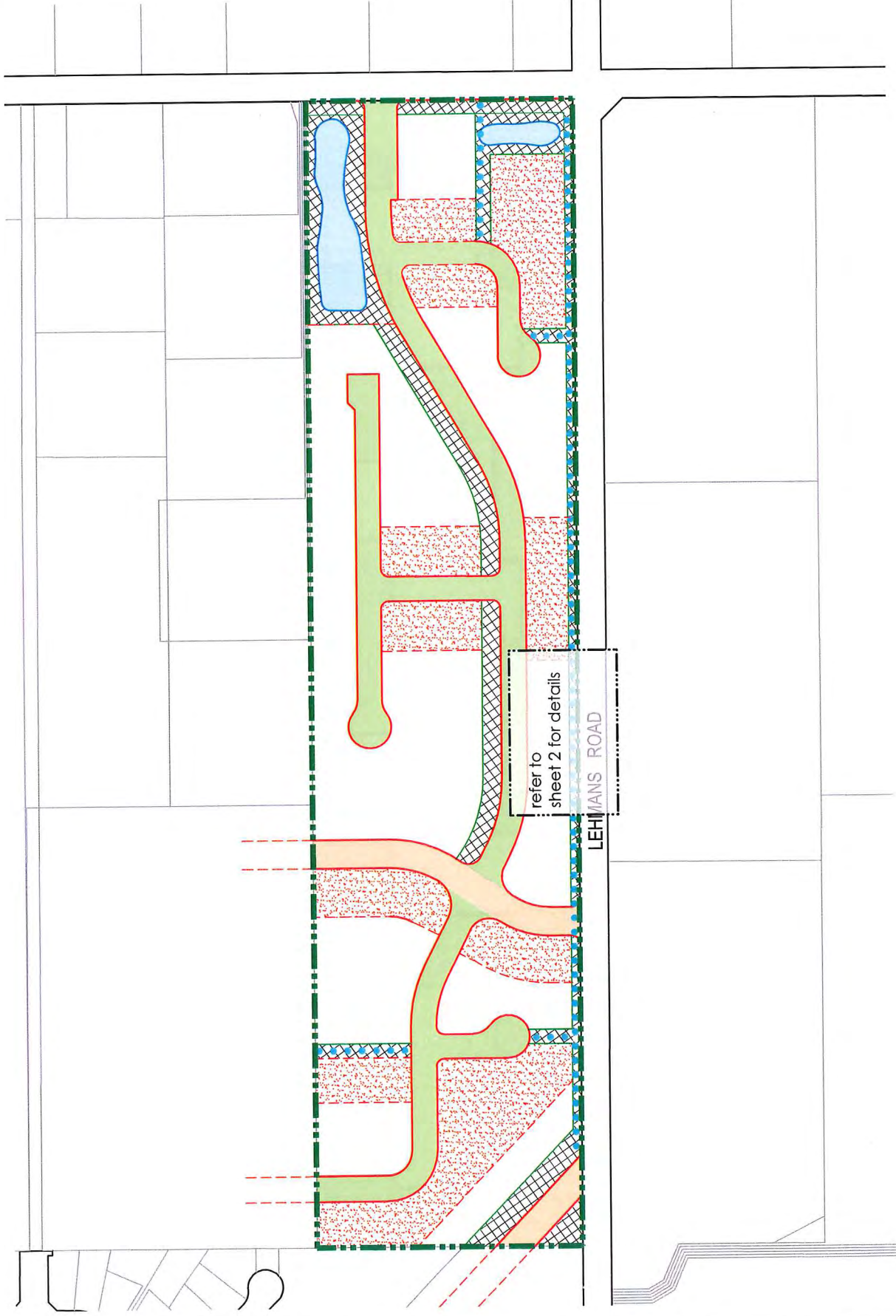
Indicative Fencing/Boundary
Treatment to Lehmans Road

LEHMANS ROAD
WEST RANGIORA ODP



Kamommarsh Landscape Architects
Level 2, 71 Cambridge Avenue
Christchurch, Canterbury 8011, New Zealand
T: 03 348 4975
F: 03 348 4975
E: info@kamommarsh.co.nz
www.kamommarsh.co.nz

Ref: 4431 Date: 11.11.14
REVISION Scale: 1:250@A3
Page: 1 of 2
①

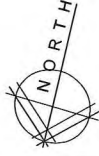


Lehmans Road Development

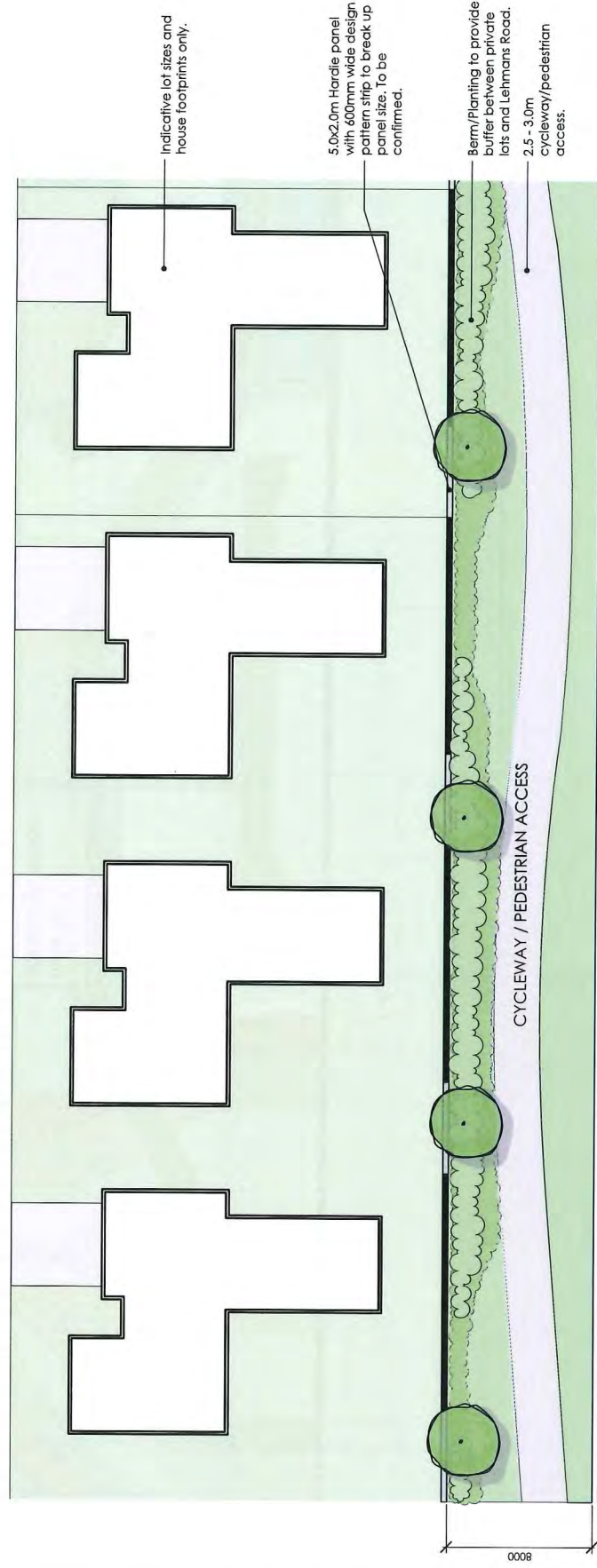
client
Mike Greer Homes

Indicative Fencing/Boundary Treatment to Lehmans Road

FENCING DETAIL



ELEVATION - fencing to Lehmans Road / Scale 1:250












LEHMANS ROAD

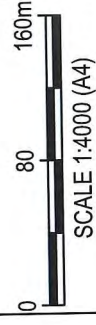
PLAN - fencing to Lehmans Road / Scale 1:250



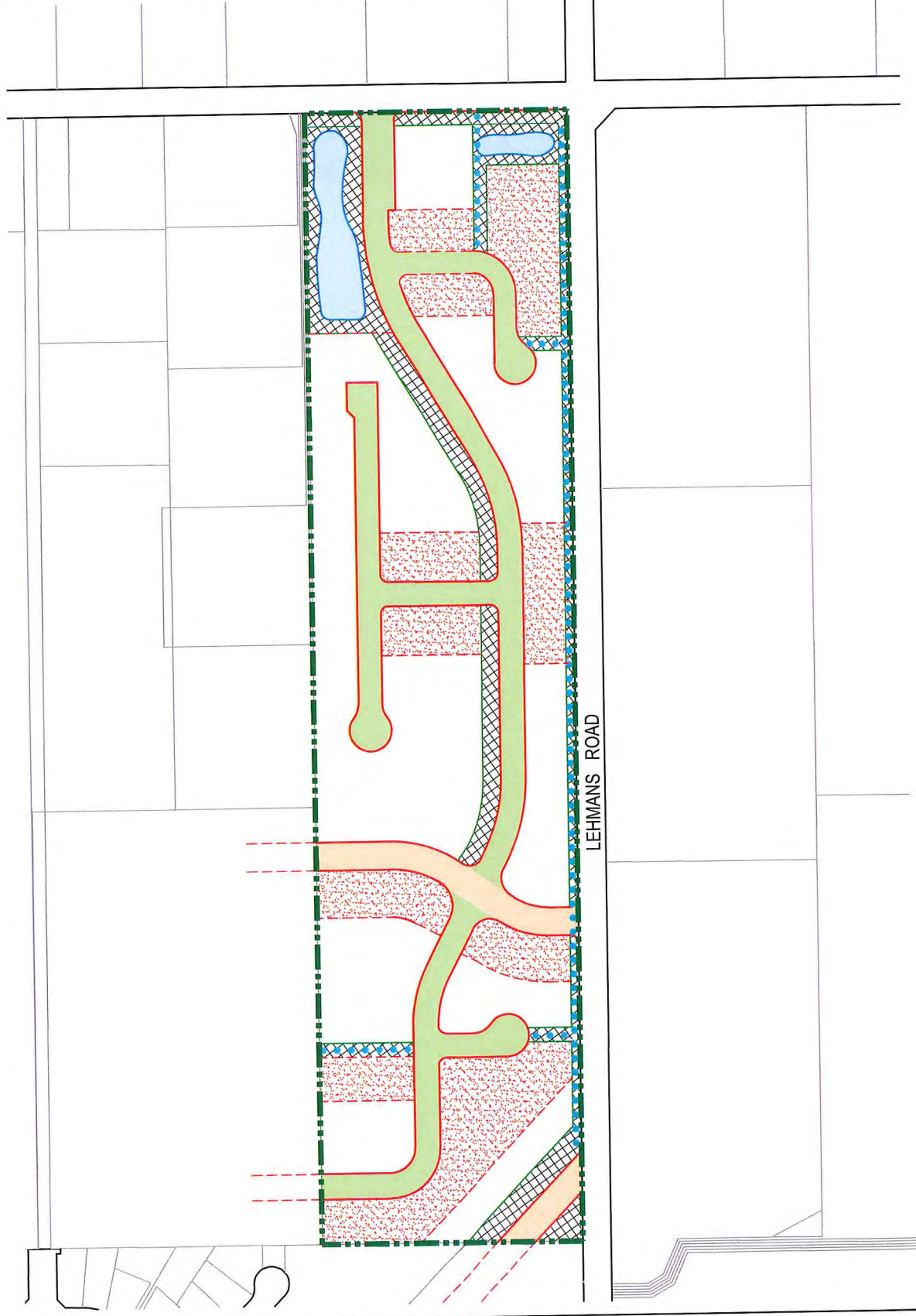
kamomarch landscape architects
Level 2, 71 Cambridge Terrace
PO Box 100, Christchurch 8140, New Zealand
T 03 344 4175
F 03 344 4175
E info@kamomarch.co.nz
www.kamomarch.co.nz

Ref: 4431 Date: 11.11.14
REVISION Scale: 1:250@A3
Page: 2 of 2

-  Area of development
-  existing road
-  local road
-  urban collector road
-  proposed road design
-  pedestrian cycleway access
-  local purpose reserve
-  stormwater management area
-  comprehensive residential development



**Lehmans Road
West Rangiora
Outline Development Plan
175***



Aurecon New Zealand Limited
Unit 1, 150 Cavendish Road
Casebrook Christchurch 8051
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com



17 June 2014

Steve Higgs
Planning and Investment Manager
New Zealand Transport Agency
PO Box 1479
CHRISTCHURCH

Dear Steve

**Proposed Private Plan Change Request to the Waimakariri District Plan
Westpark Rangiora Limited – Lehmans Road and Oxford Road, Rangiora**

We write to you on behalf of our client, Westpark Rangiora Limited, regarding their proposal to rezone approximately 15ha of rural zoned land at 198 Lehmans Road and 100 Oxford Road, Rangiora ("the site") for residential purposes. We welcome any comments the New Zealand Transport Agency may have regarding the proposal, as this letter serves to fulfil our obligations under section 3(a) of the First Schedule to the Resource Management Act 1991 to consult.

The approximately 15ha site is located at the corner of Lehmans Road and Oxford Road, Rangiora. The site comprises of two allotments that each contain a single dwelling. Both allotments are currently used for small-scale horticultural and grazing activities with associated accessory buildings, fencing, shelterbelts and amenity plantings.

The site adjoins the western extent of Rangiora's urban area. Areas to the north, east and southeast are either under construction or zoned for residential development. A confined area of established rural-residential properties in the Rural Zone is located immediately east of the subject land on the western side of Brick Kiln Road. The wider area generally south, west and northwest of the site are characteristic of the underlying Rural Zone, supporting a range of horticultural, equine, and pastoral activities.

The proposed plan change adopts the Waimakariri District Plan's Residential 2 Zone (600m² minimum allotment area), with provisions for comprehensive residential development to ensure that a minimum net density of 10 household units per hectare can be achieved, consistent with the Land Use Recovery Plan and Regional Policy Statement. Development will be required to be undertaken in accordance with an Outline Development Plan (copy enclosed), which identifies developable areas in the context of key vehicle, cycle and pedestrian routes, areas of open space and landscaping, and stormwater elements.

The proposed plan change is consistent with Waimakariri District Council's West Rangiora Structure Plan, the Land Use Recovery Plan, and the Regional Policy Statement. These documents identify the subject land as being appropriate for urban growth at the residential density proposed.

We will soon be lodging the plan change documentation with Waimakariri District Council, and welcome any comments you may have on this proposal. Should you require any further information please contact the writer directly.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P.P. Thorne'.

Daniel Thorne
Senior Planner

encl: – Proposed Lehmans Road – West Rangiora Outline Development Plan

Aurecon New Zealand Limited
Unit 1, 150 Cavendish Road
Casebrook Christchurch 8051
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com



17 June 2014

Viv Smith
Manager, Planning, Strategy and Governance
Canterbury Earthquake Recovery Authority
Private Bag 4999
CHRISTCHURCH 8140

Dear Viv

**Proposed Private Plan Change Request to the Waimakariri District Plan
Westpark Rangiora Limited – Lehmans Road and Oxford Road, Rangiora**

We write to you on behalf of our client, Westpark Rangiora Limited, regarding their proposal to rezone approximately 15ha of rural zoned land at 198 Lehmans Road and 100 Oxford Road, Rangiora ("the site") for residential purposes. We welcome any comments the Canterbury Earthquake Recovery Authority may have regarding the proposal, as this letter serves to fulfil our obligations under section 3(a) of the First Schedule to the Resource Management Act 1991 to consult.

The approximately 15ha site is located at the corner of Lehmans Road and Oxford Road, Rangiora. The site comprises of two allotments that each contain a single dwelling. Both allotments are currently used for small-scale horticultural and grazing activities with associated accessory buildings, fencing, shelterbelts and amenity plantings.

The site adjoins the western extent of Rangiora's urban area. Areas to the north, east and southeast are either under construction or zoned for residential development. A confined area of established rural-residential properties in the Rural Zone is located immediately east of the subject land on the western side of Brick Kiln Road. The wider area generally south, west and northwest of the site are characteristic of the underlying Rural Zone, supporting a range of horticultural, equine, and pastoral activities.

The proposed plan change adopts the Waimakariri District Plan's Residential 2 Zone (600m² minimum allotment area), with provisions for comprehensive residential development to ensure that a minimum net density of 10 household units per hectare can be achieved, consistent with the Land Use Recovery Plan and Regional Policy Statement. Development will be required to be undertaken in accordance with an Outline Development Plan (copy enclosed), which identifies developable areas in the context of key vehicle, cycle and pedestrian routes, areas of open space and landscaping, and stormwater elements.

The proposed plan change is consistent with Waimakariri District Council's West Rangiora Structure Plan, the Land Use Recovery Plan, and the Regional Policy Statement. These documents identify the subject land as being appropriate for urban growth at the residential density proposed.

We will soon be lodging the plan change documentation with Waimakariri District Council, and welcome any comments you may have on this proposal. Should you require any further information please contact the writer directly.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P.P. Thorne'.

Daniel Thorne
Senior Planner

Encl: – Proposed Lehmans Road – West Rangiora Outline Development Plan

Aurecon New Zealand Limited
Unit 1, 150 Cavendish Road
Casebrook Christchurch 8051
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com



17 June 2014

Gabrielle Huria
Te Runanga o Ngai Tuahuriri
Tuahiwi Marae
219 Tuahiwi Road
RD1
KAIAPOI 7691

Dear Gabrielle

**Proposed Private Plan Change Request to the Waimakariri District Plan
Westpark Rangiora Limited – Lehmans Road and Oxford Road, Rangiora**

We write to you on behalf of our client, Westpark Rangiora Limited, regarding their proposal to rezone approximately 15ha of rural zoned land at 198 Lehmans Road and 100 Oxford Road, Rangiora ("the site") for residential purposes. While we have had preliminary discussions with Mahaanui Kurataiao Limited on this matter, we welcome any comments that Te Runanga o Ngai Tuahuriri may have regarding the proposal, as this letter serves to fulfil our obligations under section 3(a) of the First Schedule to the Resource Management Act 1991 to consult.

The approximately 15ha site is located at the corner of Lehmans Road and Oxford Road, Rangiora. The site comprises of two allotments that each contain a single dwelling. Both allotments are currently used for small-scale horticultural and grazing activities with associated accessory buildings, fencing, shelterbelts and amenity plantings.

The site adjoins the western extent of Rangiora's urban area. Areas to the north, east and southeast are either under construction or zoned for residential development. A confined area of established rural-residential properties in the Rural Zone is located immediately east of the subject land on the western side of Brick Kiln Road. The wider area generally south, west and northwest of the site are characteristic of the underlying Rural Zone, supporting a range of horticultural, equine, and pastoral activities.

The proposed plan change adopts the Waimakariri District Plan's Residential 2 Zone (600m² minimum allotment area), with provisions for comprehensive residential development to ensure that a minimum net density of 10 household units per hectare can be achieved, consistent with the Land Use Recovery Plan and Regional Policy Statement. Development will be required to be undertaken in accordance with an Outline Development Plan (copy enclosed), which identifies developable areas in the context of key vehicle, cycle and pedestrian routes, areas of open space and landscaping, and stormwater elements.

The proposed plan change is consistent with Waimakariri District Council's West Rangiora Structure Plan, the Land Use Recovery Plan, and the Regional Policy Statement. These documents identify the subject land as being appropriate for urban growth at the residential density proposed.

We will soon be lodging the plan change documentation with Waimakariri District Council, and welcome any comments you may have on this proposal. Should you require any further information please contact the writer directly.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P.P. Thorne'.

Daniel Thorne
Senior Planner

Encl: – Proposed Lehmans Road – West Rangiora Outline Development Plan

Aurecon New Zealand Limited
Unit 1, 150 Cavendish Road
Casebrook Christchurch 8051
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com



17 June 2014

Statutes Manager
Resource Management Practice
Ministry for the Environment
PO Box 10362
WELLINGTON

Dear Sir / Madam

**Proposed Private Plan Change Request to the Waimakariri District Plan
Westpark Rangiora Limited – Lehmans Road and Oxford Road, Rangiora**

We write to you on behalf of our client, Westpark Rangiora Limited, regarding their proposal to rezone approximately 15ha of rural zoned land at 198 Lehmans Road and 100 Oxford Road, Rangiora ("the site") for residential purposes. We welcome any comments the Ministry for the Environment may have regarding the proposal, as this letter serves to fulfil our obligations under section 3(a) of the First Schedule to the Resource Management Act 1991 to consult.

The approximately 15ha site is located at the corner of Lehmans Road and Oxford Road, Rangiora. The site comprises of two allotments that each contain a single dwelling. Both allotments are currently used for small-scale horticultural and grazing activities with associated accessory buildings, fencing, shelterbelts and amenity plantings.

The site adjoins the western extent of Rangiora's urban area. Areas to the north, east and southeast are either under construction or zoned for residential development. A confined area of established rural-residential properties in the Rural Zone is located immediately east of the subject land on the western side of Brick Kiln Road. The wider area generally south, west and northwest of the site are characteristic of the underlying Rural Zone, supporting a range of horticultural, equine, and pastoral activities.

The proposed plan change adopts the Waimakariri District Plan's Residential 2 Zone (600m² minimum allotment area), with provisions for comprehensive residential development to ensure that a minimum net density of 10 household units per hectare can be achieved, consistent with the Land Use Recovery Plan and Regional Policy Statement. Development will be required to be undertaken in accordance with an Outline Development Plan (copy **enclosed**), which identifies developable areas in the context of key vehicle, cycle and pedestrian routes, areas of open space and landscaping, and stormwater elements.

The proposed plan change is consistent with Waimakariri District Council's West Rangiora Structure Plan, the Land Use Recovery Plan, and the Regional Policy Statement. These documents identify the subject land as being appropriate for urban growth at the residential density proposed.

We will soon be lodging the plan change documentation with Waimakariri District Council, and welcome any comments you may have on this proposal. Should you require any further information please contact the writer directly.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D. Thorne'.

Daniel Thorne
Senior Planner

encl: – Proposed Lehmans Road – West Ranglora Outline Development Plan

Aurecon New Zealand Limited
Unit 1, 150 Cavendish Road
Casebrook Christchurch 8051
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com



17 June 2014

Andrea Lobb
General Manager
Mahaanui Kurataiao Limited
PO Box 3246
CHRISTCHURCH

Dear Andrea

**Proposed Private Plan Change Request to the Waimakariri District Plan
Westpark Rangiora Limited – Lehmans Road and Oxford Road, Rangiora**

We write to you on behalf of our client, Westpark Rangiora Limited, regarding their proposal to rezone approximately 15ha of rural zoned land at 198 Lehmans Road and 100 Oxford Road, Rangiora ("the site") for residential purposes. While we have had preliminary discussions with Claire Gibb on this matter, we welcome any further comments that Mahaanui Kurataiao Limited may have regarding the proposal, as this letter serves to fulfil our obligations under section 3(a) of the First Schedule to the Resource Management Act 1991 to consult.

The approximately 15ha site is located at the corner of Lehmans Road and Oxford Road, Rangiora. The site comprises of two allotments that each contain a single dwelling. Both allotments are currently used for small-scale horticultural and grazing activities with associated accessory buildings, fencing, shelterbelts and amenity plantings.

The site adjoins the western extent of Rangiora's urban area. Areas to the north, east and southeast are either under construction or zoned for residential development. A confined area of established rural-residential properties in the Rural Zone is located immediately east of the subject land on the western side of Brick Kiln Road. The wider area generally south, west and northwest of the site are characteristic of the underlying Rural Zone, supporting a range of horticultural, equine, and pastoral activities.

The proposed plan change adopts the Waimakariri District Plan's Residential 2 Zone (600m² minimum allotment area), with provisions for comprehensive residential development to ensure that a minimum net density of 10 household units per hectare can be achieved, consistent with the Land Use Recovery Plan and Regional Policy Statement. Development will be required to be undertaken in accordance with an Outline Development Plan (copy enclosed), which identifies developable areas in the context of key vehicle, cycle and pedestrian routes, areas of open space and landscaping, and stormwater elements.

The proposed plan change is consistent with Waimakariri District Council's West Rangiora Structure Plan, the Land Use Recovery Plan, and the Regional Policy Statement. These documents identify the subject land as being appropriate for urban growth at the residential density proposed.

We will soon be lodging the plan change documentation with Waimakariri District Council, and welcome any comments you may have on this proposal. Should you require any further information please contact the writer directly.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P.P. Thorne'.

Daniel Thorne
Senior Planner

encl: – Proposed Lehmans Road – West Rangiora Outline Development Plan

Aurecon New Zealand Limited
Unit 1, 150 Cavendish Road
Casebrook Christchurch 8051
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com



17 June 2014

Don Rule
Director, Resource Planning and Consents
Environment Canterbury
Private Bag 4345
CHRISTCHURCH

Dear Don

Proposed Private Plan Change Request to the Waimakariri District Plan
Westpark Rangiora Limited – Lehmans Road and Oxford Road, Rangiora

We write to you on behalf of our client, Westpark Rangiora Limited, regarding their proposal to rezone approximately 15ha of rural zoned land at 198 Lehmans Road and 100 Oxford Road, Rangiora ("the site") for residential purposes. We welcome any comments Environment Canterbury may have regarding the proposal, as this letter serves to fulfil our obligations under section 3(a) of the First Schedule to the Resource Management Act 1991 to consult.

The approximately 15ha site is located at the corner of Lehmans Road and Oxford Road, Rangiora. The site comprises of two allotments that each contain a single dwelling. Both allotments are currently used for small-scale horticultural and grazing activities with associated accessory buildings, fencing, shelterbelts and amenity plantings.

The site adjoins the western extent of Rangiora's urban area. Areas to the north, east and southeast are either under construction or zoned for residential development. A confined area of established rural-residential properties in the Rural Zone is located immediately east of the subject land on the western side of Brick Kiln Road. The wider area generally south, west and northwest of the site are characteristic of the underlying Rural Zone, supporting a range of horticultural, equine, and pastoral activities.

The proposed plan change adopts the Waimakariri District Plan's Residential 2 Zone (600m² minimum allotment area), with provisions for comprehensive residential development to ensure that a minimum net density of 10 household units per hectare can be achieved, consistent with the Land Use Recovery Plan and Regional Policy Statement. Development will be required to be undertaken in accordance with an Outline Development Plan (copy enclosed), which identifies developable areas in the context of key vehicle, cycle and pedestrian routes, areas of open space and landscaping, and stormwater elements.

The proposed plan change is consistent with Waimakariri District Council's West Rangiora Structure Plan, the Land Use Recovery Plan, and the Regional Policy Statement. These documents identify the subject land as being appropriate for urban growth at the residential density proposed.

We will soon be lodging the plan change documentation with Waimakariri District Council, and welcome any comments you may have on this proposal. Should you require any further information please contact the writer directly.

Yours sincerely

A handwritten signature in blue ink, appearing to read "P.P. Thorne".

Daniel Thorne
Senior Planner

encl: – Proposed Lehmans Road – West Rangiora Outline Development Plan



DEVELOPMENT

aurecon
www.aurecongroup.com

CLIENT

ENTRY	DATE	FUNCTION OR TASKS	APPROVED
A	06/05/14	ISSUE	MUHAMMAD J TRIST
B	28/05/14	RESERVE - INCREASED MEDIAN DENSITY	J TRIST
C	30/05/14	RESERVE - CYCLEWAY AMENDMENTS	J TRIST
D	30/06/14	RESERVE - MEDIAN DENSITY ALTERNATION	J TRIST
E	30/06/14	REDUCE	J TRIST
F	16/06/14	CONSIDERATION OF MEDIAN DENSITY	MUHAMMAD J TRIST

SCALE	SIZE	DATE	PROJECT
1:400	A3		
DRAWN BY		DATE	PROJECT
R DAWSON		06/01/14	14 HANCOCK
CHECKED BY			
M HANRAHAN			14 HANCOCK
J TRIST			

WESTPARK
JEHMANS ROAD

TITLE	PROPOSED OUTLINE DEVELOPMENT PLAN
1. PROJECT DESCRIPTION	1.1 PROJECT BACKGROUND
2. PROJECT OBJECTIVES	2.1 PROJECT PURPOSE
3. PROJECT SCOPE	3.1 PROJECT DELIVERABLES
4. PROJECT RISK	4.1 PROJECT RISK ASSESSMENT
5. PROJECT MANAGEMENT	5.1 PROJECT MANAGEMENT PLAN
6. PROJECT BUDGET	6.1 PROJECT BUDGET ESTIMATION
7. PROJECT SCHEDULE	7.1 PROJECT SCHEDULE DEVELOPMENT
8. PROJECT COMMUNICATION	8.1 PROJECT COMMUNICATION PLAN
9. PROJECT MONITORING	9.1 PROJECT MONITORING PLAN
10. PROJECT CLOSURE	10.1 PROJECT CLOSURE PLAN

DRAWING NUMBER

240845 - 0000 - DRG - SU - 01 - F

POLYMERIZATION OF VINYL MONOMERS



Aurecon New Zealand Limited

Unit 1, 150 Cavendish Road
Casebrook Christchurch 8051

PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821

F +64 3 379 6955

E daniel.thorne@aurecongroup.com

W aurecongroup.com

Aurecon offices are located in:

Angola, Australia, Botswana, China,
Ethiopia, Hong Kong, Indonesia,
Lesotho, Libya, Malawi, Mozambique,
Namibia, New Zealand, Nigeria,
Philippines, Singapore, South Africa,
Swaziland, Tanzania, Thailand, Uganda,
United Arab Emirates, Vietnam.

