

**WAIMAKARIRI DISTRICT  
COUNCIL**

**SUMMARY OF SUBMISSIONS**

**PRIVATE PLAN CHANGE 26  
(RCP026)**

**WESTPARK RANGIORA LIMITED  
LEHMANS & OXFORD ROADS  
RANGIORA**

**MARCH 2015**

Submission Number	Submitter:
150128012146  <b>83</b>	Ashby Consulting Engineering (Christchurch) Ltd 19 Amoka Crescent Christchurch 8083  Attention: Colin Ashby
150120006594  <b>84</b>	Avionics Canterbury Wide Ltd 394 Priors Road RD 1 RANGIORA 7471  Attention: David Harnett
150216022509  <b>85</b>	Canterbury Aero Club PO Box 14006 CHRISTCHURCH 8544
150216022470  <b>86</b>	Canterbury Regional Council PO Box 345 CHRISTCHURCH 8140
150122008372  <b>87</b>	Ronald Bannister 11 Panckhurst Drive WOODEND 7610
150130013883  <b>88</b>	Chris Bell 26 Shrewsbury Street CHRISTCHURCH 8014
150130013765  <b>89</b>	Bizzart 47 Good Street RANGIORA 7400  Attention: Caroline Trevella
150213021656  <b>90</b>	Richard Brittan 161 Lehmans Road RD 1 RANGIORA 7471
150202014983  <b>91</b>	Fredrick Bull 47 Waddington Road Waddington CANTERBURY 7500
150123008835  <b>92</b>	Bruce Burdekin 1/31 Heywood Terrace CHRISTCHURCH 8013
150122008252  <b>93</b>	Buzzard Engineering 447 Johns Road RD 1 RANGIORA 7471  Attention: Bernard Johnston

150209017517 <b>94</b>	Patricia & Alistair Campbell Canterbury Aero Club PO Box 69052 LINCOLN 7640
150120006580 <b>95</b>	Canterbury Recreational Aircraft Club Mertons Road RANGIORA 7400  Attention: Mike Sheffield
150130013419 <b>96</b>	Russell Craigie 114 Swamp Road RD 2 Rangiora 7472
150127010569 <b>97</b>	James Elder 63 Bush Street RANGIORA 7400
150130013881 <b>98</b>	Lachlan Falconer 25 Yardley Street CHRISTCHURCH 8042
150216022257 <b>99</b>	Farmlands Park Trust PO Box 9 RANGIORA 7440  Attention: Lindsay Bain
150122008256 <b>100</b>	Brian Greenwood 22A Sidey Quay KAIAPOI 7630
150129012713 <b>101</b>	Martin Healey 5 Cass Bay Place Cass Bay LYTTLELTON 8082
150216022588 <b>102</b>	Kippenberger Holdings Ltd C/- 181 Lehmans Road RRANGIORA 7471  Attention: Andrew Bailey
150130013885 <b>103</b>	Stuart Larson 386 Bradleys Road RD 2 KAIAPOI 7692
150123009207 <b>104</b>	Glenn Martin 20 Rothesay Road CHRISTCHURCH 8083

150130013882 <b>105</b>	David Mitchell 217 Stanton Road RD 2 AMBERLEY 7482
150202014986 <b>106</b>	Margaret Parkinson 11B McAlpine Place Rangiora 7400
150122008253 <b>107</b>	Christopher Pennell 18 Bridget Land RANGIORA 7400
150119006220 <b>108</b>	Rangiora Aircraft Engineering 228 South Eyre Road RD 2 KAIAPOI 7692  Attention: Patrick Scotter
150216022623 <b>109</b>	Ryman Healthcare Ltd C/- Mitchell Partnerships Limited PO Box 489 DUNEDIN  Attention: John Kyle
150122008254 <b>110</b>	Kevin Slattery 3 Ascot Place RANGIORA 7400
150122008367 <b>111</b>	SprintAero 6 Gerald Beattie Lane RANGIORA 7400
150212020358 <b>112</b>	Michael Spruce PO Box 562 Greymouth 7840
150211019730 <b>113</b>	Andrew Stevens 100 Oxford Road RANGIORA 7400
150123008682 <b>114</b>	James Turner 79 Rossall Street CHRISTCHURCH 8014
150211019777 <b>115</b>	Waimakariri District Council  Attention: Victoria Caseley

150216022619  <b>116</b>	Westpark Rangiora Limited C/- Aurecon NZ Limited PO Box 1061 CHRISTCHURCH 8140  Attention: Daniel Thorne
150122008258  <b>117</b>	Wayne Wilson 35 Kintyre Drive CHRISTCHURCH 8042
150217022890  <b>118</b>	R & B Zahner 70 Oxford Road RANGIORA 7400
150225028701  <b>119</b>	<b>LATE SUBMISSION</b> Bruce Kivi 289 Mill Road RD 2 KAIAPOI 7692
150227030247  <b>120</b>	<b>LATE SUBMISSION</b> Transpower New Zealand Limited PO Box 1021 WELLINGTON 6140  Attention: Kelly Parekowhai
150223026183  <b>121</b>	<b>LATE SUBMISSION</b> Fraser Watt 4/15 George Street CHRISTCHURCH 8041
150220024929  <b>122</b>	<b>LATE SUBMISSION</b> Bruce & Stella Duff 42 Canterbury Street RD 7 RANGIORA 7477



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# ***SUMMARY OF SUBMISSIONS (DECISIONS REQUESTED AND REASONS)***

## ***Agenda 26: Westpark Rangiora Ltd***

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### ***Ref      Relief Sought***

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#### ***Ashby Consulting Engineering (Christchurch) Ltd***

83.1    Decline application.

*Reason* Adverse impact on the operation and development of Rangiora Airfield, including annoyance of future neighbours and ability of aircraft to make emergency landings clear of houses.

#### ***Avionics Canterbury Wide Ltd***

84.1    Decline application.

*Reason* Adverse impact on the operation and development of Rangiora airfield and associated businesses.

#### ***Bannister, Ronald***

87.1    Decline application.

*Reason* Adverse impact on the development and operation of the Rangiora Airfield.

#### ***Bell, Chris***

88.1    Decline application.

*Reason* Adverse impact on the development and operation of Rangiora Airfield.

#### ***Bizzart***

89.1    Decline application.

*Reason* Proposal is too close to Rangiora Airfield and could be a threat to its growth and longevity of operation.

#### ***Brittan, Richard***

90.1    Impose a requirement that no earthworks are commenced until the Council receives an engineer's assurance that there will not be an overflow south over Oxford Road.

*Reason* Support proposal for stormwater to be channelled along Oxford Road and the retaining of the existing west to east flood-way through the property.

***Ref      Relief Sought***

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- 90.2      Require an update for traffic movements including on a race day prior to making a decision and adjust conditions as necessary.

*Reason* The traffic data is significantly out of date as there have been changes and increases in vehicle movements since 2012. They also do not take into account peak traffic flows on race days.

- 90.3      Delete any reference to Lehmans Road as a collector road or notify a formal amendment to the District Plan.

*Reason* Lehmans Road is referred to as a collector road when the District Plan has it as a local road as required by the consent order.

- 90.4      Delete the proposed road, shown between the transmission lines.

*Reason* Delete any reference to Lehmans Road as a collector road or notify a formal amendment to the District Plan.

***Bull, Fredrick***

- 91.1      Decline application.

*Reason* Development will have a negative impact on Rangiora Airfield. There will be complaints from those in the development.

***Burdekin, Bruce***

- 92.1      Decline application.

*Reason* This submission should be rejected entirely because of its effect on the airfield.

***Buzzard Engineering***

- 93.1      Decline application.

*Reason* Adverse impact on operation and development of Rangiora Airfield.

***Campbell, Patricia & Alistair***

- 94.1      Decline application.

*Reason* Adverse impact on operation and development of Rangiora Airfield.

***Canterbury Aero Club***

- 85.1      Decline application.

*Reason* Adverse impact on the operation and development of Rangiora Airfield.

***Canterbury Recreational Aircraft Club***

- 95.1      Decline application.

*Reason* The operation of aircraft and the airfield future is at risk.

***Ref     Relief Sought***

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***Canterbury Regional Council***

86.1     Approve application.

***Reason*** The plan change:

- Will give effect to the Canterbury Regional Policy Statement
- Is consistent with the Land Use Recovery Plan
- Will assist the Waimakariri District Council to carry out its functions
- Contains policies that implement the objectives and rules that implement the policies
- Achieves the purpose of the RMA.

***Craigie, Russell***

96.1     Decline application.

***Reason*** Adverse impact on the operation and development of Rangiora Airfield.

***Duff, Bruce & Stella***

122.1   Decline application and take a conservative view when considering applications for new development into Farmland.

***Reason*** The proposal will contribute to continued unsustainable growth in and around Rangiora which has, and continues, to result in adverse effects to the character and amenity of Rangiora and the surrounding rural area.

***Elder, James***

97.1     Decline application.

***Reason*** Adverse impact on the operation and development of Rangiora Airfield.

***Falconer, Lachlan***

98.1     Decline application.

***Reason*** Adverse impact on the operation and development of Rangiora Airfield, and on the safe operation of aircraft of aircraft from this airport.



99.1     Decline application.

- Reason*
- Not in accordance with the Resource Management Act 1991, in particular part 2;
  - Contrary to sound resource management planning;
  - Contrary to the provisions of the relevant statutory planning instruments;
  - Will result in significant adverse effects on the environment, including but not limited to visual, amenity, urban design, health, connectivity and traffic effects.
  - Will result in significant adverse effects on the environment, including but not limited to visual, amenity, urban design, health, connectivity and traffic effects.
  - Contrary to best practise urban design.
  - Contrary to the provisions and sequencing of the approved West Rangiora Structure Plan and Land Use Recovery Plan
  - Not an appropriate location for higher density residential development of this scale.
  - Will result in poor urban design outcomes. An overall lower overall density development, or change in the design, is necessary to ensure a higher quality design outcome.
  - There is no public recreational space in this large development to 'offset' the effects of the proposed high density of the development.
  - The proposed ODP
    - Does not provide for sufficient future east-west connectivity between Brick Kiln Road and Lehmans Road in the southern part of the area proposed to be rezoned.
    - Proposes a roading layout that directs traffic via a collector road to a new "T" intersection on Oxford Road very near the Lehmans Road/Oxford Road intersection, which would be better managed through the Lehmans Road intersection in the longer-term.
    - Provides for an unreasonably high proportion of the residential land along the boundary with 67 Brick Kiln Road (nearly 40%) to be allocated for high density comprehensive development.

*Greenwood, Brian*

100.1     Decline application.

- Reason* Submission Residential development near the airfield will inevitably result in restrictions being placed on airfield users.

Current farm land around the airfield is an excellent safety buffer.

*Healey, Martin*

101.1     Decline application.

- Reason* Negative impact on Rangiora Airfield. Support submission of Patrick Scotter.

***Kippenberger Holdings Ltd***

- 102.1 Decline application, unless provision is put into place by developers to prevent flooding of surrounding areas.

*Reason* It needs to be ensured that adequate infrastructure is put in place for handling of stormwater and drainage from the South Eastern and Western corners of the proposed development area, which would include improved flow/capacity to Southbrook, prior to any request being accepted. Recommendations in section 6.1 of The Report Into Flooding in Rangiora in relation to the June 2014 floods (Minimise rural overland flow into township from west) are considered and used as a minimum starting point for requirement (specifically options 1A and 2B).

***Kivi, Bruce***

- 119.1 Decline application.

*Reason* Encroachment by houses on airfields leads to complaints and restrictions or bans on aviation activities. Restrictions always mean unsafe aviation procedures or restrictive hours of operation.

***Larson, Stuart***

- 103.1 Decline application.

*Reason* Adverse impact on the operation and development of the Rangiora Airfield.

***Martin, Glenn***

- 104.1 Decline application.

*Reason* Adverse impact on the operation and safety of the Rangiora Airfield.

***Mitchell, David***

- 105.1 Decline application.

*Reason* Adverse impact on the operation of the Rangiora Airfield regardless of measures put in place to protect it.

***Parkinson, Margaret***

- 106.1 Decline application.

*Reason* Will result in restrictions being applied to the operation of Rangiora Airfield.

***Pennell, Christopher***

- 107.2 Decline application.

*Reason* Housing development near an established airfield will inevitably cause conflict between the airfield users, occupiers and the new residents of this development.

***Ref     Relief Sought***

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***Rangiora Aircraft Engineering***

108.1 Decline application.

***Reason*** The proposed development will, if approved, inevitably impact upon the operation and development of Rangiora Airfield.

***Ryman Healthcare Ltd***

109.1 Decline application entirely, subject to relief sought by submission points 109.2 and 109.3.

***Reason*** The site forms an important part of the urban-rural interface and the distinct urban boundary to the west would be eroded if the plan change were to be approved.

109.2 Ensure efficient use of services in this location and ensure the plan change does not affect the availability of services, including water supply.

***Reason*** The proposal will place additional pressure on infrastructure in this area and seeks to close the existing water race through the site. The proposal must ensure that the necessary services, including water supply, wastewater disposal and stormwater management can be provided for whilst not affecting existing or proposed infrastructure that provides for other sites.

109.3 Provide for better connectivity with Ryman's subdivision that is before Council.

***Reason*** The roading layout proposed may not represent the most appropriate roading layout for the site. Alternative roading layouts should be considered that provide better connectivity to adjacent land and the proposed roading layout for Part RS 968 that is the subject of a subdivision application before the Council.

***Slattery, Kevin***

110.1 Decline application.

***Reason*** Development in close proximity of the airport will adversely affect the airport operation, will have potential safety issues, and will adversely affect future development and use of the Airport.

***SprintAero***

111.1 Decline application.

***Reason*** The proposed development will, if approved, inevitably impact upon the operation and development of Rangiora Airfield.

***Spruce, Michael***

112.1 Decline application.

***Reason*** There is no awareness or mention of the potential impact on public safety of the proposed development in relation to operations at Rangiora airfield, or of reverse sensitivity effects or impact on amenity value.



*Stevens, Andrew*

- 113.1 Delete the 5m wide local purpose reserve from the frontage of that part of 100 Oxford Road not identified for local road or storm water management areas.

*Reason* Oppose the local purpose reserve along a portion of the frontage of 100 Oxford Road excluding the areas shown as local road and storm water management area reserve. The reserve will encroach on buildings, parking, landscaping and Oxford Road has sufficient width. The mature trees (which would be in the reserve) are protected as notable trees by the Council.

*Transpower New Zealand Limited*

- 120.1 Either extend the boundary of the local purpose reserve area currently proposed under the ISL-KIK A by some 4m either side of the centreline so that it locates in an area that is at least 12m from either side of the centreline: or include a restriction in the ODP preventing buildings and large structures from locating within 12m of the centreline of the National Grid lines. This restriction could be an identified no-build zone in the ODP, or any other mechanisms the Council considered appropriate.

*Reason* Based on Transpower's assessment, the local reserve area under ISL-KIK A extends to approximately 8m either side of the centreline. Transpower seeks a modification to the boundary of this local reserve area to create, effectively, a 12m buffer either side of the centreline. Extending the proposed local reserve area by some 4m (either side of the centreline) would create this 12m buffer within which no development could occur. This would give appropriate effect to Policies 10 and 11 of the NPSET (National Policy Statement on Electricity Transmission 2008).

- 120.2 Amend the ODP to clearly show the location of the National Grid lines.

Amend the Private Plan Change provisions to clearly state that all structures, earthworks and other activities must comply with the requirements in NZCEP34:2001 regardless of the rules in the WDP.

Transpower also requests that the Council's statutory assessment clearly acknowledge the National Grid lines as part of the existing environment and the need to give effect to the NPSET when assessing the Private Plan Change application.

*Reason* The Council is required, as part of its assessment of the application, to recognise the National Grid lines as part of the existing environment. Transpower therefore seeks that the ODP is amended to clearly show the location of the National Grid lines. The Council is also required to give effect to the NPSET when considering the application and Transpower requests that this consideration is clearly made in the Council's statutory assessment.

The WDP requires dwellings to comply with NZCEP34:2001 if the 32-37m buffer is not met; however it is not directly clear that all structures, earthworks and other activities must comply with NZCEP34:2001 regardless of the rules in the WDP. This would be a useful clarification to include in the Private Plan Change provisions.

*Turner, James*

- 114.1 Decline application.

*Reason* Any residential development near operational airports inevitably result in restrictions being placed on the airfield and its users.

*Waimakariri District Council*

115.1 Approve the application subject to the following amendments:

Provide the following permitted activity and non-complying activity rules in Chapter 32 of the District Plan:

32.1.1.85 Within the Lehmans Road West Rangiora Outline Development Plan area shown on District Plan Map 183 all residential allotments shall have a finished ground level that avoids inundation in a 0.5% Annual Exceedance Probability flood event.

32.4.10 Any subdivision of land within the Lehmans Road West Rangiora Outline Development Plan area shown on District Plan Map 183 that does not comply with Rule 32.1.1.85 is a non-complying activity.

Or to like effect.

*Reason* While a land use rule requiring dwellings to have a finished floor level above a 0.5% AEP flood event is included, a finished ground level ensuring the lots will be free from inundation in a 0.5% AEP flood event is required.

*Watt, Fraser*

121.1 Decline application or in the alternative Council adopts a binding resolution noting the rights of the Airfield to operate with a no complaints caveat on titles.

*Reason* If encroachment toward the airfield is allowed it is inevitable that complaints will be made by residents, and pressure placed upon the airfield operations to reduce or change.

*Westpark Rangiora Limited*

116.1 Delete proposed amendments to Rules 31.1.1.11, 31.1.1.19, 31.3.2, and 32.1.1.8 and delete proposed new Rules 31.1.1.10, 31.5.6 and 32.1.1.9.

*Reason* Amend those provisions proposed relating to Comprehensive Residential Development, as per the updated 'Schedule of Proposed Amendments' attached to the submission. Land Use Recovery Plan, Action 4 now provides for such development.

116.2 Amend District Plan Map 183 (Lehmans Road, West Rangiora Outline Development Plan Map 183) to remove the identification of 'Comprehensive Residential Development Areas'. Land Use Recovery Plan, Action 4 now provides for such development.

*Reason* Amend those provisions proposed relating to Comprehensive Residential Development as per the amended District Plan Map 183 (Outline Development Plan).

*Wilson, Wayne*

117.1 Decline application.

*Reason* The proposed change would adversely affect the normal operation of an airfield that has operated successfully for over 55 years.



*Zahner, R & B*

118.1    Accept plan change if proposed stormwater management scheme is adequate to cope with flooding.

*Reason*    Have concerns that the proposed stormwater management scheme for this new residential subdivision will not cope with heavy rainfall/flooding events. Consider it vital that the applicant's proposed stormwater system and its capacity to cope with high rainfall/flooding events be carefully examined as a failure of this system could have dire implications for properties situated to the east of this subdivision.

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<b>Grand total</b>	47
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