

APPENDIX A: AMENDMENTS REQUESTED TO THE WEST RANGIORA OUTLINE DEVELOPMENT PLAN.

Amend the West Rangiora Outline Development Plan narrative as below

DEV-WR-APP1 - West Rangiora Outline Development Plan

Land Use Plan

The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, including some medium density residential activity. Appropriate locations will be determined at subdivision design stage. Suitable locations may include overlooking open space/green corridors and reserves; in proximity to reserves, existing or planned future public transport routes and/or local centres. Small clusters are likely to be suitable throughout the ODP area., ~~with medium density residential activity located along a key north/south primary road connection and along Johns and Oxford Roads, as these are suitable to have public transport links and associated higher amenity areas. Locating medium density residential activity along these maximises opportunities for alternative transport, including walking and cycling, to local amenity and services. The location of a concentration of medium density residential activity, at a minimum ratio of 70% medium density and a maximum of 30% general density, at either side of this primary road as shown in the Outline Development Plan is therefore fixed.~~ The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the West Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case an exemption shall apply. no less than 12 households per ha shall be achieved.

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

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

~~Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) immediately adjoining the new north/south road~~

Location of the local/neighbourhood centre at the juncture of Oxford Road and the north/south road

Green link with cycleway adjoining the north/south road

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

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

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

path

Integrated road connections with 77A Acacia Avenue, Beech Drive, Walnut Way and Sequoia Way

Flow paths and adjoining green links and cycleways, including any required water body setbacks