



WAIMAKARIRI  
DISTRICT COUNCIL

# Our District. Our Future

*- Tō Tātou Takiwā, Tō Tātou Wāheke 2048. Te Rautaki Whanake Takiwā*

Waimakariri 2048

District Development Strategy

June 2017

DRAFT





# Mayoral foreword

## *- He Kupu Whakataki a Te Koromatua*

The Waimakariri District Council is pleased to present this draft of *Our District, Our Future - Waimakariri 2048 - District Development Strategy*. It marks an exciting and very important milestone in planning for the long term growth and form of our District. This document is for the community to comment on - your thoughts, and the resulting final Strategy, will provide the framework for how we respond to Waimakariri's anticipated growth over the next 30 years.

The Waimakariri District is one of the fastest growing districts in the country. About 57,000 of us currently call this District our home and by 2048 our population may approach 97,000. This means we need to accommodate approximately another 15,000 houses, with their consequent effect of needing to plan for good infrastructure, community facilities, green spaces, business land and town centres which will fulfil a growing community's needs and expectations. All the while, we need to ensure we safeguard our natural environment and protect our people from risks associated with natural hazards.

We want to make sure our District continues to be a place where people want to be and one that offers the 'very best of town and country' into the future. Accordingly, this draft Strategy proposes some general residential growth directions for our main towns, considers some options for how we manage living and non-agricultural business activities in the rural area in the future, and provides the platform for how we meet the needs of our people through community facilities, infrastructure and



connections. It also proposes general areas where we might expand our stock of business land in the longer term and provides some guidance for the planning of our town centres.

This draft Strategy is underpinned by expert advice, technical information, and importantly, what you have told us in the months leading up to now about what you value about our District and what you wish to see changed or improved. We are deeply thankful for your contribution and thoughts to get us to this point. We now hope you will tell us if we have got it right in this draft Strategy.

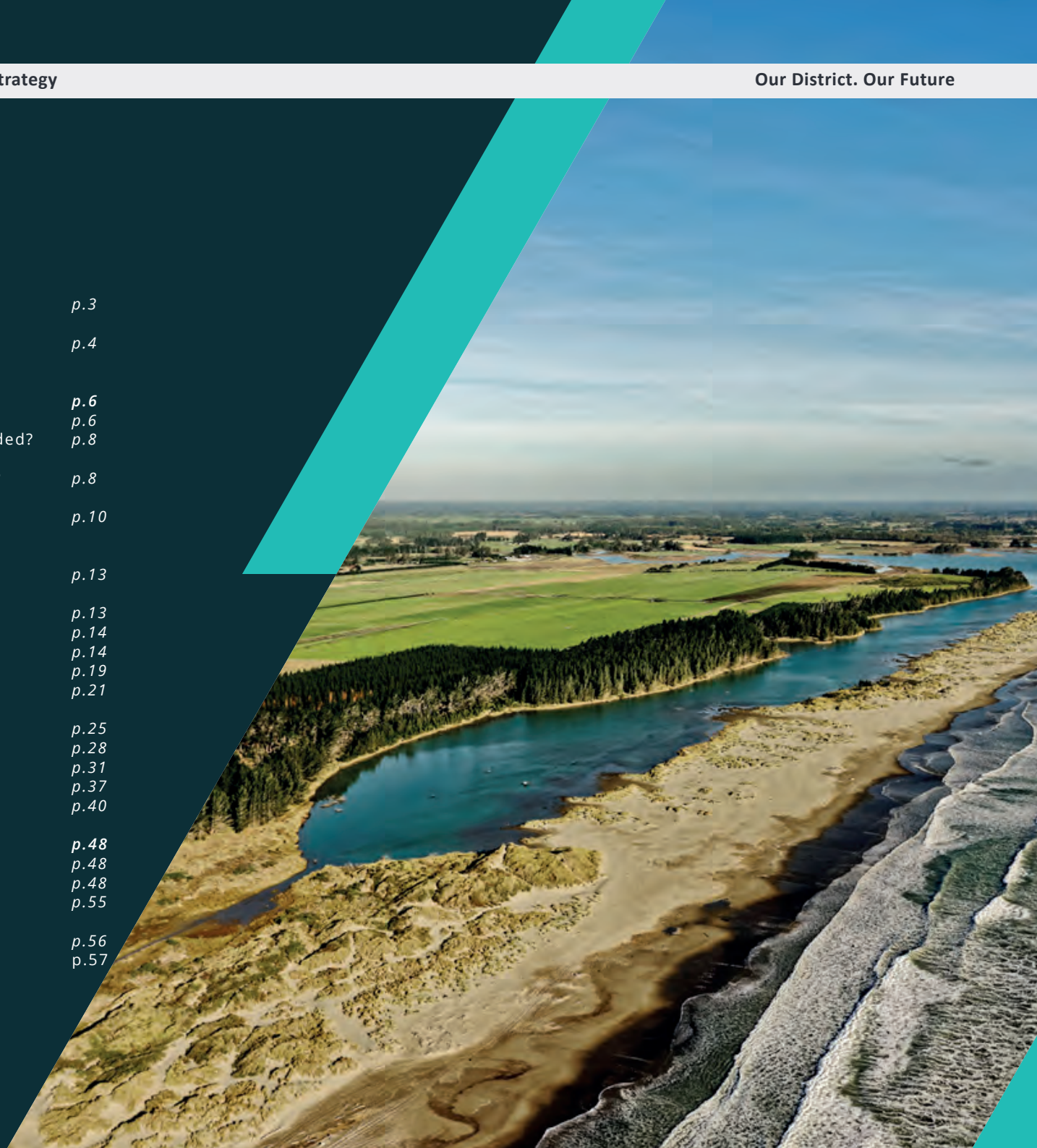
A handwritten signature in black ink that reads "David Ayers". The signature is written in a cursive, flowing style.

David Ayers  
Mayor of Waimakariri District



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# Executive summary

## - Te Whakarāpopototanga Matua

The Waimakariri District is one of the fastest growing Districts in New Zealand. It is projected that up to approximately 15,000 houses might be required to accommodate growth, together with business, infrastructure and public facilities requirements. To prepare for growth, we need to ensure it is well planned, integrated and sustainable for current and future generations. Managing growth will help deliver economic, social, environmental and cultural benefits.

Informed by various community and technical inputs, and the local, regional and national planning frameworks, the draft *Our District, Our Future - Waimakariri 2048* sets out broad directions for growth and development, acting as a platform to inform decision making within the context of a long-term view. This document forms part of the ongoing process to ensure that growth management, within the Waimakariri and Greater Christchurch context, is current and forward looking.

It is anticipated that additional feasible greenfield residential land and intensification opportunities are needed in the District's main towns of Rangiora, Kaiapoi, Woodend/Pegasus and Oxford. Approximately 10 hectares of additional retail/commercial land and 17 to 33 hectares of additional feasible industrial business land will be required in Rangiora/ Kaiapoi over the next 30 years. Rather than identifying specific areas, this Strategy outlines broad growth directions for the main towns and acknowledges that further analysis will be required to determine the exact growth areas. This Strategy seeks to retain the spatial character of the District's small settlements by providing for development that is largely consistent with historic growth rates. This Strategy also proposes that non-agricultural business activities in the rural area are managed better to avoid adverse effects on character, amenity and rural production. Furthermore, this Strategy suggests options to change the way that rural and rural residential development is managed and seeks comments from the community on these.

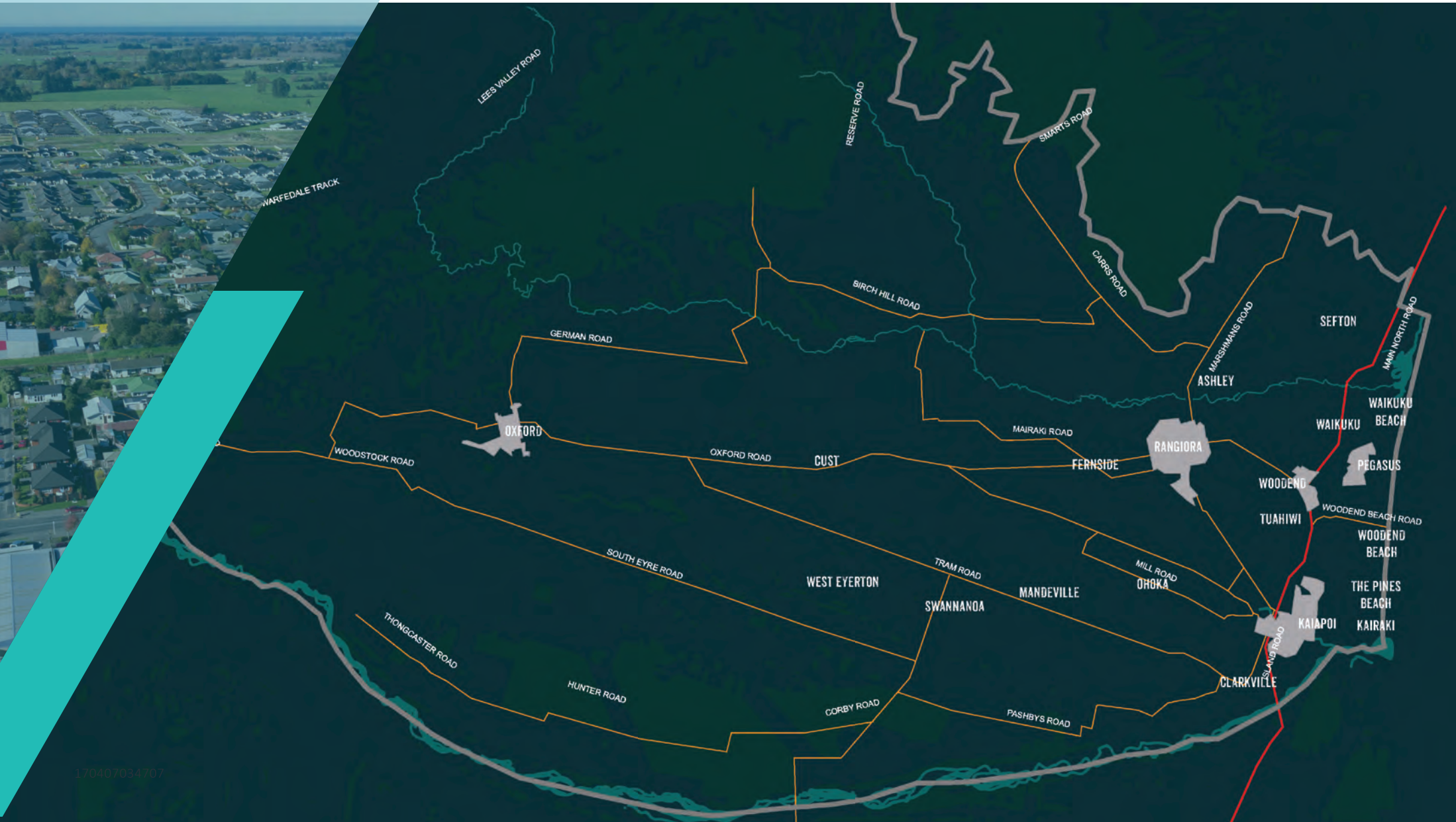
Improvements to the transport network within the District and between the District and Christchurch, including walking and cycling, will be planned and advocated for, while new urban growth areas will be integrated into the Council's existing reticulated infrastructure networks. Furthermore, it is anticipated that community facility provision will match community needs as our population grows.

Current initiatives will be continued and new opportunities considered to protect and enhance significant areas of native flora and fauna, and to protect and enhance the coastal environment. This Strategy seeks to protect the community from natural hazard threats by avoiding areas of significant natural hazards when planning growth directions. The Council will continue to fulfil its advocacy role on water quality as well as work with Ngāi Tūāhuriri to identify and classify wāhi tapu me wāhi taonga as required. Cost effective 'green' design and technology in subdivision and buildings will be investigated and supported as appropriate. The Council will also continue to explore opportunities to achieve culturally acceptable approaches to stormwater management, and also infrastructure provision options in smaller settlements, including within Maori Reserve 873.

This is a draft Strategy for public feedback. Your input is important to let us know if we got it right and, if not, what needs to be changed and why. **We would like your comments by 14 July 2017.** A final District Development Strategy, based on comments received and any further information, will be considered by Council for adoption in late 2017.

# OUR DISTRICT OUR FUTURE

## WAIMAKARIRI 2048 SNAPSHOT





## WHAT?

- The Waimakariri District will likely experience a relatively high level of growth over the next 30 years.
- Approximately 15,000 new houses could be required to meet population growth by 2048
- Additional feasible greenfield residential land is needed in Rangiora, Kaiapoi, Woodend/Pegasus and Oxford.
- Approximately 10 hectares of additional retail/commercial land will be required in Rangiora/ Kaiapoi.
- Approximately 17 to 33 hectares of additional feasible industrial business land will be required in the District, primarily in the wider Kaiapoi area and potentially at Southbrook.
- Intensification opportunities will be explored within areas of Rangiora, Kaiapoi and Woodend/Pegasus.
- In partnership with Ngāi Tūāhuriri, the Council will progress work that supports the development of Papakāinga housing on Maori land in the District.
- The character of existing small settlements in the District will be retained.
- Options to better manage future development (residential and non-rural business activity) in the District's rural areas will be considered.
- Options for further provision of rural residential 'lifestyle' development in the District will be considered.
- New urban growth areas will be integrated into the Council's existing reticulated infrastructure networks.
- Current initiatives will be continued, and opportunities considered to protect and enhance significant areas of native flora and fauna, and to protect and enhance the coastal environment and cultural areas.
- Water quality will be protected and enhanced through continued advocacy and support.
- The main town centres of Rangiora and Kaiapoi will be enhanced and expanded, a main centre for Woodend/Pegasus is proposed at North Woodend (Ravenswood) and other centres will be continued to be supported.
- Community facilities will match community needs.
- Improvements in the transport network within the District and between the District and Christchurch, including walking and cycling, will be planned and advocated for.

## WHY?

- Provides for anticipated growth.
- Achieves a sustainable urban growth pattern.
- Protects our communities from known natural hazards.
- Supports existing towns.
- Supports the efficient provision of infrastructure.
- Retains small settlement and rural character.
- Provides opportunities for environmental enhancement.
- Protects and enhances our District's economy.



# Part 1

## Introduction - *Wāhanga 1: Kupu Whakataki*

This Section provides a description of Waimakariri District, explains what the District Development Strategy is and why it is needed. It provides background information on how the Draft District Development Strategy has been prepared to date, key overarching influences and proposed next steps in its development. A glossary of terms and abbreviations is provided at the end of this document.

### 1.1 The Waimakariri District - *Te Takiwā o Waimakariri*

Waimakariri District lies to the north of the Waimakariri River and covers some 225,000 hectares, extending from Pegasus Bay in the east to the Puketeraki Range in the west. It is bounded to the north by Hurunui District and to the south by Christchurch City, and Selwyn District. The largest towns in the District are Rangiora and Kaiapoi, which are located within commuting distance of Christchurch City. In addition to the towns of Woodend, Oxford and Pegasus, there are beach settlements at Waikuku Beach, Woodend Beach, The Pines Beach and Kairaki, and rural villages located at Cust, Sefton, Ashley, Ohoka and Tuahiwi.

The District sits within the takiwā (territory) of Ngāi Tūāhuriri, which is one of 18 Ngāi Tahu regional papatipu rūnanga, constituted under the Te Rūnanga o Ngāi Tahu Act 1996 to represent mana whenua interests.

The ancestral occupation of, and interaction with, the Canterbury region occurred initially by Waitaha then Ngāti Mamoe, who, in turn, were succeeded by the settling of the hapū, Ngāi Tūhaitara and the sons of Tū-āhu-riri: Taane-Tiki, Moki and Tūrakautahi. Ngāi Tūhaitara would later become known as Ngāi Tūāhuriri after the fall of Kaiapoi Pā. The waka (canoe) that brought them to the region was the Makawhiua, whose captain was the rangatira (chief), Maka.



Figure 1. Waimakariri District location

Descendants of Ngāi Tūāhuriri (along with other Ngāi Tahu whanui) have resided in the area for over 40 generations and, together with others who identify themselves as having NZ Maori ancestry, represent 7% of the District's population.

There were several important Ngāi Tahu settlements in the area, most notably the pa of Taurakautahi, known as Kaiapoi, which was a principal settlement of Ngāi Tahu. The pa was built on dunes virtually surrounded by a deep lagoon and accessible by large waka (canoe) from both the Rakahuri (Ashley) and Waimakariri Rivers. Of all wāhi tapu in the Ngāi Tūāhuriri takiwā, the Kaiapoi Pa site is easily the most significant. Today, the hapū, Ngāi Tūāhuriri is based at Tuahiwi, to the north of Kaiapoi. The rich Ngāi Tahu history and tribal authority is underpinned by spiritual and whakapapa connections, occupation, land, resource use and management thereof.

During the early years of European settlement, Kaiapoi developed as a river port. Rangiora was the area's main market town, Woodend serviced local settlers with such things as flour milling, flax milling and brick making, and the development of Oxford was based on timber milling.



The roles of the District’s main urban areas have changed during recent years, mainly as the result of population growth. In the rural areas, until the middle of the 20th century, extensive agricultural and pastoral farming predominated. More recently, horticultural and forestry have gained in importance, although dairying and rural-based industries continue. Today, 7% of the District’s labour force is involved with agriculture, forestry and fishing.

Despite population growth over recent years, Waimakariri has retained its rural and small town character with just over one-third of residents living in rural areas and rural villages.

The Waimakariri District has had an increasing population trend over the past twenty-year period, from 33,000 in 1996 to 57,800 in 2016 (see Figure 2).

The additional population has contributed to an average growth rate of 2.7%. As a comparison, the overall growth rate for New Zealand for the same time was 1.2%. With this level of growth, the Waimakariri District has been one of the fastest growing districts in New Zealand.

Figure 3 indicates where this growth has occurred in the District as a percentage of total growth according to building consents for houses over the past twenty years. Additional information relating to population in the Waimakariri District can be found on the District Development Strategy webpage.

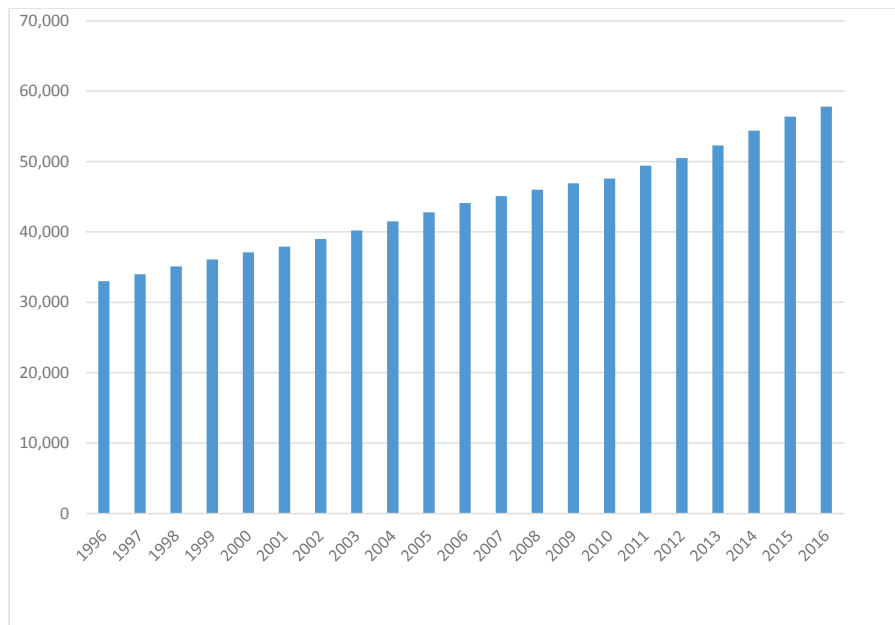


Figure 2. Waimakariri population

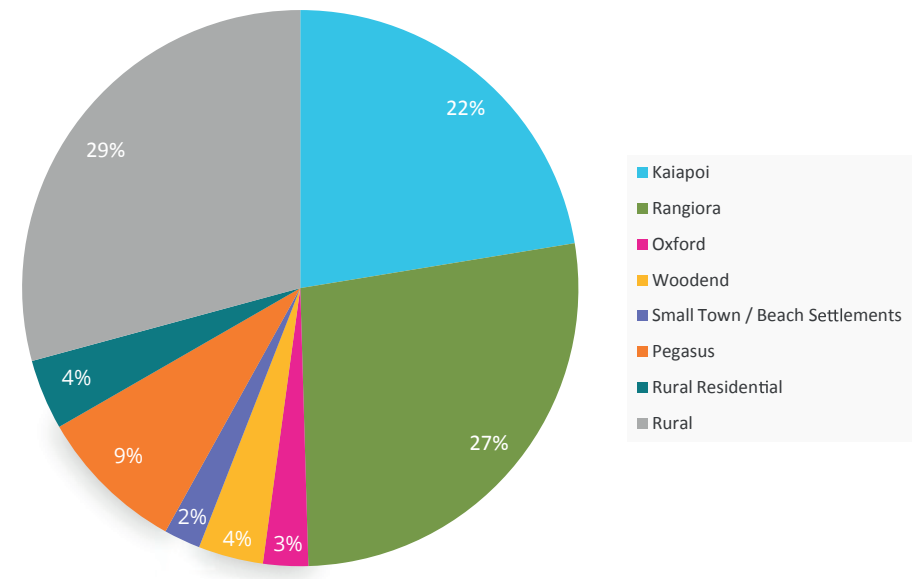


Figure 3. Proportion of District growth by area

## 1.2 What is the District Development Strategy and why is it needed? - *Ko hea te Takiwā Te Rautaki Whanake me tōna aronga?*

This draft *Our District, Our Future - Waimakariri 2048, District Development Strategy* is a high-level strategic document intended to provide a framework to guide development in the District over the next 30 years. It focuses on several aspects of development including our towns, rural areas, business areas, community facilities and our natural environment.

By the end of 2048, approximately 15,000 more houses are projected to be needed in the District, together with supporting business, infrastructure and public facilities requirements. This Strategy will influence the timing and location of growth and make sure that it is achieved in an integrated way. This will allow the Council and the Waimakariri community to plan for expected growth, rather than react to change, and provide a clear direction for public and private investment. Strategic planning for development also ensures that resources, work programmes and services work towards the same outcomes.

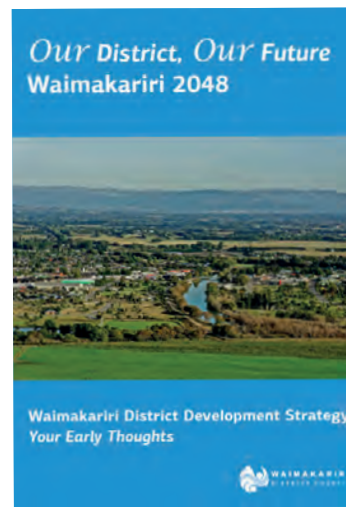
The Canterbury earthquakes of 2010 and 2011 had a significant impact on the population and functioning of some towns and communities within the District, particularly Kaiapoi, The Pines Beach, Kairaki, and the town centres of Rangiora and Kaiapoi. After more than five years of earthquake recovery activity, the Council's focus has shifted toward District regeneration, resilience and developing an explicit long-term development strategy for the management of growth.

The final Strategy, once adopted by Council, will be a key reference point to inform decision making within the context of a long-term view. It will set out directions for growth and development, which the review of the

District Plan and other Council planning processes will seek to give effect to. In particular, the Strategy will help to inform the Council's response to the *National Policy Statement on Urban Development Capacity (NPS-UDC)*, which came into effect on 1 December 2016 (see Section 1.4).

## 1.3 How has the Draft District Development Strategy been developed? - *He pēhea te hanga hukihuki o tēnei rautaki whakawhanake?*

In the latter part of 2016, in order to understand the community's priorities and views about issues and opportunities for the District over the next 30 years, the Council produced and publically launched an early engagement document *Our District, Our Future - Waimakariri 2048, Your Early Thoughts*. This document introduced the District Development Strategy project; proposed a long-term vision and principles; and asked a number of questions centred around seven key strategic themes to begin a conversation with the community.



### KEY STRATEGIC THEMES:







Figure 4. Project development process

A public launch event was held in November 2016 which attracted some 80 people who participated in group exercises to consider what they ‘would like to see changed over the next 30 years’ and what they ‘would not like to see changed’, as well as debating long-term growth options. In addition to the launch feedback, more than 20 submissions were received on the early engagement document and these are reflected throughout this draft Strategy where relevant.

A District Development Strategy project webpage was developed; a project display was hosted at the Kaiapoi Christmas Carnival 2016; awareness was raised via social media channels such as Twitter and Facebook; meetings were held with key stakeholders to identify their particular issues, priorities and views; and seven topic-specific focus group meetings were held over February and March 2017. Finally, in March 2017 each of the Waimakariri District Community Boards hosted a District Development Strategy workshop with nominated local community opinion leaders.

In addition to early engagement, the Council reviewed existing reports on what the community values about living, working and playing in Waimakariri District and what changes they would like to see. A number of expert reports were also commissioned. These included population projections for the District, a retail assessment, business land and Key Activity Centre advice, and advice on transport in the future. These documents and other relevant background information are available on the project webpage. In addition, two Inquiry by Design workshops were held among key staff to discuss assumptions, constraints and opportunities, residential growth options, town centres and the future of the local economy.

**Growth management approach**

A Growth Options Assessment was undertaken in early 2017 to identify a long-term (30 year) preferred residential settlement approach for growth. Three options were assessed against criteria for desired outcomes for the District, higher-order planning requirements, known local constraints and opportunities, and initial consultation responses. Although high level, the multi-criteria assessment provided a useful way to rate different scenarios.

The preferred growth approach upon which this Strategy is based, involves providing for most of the expected urban growth through expansion of the District’s main towns of Rangiora, Kaiapoi, Woodend/Pegasus and Oxford, including consolidation and intensification within these existing towns. Under this approach, there would also be a downward trend in the overall proportion of residential development occurring in the rural area (in favour of urban development opportunities) and retention of the character of the District’s small settlements such as Waikuku Beach and Cust.

#### 1.4 Planning context - *Te Horopaki Whakarite*

This Strategy has been informed by various plans, strategies and policy statements, and once completed, it will influence district-level documents. The following Section identifies the main planning influences, which are considered in more detail in the background reports available on the project webpage.

##### *Regional planning framework*

The need for a District Development work programme was identified in the late 1990s to early 2000s to provide strategic direction for residential growth and infrastructure in the District. This work was captured in Waimakariri District's *Vision 2020* and *Directions for Growth 1997 to 2016*. The Council's vision for the District was embedded in the *Urban Development Strategy (UDS)*, developed with strategic partners for the Greater Christchurch area in 2007, which identified, among other things, a broad settlement pattern for the Greater Christchurch area up until 2041. This included the supply of residential and commercial land, improved transport choices and providing living environments that support healthy communities.

The *Land Use Recovery Plan (LURP)* was developed by the Greater Christchurch partners in 2013 and put in place land use policies and rules to assist rebuilding and recovery of communities in the Greater Christchurch area that had been disrupted by the earthquakes.

The LURP confirmed directions for growth previously signalled in the UDS but added additional residential and business land with sufficient capacity until at least 2028. This is framed within an Infrastructure Boundary with sufficient capacity to 2028. This, together with identified priority growth areas, was inserted by Ministerial Direction into the *Canterbury Regional Policy Statement 2013 (CRPS)* as Chapter 6.



Figure 5. Greenfield Priority Areas and the infrastructure supported boundary

Chapter 6 of the CRPS is therefore significant for the future development of Waimakariri. The CRPS also contains direction on other topics that are relevant to the District Development Strategy such as natural hazards, the coastal environment, fresh water, and indigenous biodiversity. The Council must give effect to the CRPS via the Waimakariri District Plan. The District Plan must also 'give effect' to any national policy statements. Where a regional plan introduces provisions that affect land use, Council must consider the implications of this and change the District Plan if necessary.

Figure 5 identifies Greenfield Priority Areas and the infrastructure supported boundary where infrastructure is planned through to 2041, as reflected in the CRPS.

The need for a District Development work programme was identified in the late 1990s to early 2000s to provide strategic direction for residential growth and infrastructure in the District.

##### *National planning framework*

Several Acts guide planning in New Zealand, the main ones being the *Resource Management Act 1991* (the RMA), the *Land Transport Management Act 2003* (the LTMA) and the *Local Government Act 2002* (the LGA). The statutory framework for land use planning is largely contained within the RMA. The purpose of this Act is to promote the sustainable management of natural and physical resources. The LTMA sets out requirements for the operation, development and funding of the land transport system. The LGA also contains requirements local government must meet in planning and carrying out its functions, particularly in terms of long-term financial planning.

The *National Policy Statement on Urban Development Capacity (NPS-UDC)*, which came into effect on 1 December 2016, identifies the Waimakariri District as a high growth urban area (i.e. projected to grow by more than 10% between 2013 to 2023). As a result, it requires the Council to provide sufficient development capacity to meet demand for residential and business land over a 30-year period, including 15-20% additional development capacity to ensure there is competition in the housing and business markets. To determine the required level of development capacity to meet the population growth in the District, the NPS-UDC requires Councils to develop three reports. These are:

- Quarterly Reporting on indicators relating to housing & business development capacity

- On a quarterly basis, councils will monitor a series of indicators relating to the demand and supply for housing and commercial development within their districts

- Three yearly Housing & Business Development Capacity Assessments

- The focus will be determining demand for housing and business (including different types, floor areas, locations and price points), and then ascertaining the level of development capacity that will be needed to meet this demand.

- A Future Development Strategy (to be developed every three years with the first strategy to be completed by 31 December 2018)

- This will demonstrate the broad location, timing and sequencing of additional housing and business land over the next thirty years to make sure the District has sufficient development capacity.

As the District Development Strategy covers housing and business development capacity, it will play a key role in implementing the requirements of the NPS-UDC.

**Local planning framework**

The following policies, strategies and plans provide a framework for the development and implementation of the District Development Strategy. At the same time, this Strategy provides an over arching strategic framework for a number of other Council documents and functions.

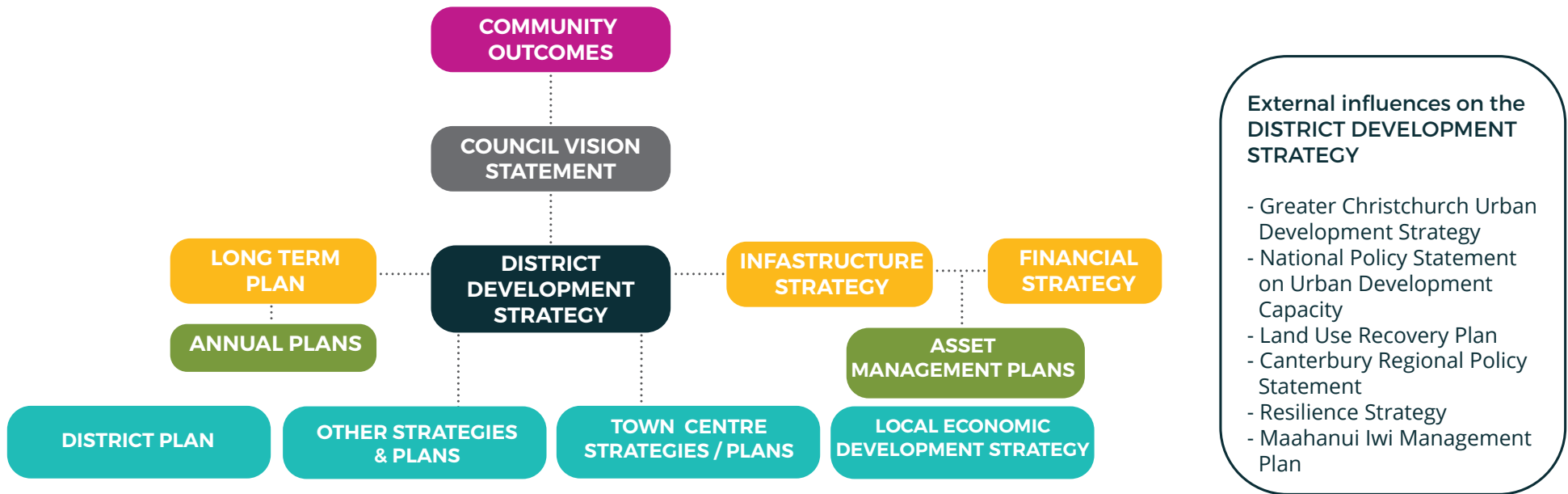


Figure 6. Planning framework





This is a Draft Strategy for public feedback. Your input is important to let us know if we got it right.

#### 1.5 Next steps - *He Mahi Hei Whai Ake*

This is a draft Strategy for public feedback. Your input is important to let us know if we got it right and, if not, what needs to be changed and why. To help continue this conversation with our community and key stakeholders, the Strategy includes some questions to prompt discussion and comment. Please read this document and fill out the feedback form, or provide your feedback by any of the other identities means:

We would like your comments by 14 July 2017.

After the close off for receiving comments, there will be an opportunity for people to present their comments to a Council panel. A final District Development Strategy, based on comments received and any further information, including updated expert advice, is intended to be considered by Council for adoption in late 2017.

**Write to us:** Our District – Our Future,  
Waimakariri 2048

Waimakariri District Council

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Private Bag 1005

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**Email us:** [records@wmk.govt.nz](mailto:records@wmk.govt.nz)

**Do it online:** [Waimakariri.govt.nz/District-Development](http://Waimakariri.govt.nz/District-Development)

**Deliver it:** Drop off a feedback form or a letter with your thoughts and ideas to any District library or Service Centre

**Bring it along:** Bring your completed feedback form to one of our District

Development Strategy consultation events (keep an eye on our project web page for details:

[waimakariri.govt.nz/DistrictDevelopment](http://waimakariri.govt.nz/DistrictDevelopment))

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# Part 2

The proposed District Development Strategy - *Wāhanga 2: Te Mahere Rautaki Takiwā kua tūtohi*



This Section sets out the proposed development strategy for the District. It provides a vision and shows where development could occur for the next 30 years in response to the anticipated growth and planning drivers. This Section also presents a number of options for development in rural and rural residential areas for consideration and comment by the community. Page 4 and 5 earlier in this document provide an overall District snapshot of what this draft Strategy proposes and why. Pages x to x later in this document provide snapshots of what is proposed for each of the District's main towns of Rangiora, Kaiapoi, Woodend/Pegasus and Oxford.

## 2.1 Vision - *Te Moemoeā me Ngā Hua Matua*

Planning for the future growth of the District needs a clear vision that draws on the wider context, the key issues and opportunities for the District, and early comments received. Such a vision then translates into more tangible strategic aims that are aspirations in the context of our key strategic themes that this Strategy is based on.

**“WHAT DO YOU THINK?”**

- Do you agree with the proposed Vision?
- Do you agree with the strategic aims within each key theme?
- Have we missed anything?

## 2.2 Principles - Ngā Mātāpono

The key principles for the context, development and implementation of this Strategy are identified in Part 3. A principle that is particularly important for the implementation of this Strategy is Council's relationship with Te Ngāi Tūāhuriri Rūnanga.

The Ngāi Tūāhuriri kaumatua are knowledge holders of mātauranga mana whenua. Te Ngāi Tūāhuriri Rūnanga and the Waimakariri District Council first entered into a Memorandum of Understanding ("MOU") in 2003 and this has recently been renewed. The goal of the agreement is to give effect to the principles of the Treaty of Waitangi by Council working in partnership with Te Ngāi Tūāhuriri Rūnanga to continue to build our relationship through mutual understanding and shared responsibilities.



## Our ENVIRONMENT

### 2.3 Our environment - Tō Tātou Taiao

Strategic aim: culturally rich with links to our heritage

Strategic aim: environmentally rich and sustainable

#### What we are proposing:

- Protect our natural environment by focusing residential and business growth within and around the District's existing urban environments
- Continue current initiatives and consider new opportunities to protect and enhance significant areas of native flora and fauna
- Continue to protect and enhance the coastal environment through existing plans and programs and new initiatives
- Reduce further declines in water quality by directing growth to areas serviced by reticulated Council services and continue to fulfil an advocacy role on water quality
- Protect our communities by providing for growth in areas that are not susceptible to unacceptable natural hazards
- Investigate and support cost effective 'green' design and technology in subdivision and buildings
- Continue to work with Ngāi Tūāhuriri to identify and classify wāhi tapu me wāhi taonga as required
- Continue to work with Ngāi Tūāhuriri to create a heritage and mahinga kai area in the Kaiapoi Red Zone



### *Native flora and fauna (indigenous biodiversity)*

Waimakariri District demonstrates a landscape transition from 'highly developed/modified' plains environments to 'less developed, but still modified' foothills and inland basins, to the 'relatively unmodified' subalpine-alpine areas. As with the rest of Canterbury, there has been substantial loss of indigenous biodiversity since human settlement. Habitat loss or change has been mainly caused through deforestation, burning, drainage, cultivation and other development, and the introduction of new species. Continuing habitat loss and change, and the impacts from animal and plant pests remain the main threats to indigenous biodiversity today. Due to significant changes since human settlement, most of the District (and almost all of the lowland areas) now has low overall biodiversity values.

The remaining significant biodiversity features of Waimakariri District include remnants of dry plains Kānuka woodland, and the network of lowland-coastal wetlands along Pegasus Bay. In addition, the braided Waimakariri and Ashley rivers are both internationally significant habitats, forming an ecological link between the mountains and the sea and support breeding populations of a range of characteristic, but threatened, birds – Wrybill, Banded Dotterel, Black-Fronted Tern and Black-Billed Gulls.

The Lees Valley inland basin contains regionally-significant wetlands that support red tussock and sedge-rush vegetation, and dry shrubland-grassland communities on a naturally rare and threatened inland alluvial fan ecosystem. Extensive mountain beech forests remain on the frontal ranges and in the headwaters of the Ashley and Townshend Rivers further inland.

A number of initiatives are undertaken in the District that support biodiversity and the remaining natural areas on the plains. These include the Ashley River/Rakahuri

Rivercare Group which monitors and provides protection for rare birds nesting in the Ashley Riverbed at Rangiora; the continuing development of Matawai Park, an area of 4.4 hectares in Rangiora, featuring native flora mainly endemic to Canterbury; and continued restoration of the Tūhaitara Coastal Park to its natural condition, including the restoration of the Tūtaepatu Lagoon and establishment of biota nodes. In addition, there are a number of areas held in Queen Elizabeth II National Trust Covenants.

Early community engagement comments indicated a strong desire for the Council to protect the natural environment when considering growth options. Native bird habitats were specifically identified. This Strategy's proposed growth approach will support protecting our natural environment by focusing residential and business growth within and around the District's existing modified environments, thereby avoiding significant natural areas and areas where there are identified indigenous biodiversity values (see also Section 2.5).



### *Coastal environment*

The coastal environment is made up of areas with natural character such as estuaries, coastal wetlands and dune systems, as well as the rural and urban areas bordering these. A wide range of cultural, recreational and natural values are present that contribute to people's appreciation of its attributes. Under the District Plan, the coastal environment generally comprises Rural and Residential 3 Zoned land (small settlements and beach settlements). In addition to privately owned land, the area includes large areas owned by the Council, the Crown and areas managed by Te Kōhaka o Tūhaitara Trust to maintain and enhance natural character areas and values. The Council will continue to support the Trust's 200-year plan to replace exotic species with natives in the dune system. Additional opportunities to better manage the coastal environment will be considered as part of the District Plan Review by, for example, defining the coastal environment.

### Water

Groundwater quality is varied throughout the District, with the deep secure aquifers generally meeting drinking-water standards without any treatment. Poorer quality groundwater occurs naturally in some areas, often linked to organic-rich coastal soils and sediments in old swamp areas.

Water quality for swimming ranges from excellent to poor, reflecting effects from higher intensity land use in many parts of the District.

Groundwater allocation in the Waimakariri Canterbury Water Management Strategy (CWMS) Zone has increased significantly over the last decade with about 70% of allocable water having been allocated for the zone as a whole. Currently approximately 70% of the consented groundwater use is for agriculture, with approximately 25% used for community water supply. Early community comments supported protecting or improving water quality (rivers, streams and groundwater).

Under the proposed growth management approach, development of the existing main towns will accommodate most of the expected growth and be serviced by reticulated Council infrastructure networks. This will support water quality improvements.

The Council will also continue to fulfil its water quality responsibilities by working with Environment Canterbury and through the Land and Water Regional Plan and the Canterbury Water Management Strategy. This includes meeting Council's undertakings on the Waimakariri Zone Implementation Program to improve waterway health, protect coastal and foothill biodiversity, manage the Ashley/Rakahuriri River, and advocate good water nutrient management practice.

Rules in the *Land and Water Plan* and any rules arising from the *Zone Implementation Plan Sub-regional Chapter* are/will be important for water management, and will take into account the requirements of the *National Policy Statement for Freshwater Management 2014*. Furthermore, issues relating to water quality are addressed through regional and district resource consent processes, which are designed to manage water quality as well as a number of other factors.

### *Wāhi tapu me wāhi taonga*

While the entire catchment is of interest and significance to Ngāi Tūāhuriri as their takiwā, there are a number of sites and places within the Waimakariri and Rakahuri catchments that are described by mana whenua as wāhi tapu (places of particular significance) me wāhi taonga (places treasured). In particular, there

is a cluster of interconnected sites and places of both wāhi tapu and wāhi taonga importance which form what could be considered a cultural landscape.

Historically, wild foods and mahinga kai were a typical food source for the Tuahiwi community. The Ruataniwha/Cam River was an important mahinga kai, including waikoura, pātiki (flounder), waikakahi (freshwater mussel), marearea, tuna, inanga, kanakana and waituere. The Rakahuri/Ashley catchment has been a source of mahinga kai, settlement and tupuna heritage for hundreds of years. The wetlands that were historically fed by the Rakahuri/Ashley River have highly significant wāhi tapu me wāhi taonga values. Tūtaepatu Lagoon near Woodend is another valued habitat and mahinga kai.

Silent files are located within the takiwā of Ngāi Tūāhuriri. Silent files are areas which contain wāhi tapu sites at undisclosed locations. In terms of cultural landscapes, the Rakahuri Estuary, Saltwater Creek, Taranaki Stream, Taerutu stream and lagoon, Tūtaepatu lagoon, Kaiapoi Pā, Waimakariri and the physical and cultural connections between these places are specifically identified in the Mahaanui Iwi Management Plan 2013 as cultural landscapes with significant historical, traditional, cultural and contemporary values.

Recognising and protecting wāhi tapu me wāhi taonga from inappropriate disturbance or damage is very important to Te Ngāi Tūāhuriri. The Council will continue to work with Ngāi Tūāhuriri to identify and classify specific wāhi tapu me wāhi taonga in the District Plan, depending on the decision, Te Ngāi Tūāhuriri Rūnanga reach on their preferred approach to managing these.





**Natural hazards**

Like most districts within New Zealand, Waimakariri District is subject to potential natural hazards including flooding, fire, wind, earthquakes, liquefaction, and coastal hazards such as erosion, tsunami risk and sea water inundation. The potential consequences from natural hazards increase with population growth and development in identified hazard areas. With the population predominantly located on the Ashley and Waimakariri floodplains, flooding and land deformation from ground shaking are the main damaging effects likely to occur, outside of seasonal risks such as fire.

Risk can be reduced and community resilience increased by avoiding high hazard areas, retaining natural defences, using sound engineering in design and construction, and being prepared for natural hazard events. Early comments during this project urged the Council to identify areas of high risk from natural hazards, avoid development in areas with known constraints from flooding or sea level rise, and have planning in place that enables an effective response to hazards.

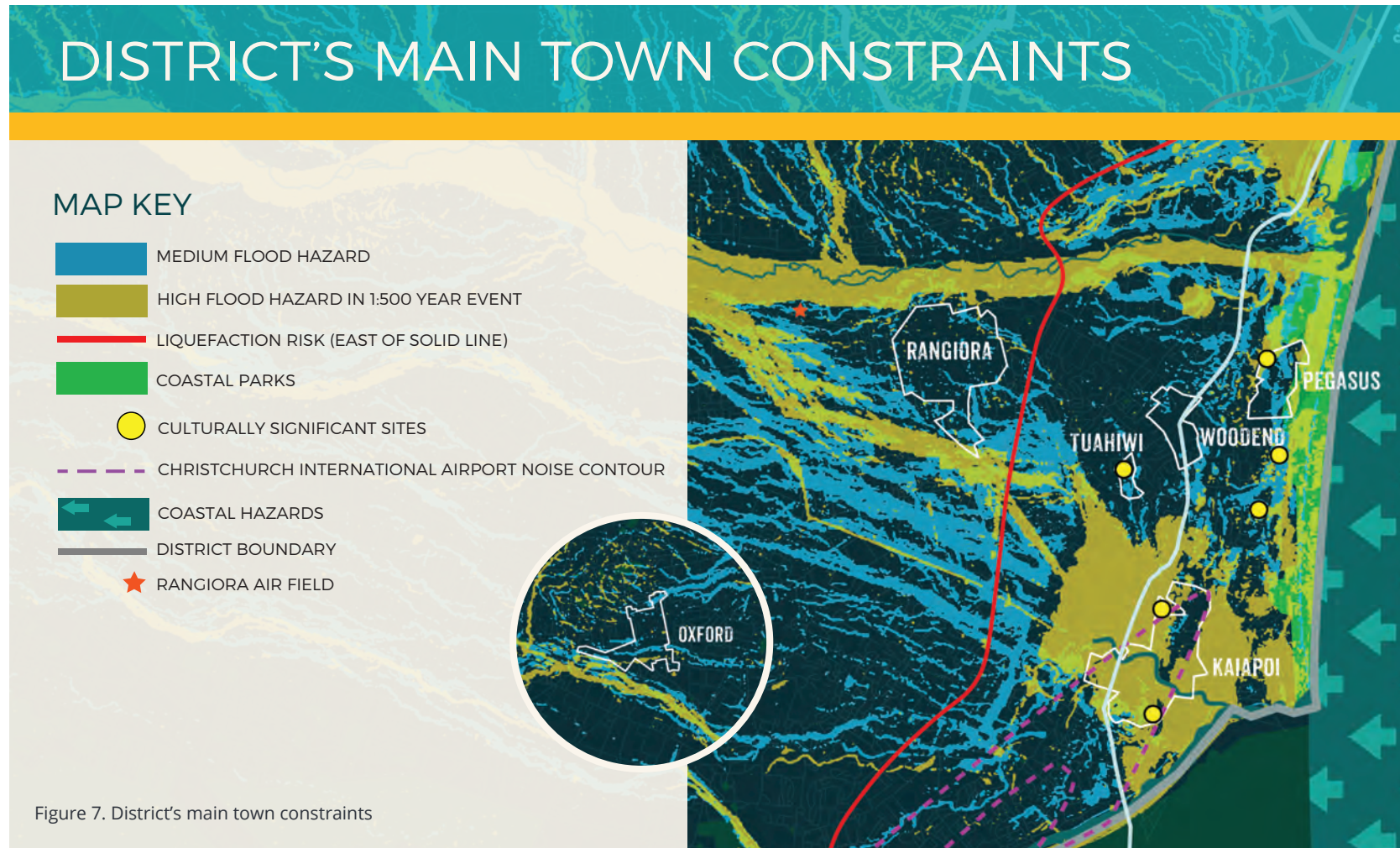


Figure 7. District's main town constraints



These comments are consistent with the Council's approach in Draft District Plan Change 27 covering natural hazards management, which recognises changes in approaches to natural hazard management since the District Plan was developed and utilises recent technical information. They are also consistent with the proposed growth approach, under which the identified growth areas generally avoid known areas of high flood and land deformation hazard, and areas susceptible to sea level rise and other coastal hazards. Avoiding natural hazards where possible, rather than undertaking wide scale engineering works to mitigate the various effects, is considered the most appropriate approach for new development. It is also consistent with higher order planning documents such as the CRPS, which the Council is required to give effect to.

Figure 7 shows the key environmental constraints that inform proposed broad residential growth directions outlined in this Strategy.

#### *Sustainable communities and 'green' technologies*

Early community feedback supported enabling and encouraging new buildings, subdivisions and long-term planning to use innovative, sustainable and cost effective alternatives to compliment current practice. This might include greater use of sources of energy such as household solar and wind generation, positioning of new housing to optimise insulation, ventilation and solar orientation, and rainwater collection.

Sustainable housing solutions and a holistic, long-term approach to subdivision design, with a view to developing sustainable communities and exploring incorporating 'green' technologies are matters that are emerging and are likely to further develop over time. Aims for new subdivisions are that they are safe and accessible for all ages and life stages providing people with alternative living choices. Sustainable design will be encouraged and may include features that are eco-friendly, energy efficient, affordable and use natural resources in an effective way. The Council will look to incorporate industry best practices, including sustainable design practices, into subdivision design requirements.

The Council will continue to encourage sustainable building technologies through its partnership, advocacy and regulatory roles as appropriate. Sustainable building design, including providing for a range of housing options, will also be advocated.



### **"WHAT DO YOU THINK?"**

- **How important is providing opportunities for protecting and enhancing our natural and cultural environment? Why?**
- **Should the Council support exploring green technologies in new buildings, subdivisions and long-term planning?**
- **Do you agree that we should locate new growth areas away from areas subject to significant natural hazards? Why?**



## Our. GROWING COMMUNITIES

### 2.4 Our growing communities - Ō Tātou Hapori Whanake

Strategic aim: consolidated and integrated urban growth that provides housing choice

#### What we are proposing:

- Broad residential growth directions for Rangiora, Kaiapoi, Woodend/Pegasus and Oxford (see Figures 8-11).
- Undertake further work to determine the specific growth areas through the NPS-UDC and the District Plan Review
- Advocate for a greater mix of housing choices that suit smaller households and enable intensification in the District's main towns
- Enable opportunities that contribute to meeting the need for affordable housing

Over the past 30 years, Waimakariri has been one of the fastest growing districts in New Zealand. The estimated resident population more than doubled from about 25,800 in 1986 to approximately 57,800 in 2016 and is projected to grow to between 86,200 and 109,000 residents over the next 30 years (based on Statistics New Zealand medium and high population projections). A 'medium to medium high' growth projection appears most likely at present. Close monitoring of trends and changes will remain important.

Based on the remaining vacant land in our townships (including growth areas already identified in the LURP), it is likely that more greenfield land will be required for the growing population. As an indication of the size of land that could be required, the amount of additional greenfield residential zoned land could be similar to the overall size of either the Ravenswood or Pegasus developments. The final determination of the exact amount of land required will be completed by the end of 2017 in response to the NPS-UDC requirements identified in Section 1.4 and in light of the sub-regional planning processes.

Early community feedback on accommodating the District's anticipated growth supported providing for growth around towns in the existing eastern District such as Rangiora, Kaiapoi and Woodend/Pegasus. Such locations would maximise the efficiency of infrastructure, services, amenities and transport, and would create critical mass for business and retail. Generally, the creation of new towns was not supported, principally to retain existing District character and to support efficient use of infrastructure. Intensification within existing towns was well-supported to avoid further urban sprawl whilst also catering for an aging/mixed population seeking smaller Section sizes and diverse housing styles as well as proximity to amenities and services.

The growth approach proposed and the location of possible future growth directions for Rangiora, Kaiapoi, Woodend/Pegasus and Oxford responds to these early community comments and the various opportunities and constraints identified such as natural hazards, serviceability and location choice (see Figure 7 for the key considerations).



For Rangiora, it is proposed that residential growth occurs to the east and to some extent the west. In addition to the identified constraints, focusing the majority of Rangiora growth to the east better positions Rangiora town centre in the middle of an overall settlement pattern, and provides close proximity for new residential land to existing and proposed community facilities in the east. For Woodend/Pegasus, growth is largely proposed to the north of Woodend, supporting the North Woodend (Ravenswood) development and for Kaiapoi, to the east. Oxford's demand for new households over a 30-year period can be met in part by developing existing vacant land and/or intensifying or changing the density in existing zoned areas, particularly rural residential use at the fringes of the town. Some greenfield growth in Oxford is proposed to the south.

The identified development types and land requirements have taken into account demographic changes such as an aging population and changing housing needs as well as opportunities for intensification within the District's main towns. The proportion of residents aged over 65 years is projected to grow from one-in-six now, to one-in-three by 2048. The average number of people per household is also expected to decrease from 2.6 now to 2.4 over the next 30 years.

Given these demographic changes, it is necessary to plan for housing choices that suit smaller households and encourage an increase in intensification close to the main town centres or within appropriate greenfield developments.

The broad directions for greenfield residential growth for the District's main towns are set out in Figures 8 to 11. Further work will be carried out to identify and confirm the exact locations and extent of these residential growth areas, together with the intensification opportunities within existing urban areas. These will be enabled through the District Plan Review and other planning tools. Proposed business growth directions shown figures 11 and 12 are discussed in Section 2.7 ('Our economy').

There are a number of identified cultural and heritage sites, mainly clustered in eastern areas. It is important to protect these sites and Council has advocacy and regulatory roles in regards to these as part of the established relationship with Te Ngāi Tūāhuriri Rūnanga.



## ***"WHAT DO YOU THINK?"***

- **Should most of our projected population growth go to Rangiora, Kaiapoi, Woodend/Pegasus and Oxford?**
- **If so, do you agree with the broad residential growth directions shown in Figures 8 to 11? Why?**
- **Do you support a greater mix of housing choices to suit smaller households and enable intensification in the District's main towns? Why?**





*Our.*  
**RURAL AREA & SMALL SETTLEMENTS**

**2.5 Our rural area & small settlements - Ō Tātou Hapori Taiwhenua me nga Nohoanga**

**Strategic aim: retained small settlement character**  
**Strategic aim: character and productivity in the rural environment**

***Small settlements***

**What we are proposing:**

- Retain the character of the District's existing small settlements
- Work with Ngāi Tūāhuriri to provide for Papakāinga housing on Māori land

There are a number of small towns and settlements in the District. The beach settlements comprise Waikuku Beach, Woodend Beach, The Pines Beach and Kairaki. Each of these are unique in character and demonstrate a close association with the coast. Notably large parts of The Pines Beach and Kairaki were red-zoned following the Canterbury earthquakes. Settlements further inland comprise for example Sefton, Ashley, Cust, Tuahiwi and Ohoka. Each of these towns respond to their historic context and location within the District.

These small settlements have not experienced the same growth pressures as the District's larger centres. There have been 106 building consents issued for new houses in the period 2006 to 2016 for the Residential 3 Zone (an average of 11.5 per annum), with the majority of these in Waikuku (35), followed by The Pines Beach/Kairaki (30), then Ashley (17). Early comments from the community sought to limit further growth in these settlements to protect their unique character, and avoid natural hazard impacts for beach settlements. These comments reflect policies within the operative District Plan that seek to maintain the compact form of the settlements.

The growth approach proposed enables existing vacant areas in the small settlements to develop and provides for some further 'organic' expansion opportunities, generally consistent with historic growth rates. By focusing most new greenfield and intensification development in the District's larger towns, the character of the District's small settlements will generally be retained. This approach accords with initial feedback received on small settlements and the constraints that apply to some of them. By focussing most new development outside of the small coastal settlements, the identified natural and cultural values in these settlements are protected and desired outcomes for the area achieved.







## TUAHIWI

Situated within Maori Reserve 873, Tuahiwi is the current home of Ngāi Tūāhuriri. The town predominantly comprises residential development and includes a marae, school, church and urupa (cemetery). The rural areas around the town provide opportunities for descendants of the original grantees of Kemps Deed to undertake kāianga nohanga development.



## “WHAT DO YOU THINK?”

- **Do you support retaining the existing character of the District’s small settlements, or do you prefer another option? Why?**

## Rural and rural residential development

### What we are proposing:

- Improve management of additional non-agricultural business activities in rural areas, including location
- Seek community feedback on options for how the District provides for rural and rural-residential development in the future
- Review the Rural Residential Development Plan
- Continue current initiatives and consider opportunities to protect and enhance significant areas of native flora and fauna as part of new rural and rural residential development
- Determine whether there are additional significant natural areas that should be identified and protected in the reviewed District Plan
- Determine whether there are any existing areas of rural living could be defined as a lifestyle area, small settlement or similar

Rural areas make up the majority of the District. Agriculture and rural activities play a major part in the District’s economy, employment and character. While there has traditionally been a view that primary production activity should be the predominant form of economic activity in rural areas, as indicated later in the ‘Our Economy’ Section there are a large and growing number of other business activities occurring in the District’s rural areas, which also provide economic benefits. This trend could however cause adverse impacts on the character of our rural areas and existing farming activities, or could undermine our established business areas within towns, which have infrastructure in place.

It is proposed that new non-agricultural business activities in rural and rural residential areas are more carefully managed by the District Plan in order to manage adverse impacts on such matters as rural character, productivity, amenity, and to support the District’s existing and proposed business areas. This approach is supported by early comments, which asked the Council to limit or at least control non-agricultural commercial or industrial activities which operate in the Rural Zone.

The District Plan allows for subdivision and the building of a house in the Rural Zone on a lot of not less than 4 hectares. Over the last 10 years approximately one quarter of all new houses in the District were located in rural areas, with 73% (1278) of these established on 4-4.99 hectare lots. These small holdings, or lifestyle lots, (which are commonly lots less than 8 hectares) make up a significant and growing proportion of the rural area in the Waimakariri District. Indeed, the largest single category of lot size (by number of lots) in the Rural Zone is 4-4.99 hectares (2,121 lots). Given these trends, it is anticipated that approximately 3,650 additional lifestyle lots of between four and five hectares will be created by 2048 (more than double the existing number) if the current District Plan rules remain unchanged.

While lifestyle lots are a feature of the District and many enjoy the open spaces, the most frequent comment made during early community consultation was a desire to restrict further subdivision of rural land into lifestyle lots due to these undermining rural character, impacting on productive rural land uses, resulting in isolated living with limited social, commercial or retail support, and relying on private cars to access goods and services. Other comments suggested subdividing existing 4 hectare lots into mixed or smaller sized lots, or allowing a second house on a 4 hectare lot, in order to avoid reverse sensitivity to rural activities. Comments were made on infrastructure demands from lifestyle lots, with some suggesting the Council consider installing reticulated sewage networks in the rural area to avoid contamination of private bores; conversely others sought continued independence from costly additional infrastructure.

### This Strategy therefore identifies a number of high-level possible options for consideration

The District Plan also provides for 'rural residential' development (Residential 4A or 4B Zones) which generally involves between one and two households per hectare (5,000m<sup>2</sup> and 10,000m<sup>2</sup> lots), and some higher density 'large lot' residential development consisting of between two and four households per hectare (5,000m<sup>2</sup> and 2,500m<sup>2</sup> lots). The District Plan identifies rural residential areas at: Mandeville North; Fernside; Ohoka; Clarkville; Swannanoa; Loburn; Waikuku; Waikuku Beach; Ashley; Waiora Lane; West Eyreton; and at the outskirts of Rangiora, Woodend, Kaiapoi and Oxford.

Early community comments about rural residential areas were mixed, with some suggesting that many people do not actually want or need 4 hectares of land and that there is greater demand for the 1-2 hectare sized lots which could form compact villages serviced with water, sewer and stormwater infrastructure. It is anticipated that there will be continued demand for rural residential development over the next 30 years. If further opportunities for this type of development are provided they must meet the existing requirements, such as being able to connect to Council reticulated wastewater services and avoid high hazard and significant natural and cultural areas.



The Council has not identified a preferred strategic option for managing additional housing development in rural areas over the next 30 years. However, given the significant lifestyle development that has occurred and the often associated adverse effects on rural character, transport networks, primary productive potential, and the District's natural resources, a reduction in lifestyle development from the status quo is proposed. Likewise, a preferred strategic option has not been identified for providing additional rural residential development over the next 30 years.

High-level possible approaches for consideration and comment are set out on the following page. Under each option, it is anticipated that adverse effects from residential, primary production and non-agricultural production business activities will be managed more effectively through amended District Plan provisions. It is also envisaged that the Council will continue to provide community facilities such as passive recreation spaces in rural areas, that continue with current Levels of Service.

Given the predominantly rural location of the District's significant natural and indigenous biodiversity areas, rural and rural residential development in the Rural Zone has the potential to adversely affect or enhance these important natural values depending on the nature of the development. Options for enhancement should be considered as part of each approach.

## RURAL DEVELOPMENT APPROACHES

**Option 1:** Increase the minimum lot size (from the current 4 hectare District Plan minimum) *throughout* the Rural Zone

**Option 2:** Increase the minimum lot size in *parts* of the Rural Zone



### "WHAT DO YOU THINK?"

- What matters should be considered when determining a minimum lot size? Why?
- Which option is better for maintaining rural character and rural production? Why?
- What size should the minimum rural lot size be or should we keep the status quo (4 hectare minimum lot size)? Why?
- Are there any other options?
- What type of activities should we be managing better in the Rural Zone? Why?

## RURAL RESIDENTIAL DEVELOPMENT APPROACHES

**Option 1:** New rural residential areas identified and co-located with existing rural residential areas or on the edge of existing towns. This assumes no intensification in existing rural residential areas.

**Option 2:** Intensification within existing rural residential areas (e.g. enable larger lots to be subdivided down to 2500m<sup>2</sup>). This assumes no new rural residential areas provided.



### "WHAT DO YOU THINK?"

- Do you agree with identifying new rural residential areas? Why?
- If so, should these be co-located with existing rural residential areas or towns?
- What size lots should new rural residential areas have and why? E.g. 2500m<sup>2</sup> – 5000m<sup>2</sup> or 1-2 houses per hectare?
- Do you think existing rural residential areas should be intensified? Why?
- Are there other options, such as a combination of Options 1 and 2?





## Our. CONNECTIONS



### 2.6 Our connections - Ō Tātou Hononga

#### Strategic aim: well-connected through infrastructure

#### What we are proposing:

- Provide for continuing improvement in connectivity within our growing District, including enhancing opportunities for walking and cycling
- Continue to work with Greater Christchurch partners on improved connections with Christchurch and public transport services in the District
- Integrate new urban growth areas into the Council's existing reticulated infrastructure networks
- Continue to explore infrastructure provision options in smaller settlements, including within Maori Reserve 873 (at Tuahiwi)
- Continue to explore opportunities to achieve culturally acceptable approaches to stormwater management
- Incorporate 'green' technologies into the Council's Engineering Code of Practice where they reflect industry best practice and are cost effective
- Maintain the current approach of apportioning infrastructure costs to development rather than the wider community

Infrastructure is critical for sustainable development of the District. Infrastructure includes the District's roads and other transport links, telecommunications, power, water, stormwater and wastewater networks and the Rangiora Airfield. If an area cannot be accessed or have services provided, redevelopment or more intensive development and the use of that area will often be constrained. Sometimes this constraint is physical, i.e. there is insufficient potable water available; sometimes it is cost prohibitive i.e. it is too expensive to extend a Council sewer network to service only a few houses; and sometimes it is temporal i.e. services can be provided but not for a period of years. In some instances there are a number of constraints. In order to efficiently provide infrastructure for development an integrated approach to infrastructure provision with suppliers (including the Council) is required.

#### *Transport*

The transport network provides access to employment, services, education and recreation. It supports residents and businesses. With 11,000 Waimakariri residents (42% of the District's usually resident workforce) travelling to Christchurch for work and about 2,000 of our daytime workforce commuting into the District from Christchurch, the inter-District



connections between Waimakariri District and Christchurch City are critical to meeting demand and the expectations of commuters. Future growth in residential and business activities needs to be supported by efficient and effective transport networks. State Highway 1 and the rail corridor also provide key freight routes between the north and Christchurch.

The Government is investing around \$600 million in upgrading the northern and western Christchurch road corridors. With the completion of the Western Belfast Bypass (2018) and the Northern Arterial extension (2020), the current congestion at peak traffic times on the northern motorway is projected to ease, resulting in greater reliability of travel time. A third northbound lane from Christchurch is planned across the Waimakariri motorway bridge, together with a cycle lane. A third southbound lane to Christchurch has also been proposed. However, as the District grows there will be a challenge in maintaining the travel time people expect a commute to take. With 86% of commuter trips by cars carrying just one person, improving vehicle occupancy as well as public transport services is key.

The Government is also planning the construction of a Short Eastern Bypass at Woodend by 2027. The Council will continue to advocate for a timely commencement of this project in order to ease transport pressures, provide more certainty for a growing community, and support the connectivity of North Woodend (Ravenswood)

in light of its proposed Key Activity Centre status (refer to Section 2.6 'Our Centres') and signalled residential growth opportunities.

Transport connections now and in the future were a focus for many who provided comments during early community engagement. Improvements in commuting to and from Christchurch and public transport (via a rail link, park and ride and bus services) were consistently sought to reduce congestion, increase travel time predictability and reduce reliance on cars. It was also thought important to enhance and extend safe and separate walking and cycling networks.

It is also important to note that emerging transport technologies and developments in transport services may impact the community and the environment. Autonomous vehicles, electric vehicles, greater use of transport as a service (as opposed to vehicle ownership) and enhanced digital connectivity in the future all have the potential to change transport infrastructure requirements considerably, by possibly altering trip patterns. While such changes are very difficult to plan for due to emerging changes in technology, the preferred growth approach is flexible enough to accommodate change. Continual monitoring of change integrated with flexible transport provision approaches will be critical.

The growth approach proposed provides a number of transport service and network benefits. In general,

it makes it more efficient (relative to ad-hoc development) to plan and provide for inter and intra District connectivity as settlement patterns through to 2048 will be more certain. For public transport, the approach supports the continued provision and expansion of the public transport network by consolidating and growing our existing main towns, particularly Rangiora and Woodend/Pegasus.

The Council will continue to work with the Greater Christchurch partners on regional public transport improvements within the context of the Urban Development Strategy, and with the New Zealand Transport Agency over transport network matters; acting as an advocate for appropriate provision of public transport in order to reduce congestion and meet the needs of our growing communities. This is important not only from a travel point of view, but also from amenity, environmental and economic perspectives and includes the continued protection of the rail corridor to enable commuter rail travel in the future, should regional and national policy approaches support this. The Council also has a supporting role in providing park and ride facilities.

Medium-term public transport initiatives planned include Metro bus service improvements, bus priority lanes between the Belfast and Chaney's off-ramp, and travel demand management.



Potential changes in development density in the long-term proposed under the growth approach supports existing and new walking and cycling networks through cost efficiencies and use. Current major cycling and walkways projects to be completed in 2018 include a shared 6.5km path connecting Rangiora to Woodend and an 8km shared path linking Rangiora and Kaiapoi. These projects combined are expected to go some way to assist commuting choices as well as increase safety and recreation opportunities. In 2016, the Council updated its Walking and Cycling Strategy and new initiatives will continue to be identified and advocated for completion, subject to funding.



### ***Three waters infrastructure***

Infrastructure services for stormwater, wastewater and potable water range from individual sewerage and water systems (such as in rural areas) to Council provided reticulated (piped) schemes. There has been a shift in recent years towards connecting-up small community schemes to larger reticulated schemes, and it is expected that this trend will continue. The Council has invested heavily in response to higher growth rates, including those driven by the 2010 and 2011 earthquake events. Two major infrastructure investment decisions are an example of this:

- The construction of the \$36 million Eastern Districts Sewerage Scheme that connects and treats wastewater from nine eastern towns and communities (95% of properties in the District). The Eastern Districts Sewerage Scheme has capacity for projected growth until at least 2050. It also provides improved environmental benefits by replacing discharges to lowland rivers and streams or disposal onto land with an ocean outfall; and
- A \$16 million major upgrade of the Rangiora water supply in 2011 that includes a new deep artesian water source with multiple bores and in-ground infrastructure. With the completion of all planned bores in the borefield and additional reservoir storage, sufficient capacity has been provided for a doubling in the size of Rangiora's population, thereby providing sufficient capacity to match the demand forecast by the growth projections.

The Council's commitment over the past decade to major investment in infrastructure to cater for growth means that when considering development in the District over the next 30 years, the 'backbone' of the major infrastructure is already in place. The only work now required to meet growth demands is to integrate new development areas into the existing systems, and respond to national policy requirements and meet the changing expectations of the community regarding the standard of services provided.

The Council will also continue to explore opportunities to achieve approaches to stormwater management that are important to Ngāi Tūāhuriri and incorporate 'green' technologies into its Engineering Code of Practice where they reflect cost effective best practice. The growth approach proposed supports in principle the efficient provision of in-ground infrastructure as the existing network can be expanded and supported by co-located and more compact development. Well-planned growth enables the Council and developers to work together to provide key infrastructure at the right place, standard and time.



## "WHAT DO YOU THINK?"

- Do you agree with reducing reliance on private vehicle use and providing more public transport to our town centres? Why?
- Do you support the Council exploring 'green' technologies for the provision of infrastructure? Why?
- What improvements could be made to our walking and cycling network?
- What are your views on the provision of reticulated infrastructure in small settlements that do not currently have it?



## Our. ECONOMY


### 2.7 Our economy - Ō Tātou Ōhanga

**Strategic aim: employment and business opportunities that enhance District self-sufficiency**

**What we are proposing:**

- Provide for continued business activities appropriate for their location within existing towns
- Consider further provision for greenfield business land in Rangiora and Kaiapoi
- Progress the planning for the Mixed Use Business Regeneration Areas (Red Zone) in Kaiapoi
- Continue to provide for business activities within both rural and residential zoned areas, but manage the type and nature of these activities to minimise significant adverse effects on adjoining communities
- Closely monitor land use take up and development and business trends to be able to respond more quickly as demand and preferences change
- Consider increased support for attracting new business to the District to provide more local jobs





The District is home to more than 6,300 businesses and a large skilled labour force. The construction and utilities sector is the District's biggest employer followed by the professional services sector, and wholesale and retail. Business activity is critical in supporting a thriving community.

Key locations for these business activities are the six zoned business areas within the District, principally located in the District's main towns. These are the District's industrial and commercial hubs, providing for retail and commercial services in town centres (typically Business 1 Zones) and industrial activities (typically Business 2 Zones). There are also business spot zones for specific purposes. In total, over 275 hectares of land in the District is currently zoned for business activity and another six hectares is 'in the pipeline'. A further nine hectares of additional land for mixed-use business activity has also been identified in the Kaiapoi Recovery Plan (Red Zone) areas adjacent to the Kaiapoi town centre.

In addition to the zoned business areas, a significant number of industrial, commercial and other non-agricultural activities are also occurring in the Rural Zone with 45% of all the District's construction and manufacturing activities located within rural areas. Likewise, the residential zones accommodate a significant proportion of the District's businesses, with working from home opportunities responding to an identified need. These can be appropriate as long as any adverse amenity impacts on neighbours and distributional effects on the District's main town centres are managed. Industrial and commercial activity growth over the last 10 years has also been faster proportionally in both rural

and residential zones than the District's business zones. This trend may continue in the future, especially within the commercial and professional services sector given the increasing ability to run a business from home.

Early comments received on the District's economy largely focused on local jobs, the location of business areas and which industry sectors should be fostered and grown. Creating more local employment opportunities would assist in increasing self-sufficiency and hence ease commuting pressures. A range of views in relation to the most appropriate places to grow the District's business areas were given. These range from:

- *Concentrating commercial activity in Rangiora to achieve a critical mass, proximity to rail and efficiencies gained from co-location with other business activities;*
- *Identifying North Woodend (Ravenswood) as a key location for businesses seeking a State Highway 1 location;*
- *Locating industry to the south of Kaiapoi;*
- *Enabling appropriate commercial and light industrial activities in the Rural Zone;*
- *Consolidating business zones around existing nodes and expanding as necessary.*



With just over 100 hectares of remaining vacant business land in the District (which includes some large lots in Southbrook and yet-to-be developed land at North Woodend), projections indicate that it is likely the District will need between 17 to 33 hectares of additional greenfield business zoned land. This additional land will provide for business growth and development choices through to 2048. The final determination of the exact amount of land required will be completed by early 2018 in response to the NPS-UDC requirements identified in Section 1.4. and in light of sub-regional planning processes.

The growth option proposed provides for continued business activities in identified business areas within existing towns, and potentially new greenfield business zoned land beyond the existing infrastructure supported boundary in Rangiora and south of Kaiapoi. This is to accommodate, in the longer term, additional business (predominantly industrial) development through to 2048. Providing opportunities for co-located business activities and ancillary support services, should attract employment rich businesses to the established towns and the District more generally. A more distributed growth pattern would not support business co-location and support services to the same extent.

Possible locations for this new business zoned land are identified in Figures 11 and 12 (see pages 41 and 43). Further work will be undertaken to identify and confirm the actual greenfield locations and extent, together with providing for different types of business activities within existing urban areas. These will be enabled through the District Plan Review.

Opportunities will continue to be provided for business activities to operate and establish within both rural and residential zones, but with revised District Plan controls on activities and their scale to better manage amenity effects and avoid impacts on established rural and residential activities. The provision of suitable local convenience retailing in smaller rural settlements will be explored with the community as part of a proposed review of the Rural Residential Development Plan (adopted in 2010). Currently, the CRPS restricts these urban activities outside of the urban areas of the eastern part of the District.

It is difficult to determine and plan for rapid changes in technology with precision. For example, the trend towards more digitally connected and mobile workers might lead to lower office space requirements. In order to be flexible and respond to changes, the Council will monitor land use up-take and business and employment trends. The Council will also work with developers to encourage the provision of adaptable, multi-use buildings.

The Council supports business development in the District through dedicated staff and funding for Enterprise North Canterbury (ENC). ENC was established by the Waimakariri and Hurunui District Councils in 2003 to promote economic development in North Canterbury and work alongside businesses to develop an innovative and prosperous area. ENC has a programme to attract new businesses and jobs to the District and consideration will be given to further developing this.



## *“WHAT DO YOU THINK?”*

- **Do you have any preferences on the identified growth directions for business land shown in Figures 8 and 9? Why?**
- **Do you agree with providing additional restrictions on business activities operating in rural and residential zones? Why?**



## Our. CENTRES

### 2.8 Our centres - Ō Tātou Pūtahi

Strategic aim: vibrant and distinct town centres



#### What we are proposing:

- Identify further opportunities for intensified residential and business development focused in and around the town centres of Rangiora and Kaiapoi
- Make best use of existing Business 1 zoned land in the main centres of Rangiora and Kaiapoi
- Consider an area for the expansion of the Rangiora town centre to the east/northeast, including large format retailing
- Commence a review of the Rangiora Town Centre Strategy in 2018/19
- Complete in 2018 a review of the 2011 Kaiapoi Town Centre Plan, and confirm an implementation plan for this and the mixed use Business Area adjoining the town centre
- Consider provision for large format retailing in or adjacent to Woodend and Kaiapoi
- Confirm the Woodend/Pegasus Key Activity Centre at a location within the business area at North Woodend (Ravenswood)
- Continue to support the centres of Woodend, Pegasus and Oxford
- Continue to monitor progress made against the Oxford Town Centre Strategy

The District currently contains a number of centres of differing size and function. These include the Key Activity Centres (KACs) of Rangiora and Kaiapoi as well as the Oxford and Woodend town centres. KACs are commercial centres identified as focal points for employment, community activities and the transport network that are suitable for intensive mixed-used development, as required to be identified by the CRPS. More generally, town centres should be vibrant, economically well-functioning, attractive, portray their unique character and values, be accessible and pedestrian-friendly with good parking, and be well connected to public transport and cycleways.

Both the Rangiora and Kaiapoi town centres suffered from the effects of the Canterbury earthquakes and have seen extensive (re)development with a combination of Council and private development projects progressing under frameworks put in place by town centre strategies. Many of the key actions within these strategies are now completed, providing the opportunity to reassess the District's centres' roles and function, as does the Waimakariri Residential Red Zone Recovery Plan which identifies approximately nine hectares of land adjoining the existing Kaiapoi town centre for future mixed use business activity. For Woodend/Pegasus, opportunities for further development appear constrained in the existing Woodend centre while some progress is occurring at North Woodend (Ravenswood) and Pegasus centres.

Retailing trends are evolving and there are some key drivers of change at play as consumer expectations increase, catchments widen, online shopping becomes more prevalent and large format retailing (LRF) i.e. 'big box' store centres or 'supercentres' take more of a centre stage in shopping patterns. It will continue to be vital that town centres provide a 'lifestyle' centre which contains activities such as community, civic, recreational and entertainment so they are places where people like to go and carry out business.

Early comments received from the community and background analysis, indicate that Rangiora is the logical place for LFR whilst still protecting the centre's character, given its location within the District and its current retail offerings. Some noted that Rangiora East had developed as a de-facto LFR location which is appropriate as it is well connected to the town centre.

Early comments also suggest the future of the Kaiapoi town centre needs to be well defined and should draw on the town's heritage and 'historic river town' focus in style and retail activity. Many suggest that North Woodend (Ravenswood) should be the future KAC for Woodend/Pegasus, that strategic transport links are needed to support this, and that transport network impacts are appropriately considered.

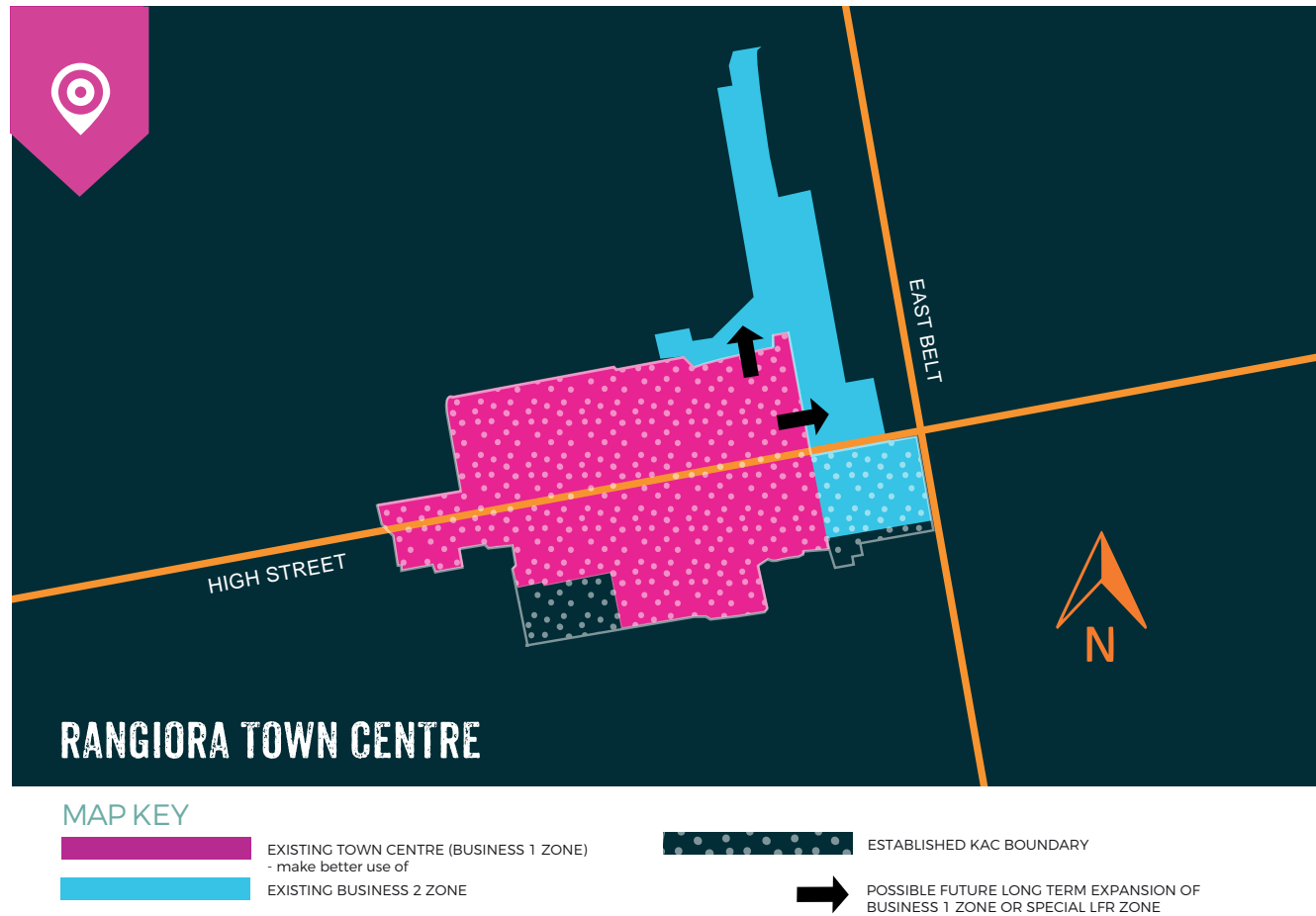
The growth approach proposed supports the existing KACs in Rangiora, Kaiapoi and Woodend/Pegasus by providing further opportunities for residential and business development focused in and around these towns. This helps these centres to be vibrant, accessible and with a continued focus for community services.

The approach proposed sees Rangiora continuing its primary centre role in the District. Accordingly, and with anticipated population growth in the centre's catchment, it is projected that the centre could sustain a further increase in retail Gross Floor Area (GFA) by 2048. In addition to this, there will likely be requirements for office space and other appropriate centre activities such as community and entertainment facilities.





Figure 8. Rangiora Town Centre



The current Business 1 Zone in Rangiora could be extended in the order of 6 hectares to accommodate such growth over the next 30 years. Good progress has been made to make better use of existing zoned town centre land in recent years and such efforts will be continued and advocated for. Comprehensive regeneration and redevelopment of current centre land, particularly in light industrial or residential use, will be sought. Beyond this, this draft Strategy proposes directions for extending the current Business 1 Zone to the east and north/east, as indicated in Figure 12. Such proposals will be further investigated in a review of the 2010 Rangiora Town Centre Strategy in 2018/19 and be confirmed through the District Plan Review.

Figure 9. Kaiapoi Town Centre



Kaiapoi's demand for commercial floor space over the next 30 years will be met by the 9 hectares (approximately) of new mixed use business land that was identified immediately adjacent to the existing Business 1 Zone in Kaiapoi through the 2016 Waimakariri Residential Red Zone Recovery Plan. In light of this, and in recognition of the need to appropriately integrate these new areas with the existing Kaiapoi town centre and identify new opportunities for the existing centre, the 2011 Kaiapoi Town Centre Plan will be reviewed in 2018. This Plan may signal District Plan changes, including rezoning of the Recovery Plan (Red Zone) areas.

Figure 10. Woodend/Pegasus Town Centre



The exact spatial locations of the Rangiora and Kaiapoi KACs are well defined, being largely the Business 1 Zoned areas. However, this is not the case in Woodend/Pegasus. With projected population growth in the Woodend/Pegasus area catchment, it has been identified that more than 14,000 m<sup>2</sup> of retail floor space could be sustainable in a KAC by 2043, which translates into the provision of up to 5 hectares of KAC land. It is not considered practicable to expand the small existing Woodend town centre, which is surrounded by primarily residential activities, to provide for a single, contiguous area of land that could become a KAC. The planned commercial location at North Woodend (Ravenswood) benefits from its central location in Woodend/Pegasus, its proximity to State Highway 1, its consented and anticipated commercial activity and its land availability to accommodate a centre of the size required. It is therefore proposed that the KAC will be defined at North Woodend with further work required to identify the exact location and ensure good town centre outcomes are achieved. At the same, the existing centres at Woodend and Pegasus will continue to be supported.



Implementation of the 2014 *Oxford Town Centre Strategy* will continue to occur, which addresses the business and built environment; access to and within; and facilities and open spaces. These themes will continue to be monitored and the Strategy updated if required.

LFR will be expressly provided for in the District in a location or locations where it supports the existing town centres, for example, adjacent to Business 1 Zones (core town centre commercial areas). In Rangiora, the industrial area east of the current town centre is an appropriate location. The actual locations for these activities will be confirmed through the District Plan Review process.



## "WHAT DO YOU THINK?"

- Do you agree with locating the Key Activity Centre for Woodend/Pegasus in North Woodend (Raven-swood)? Or do you have another preference for the location? What are your reasons?
- In which direction do you think the Rangiora town centre should expand in the longer term?
- Do you have any preferences on where to provide large format retailing in the District?



## Our. COMMUNITY SPACES & PLACES

### 2.9 Our community spaces and places - *Ō Tātou Wāhi*

**Strategic aim:** community facilities and green spaces that meet community needs.

#### What we are proposing:

- Explore opportunities to provide additional greenspace or utilise existing greenspace in different ways in existing urban areas, as well as continue to plan for new greenspace in new urban areas to meet agreed levels of service
- Develop a Community Facilities Strategy, a Sports Field Strategy, an Aquatic Centres Capacity Study and a finalised Indoor Courts Proposal to appropriately plan for meeting the demands from population growth and directions

Community facilities and social infrastructure will be needed to provide for future growth and changing needs in the District. Currently, the Council provides 34 community buildings in the District, including three aquatic centres, three libraries, two town halls and three Council service centres. Meeting rooms, sports pavilions and other buildings are used for a variety of community purposes. The Council also provides about 1,000 hectares of extensive park and reserve space in the form of neighbourhood parks, sports parks, public gardens, cultural heritage sites (including cemeteries), civic spaces and streetscapes and natural areas such as the Ashley Gorge Reserve. There are 53 children's playgrounds across the District.

The Council's role in providing recreational space in rural areas extends to maintaining and/or enhancing informal spaces such as road reserves, domains and natural reserves. In the rural residential areas, Council maintains recreation and ecological linkage reserves for casual recreation. The District is also fortunate to have various water recreational opportunities associated with the Waimakariri River, Kaiapoi River, Ashley River, Pegasus Lake, and the coastal environment.

Council is not the only provider of recreational spaces. There are large areas of public land developed for recreation, including the Tūhaitara Coastal Park provided by the Te Kōhaka o Tūhaitara Trust, the Waimakariri and Ashley/Rakahuri Regional Parks managed by Environment Canterbury, and the Department of Conservation's estate to the west of the District. Other providers of community spaces such as meeting rooms or sports areas include the North Canterbury Recreation Trust, schools, churches and private businesses.

Currently the Council's Level of Service for greenspace provision is that most residential properties in an urban area will be within reasonable walking distance of a neighbourhood park. This is defined as ideally being within a 500m radius or a 10-minute walk. In addition, the benchmark for neighbourhood park provision across the District is 1.0 hectare of park space per 1000 residents.





Early comments received from the community indicate that parks and open spaces, community facilities such as libraries and meeting spaces, and playgrounds are seen as critically important for creating strong communities. These need to reflect a growing population and be accessible by all ages and abilities. It is anticipated that green spaces will become more important with intensification of urban areas and sport facilities should be flexible to cater for a wide variety of popular sports.

The District is considered to be well served by arts and cultural venues and it is unlikely that additional facilities of this type will be needed in the next 30 years. The Council has recently upgraded key town halls such as the Rangiora and Oxford Town Halls to enable them to be used for performing arts, and Kaiapoi High School has space for performing arts. The Council also supports a number of local museums and contributes to the Canterbury Museum. Similarly, the Council provides opportunities for the display of art within its offices, libraries and other community facilities.

The District has several halls that were historically built to accommodate large-scale functions. Apart from The Pines Beach/Kairaki Community Hall, currently under construction, it is not anticipated that there will be any need for more facilities of this kind to address growth. However, the interests of people have changed over time and there is a need for small to medium sized spaces that can accommodate a range of needs and groups.

The Council also needs to recognise and respond to the changing ways libraries are accessed. There is currently no agreed Levels of Service for the District's community facilities including libraries. The Council will develop a Community Facilities Strategy in 2017/18, which will consider and propose Levels of Service for libraries and will investigate needs for the provision of library services to meet the needs of a growing and changing



community over the next 30 years, in light of the growth directions signalled in this Strategy. The Community Facility Strategy will also consider the futures of Service of community centres providing meeting spaces and the future requirements of community facilities to ensure these continue to meet the community's needs.

In addition, the Council will develop a Sports Field Strategy in 2017/18, to consider the Levels of Service for sports fields over the next 30 years to respond to the growth directions signalled in this Strategy. This will also take into account trends in sports participation and projected demographic changes.

The Council is currently progressing an indoor courts proposal for the development of a major central four court facility for indoor ball sports within North Canterbury, located on Coldstream Road in Rangiora.

The Council is also working with Kaiapoi High School for improved community access to another full court. The

indoor courts proposal will be further considered alongside other proposed capital programmes as part of the 2018-28 Long Term Plan.

The current provision of the District's aquatic facilities is considered sufficient to meet population growth for the next 10 years. As well as continued monitoring, the Council will undertake a capacity study to investigate opportunities for better use of existing facilities and to indicate any possible further future provision required to meet demand.

While the Levels of Service for the provision of green spaces will continue to be applied for future green-space development in new urban areas, due to the intensification proposed in this Strategy, the Council will explore opportunities to provide additional greenspace or utilise existing greenspace in different ways where appropriate. If the needs of our community change, the Council can respond by providing additional or alternative facilities within greenspaces.





## *“WHAT DO YOU THINK?”*

- As our population increases and changes, what type of community facilities including libraries are important in our growth areas? Where should these be?
- Do you think the current design and recreational offerings of our green spaces will meet future demands and preferences, particularly in existing areas that could be intensified or redeveloped? Why?



## WHERE HAVE WE COME FROM?

- Largest town in the District and focus of business activities
- 17,500 – estimated population (2017)
- 7,000 – estimated households
- Accommodates almost one third of the District’s residential growth
- 121 – average annual building consents for new houses from (1991-2011)
- 242 – average annual building consents for new houses post-earthquakes (2012-2016)
- 855 hectares of existing zoned residential land, including some large areas yet to be developed at North, East and South West Rangiora
- 202 hectares of existing zoned business land
- 60% of retail activity in the District occurs in Rangiora
- Office activity dominated by Council and professional businesses that serve the local community
- Rangiora Town Centre Strategy adopted in 2010
- Industrial activity in Rangiora services local businesses and rural industries/activities
- Water supply recently upgraded in Rangiora
- Eastern Districts Sewage Scheme services Rangiora
- Rangiora community has access to community facilities such as the town hall, library, meeting spaces, pool, parks and sports fields
- Transport network improvements on key routes
- Increasing demand on the transport network
- Rangiora is served by one public transport bus route

# RANGIORA & SOUTHBROOK SNAPSHOT

Figure 11. Proposed growth directions for Rangiora

### WHERE ARE WE GOING?

- Rangiora remains the District's largest town
- 30,000 – estimated population (2048)
- 12,025 – estimated households
- 5,025 - new households in Rangiora
- Continues to accommodate one third of the District's residential growth
- 167 – estimated annual building consents for new dwellings for the next 30 years
- 423 hectares of additional feasible residential land required by 2048 (this includes capacity in remaining stages of existing residential developments as well as new green field areas inside and outside of the Infrastructure Boundary)
- Future residential growth directions proposed to the east (predominantly) and west of the current town
- Opportunities for intensification/regeneration to be identified
- New growth directions take into account areas of unacceptable natural hazard risk and areas of significant environmental and cultural values
- 6 hectares of additional feasible retail/commercial land (Business 1 Zone) required by 2048
- Regeneration opportunities currently provided in areas of residential and light industrial use within existing Business 1 Zone
- In the longer term, further expansion of Business 1 Zone and large format retailing proposed for east/northeast of the town centre in existing Business 2 (Industrial) Zone
- 60% of retail activity in the District continues to occur in Rangiora
- Office activity continues to be dominated by Council and professional businesses that serve the local community
- Rangiora Town Centre Strategy Review to commence in 2018/19
- Between 17 to 33 hectares of additional feasible industrial land required in the District. Some of this land could be located in the Southbrook Area
- New growth areas to connect into existing sewage and water networks
- Stormwater levels of service designed to meet increased performance requirements
- The needs for community facilities such as town hall, libraries, meeting spaces, pools, parks and sports fields of a growing Rangiora and District-wide population continue to be met
- The completion of a number of Council's local roading projects including walking and cycling
- Protection of strategic corridors
- Improved public transport services within Rangiora and to other towns within Waimakariri and Christchurch City to meet population demand



### MAP KEY

- CURRENT BUSINESS ZONED AREA
- CURRENT RESIDENTIAL AREA INCLUDING ZONED & YET TO BE DEVELOPED
- PROPOSED RESIDENTIAL GROWTH DIRECTION
- POSSIBLE FUTURE BUSINESS LAND GROWTH

Figure 11



## WHERE HAVE WE COME FROM?

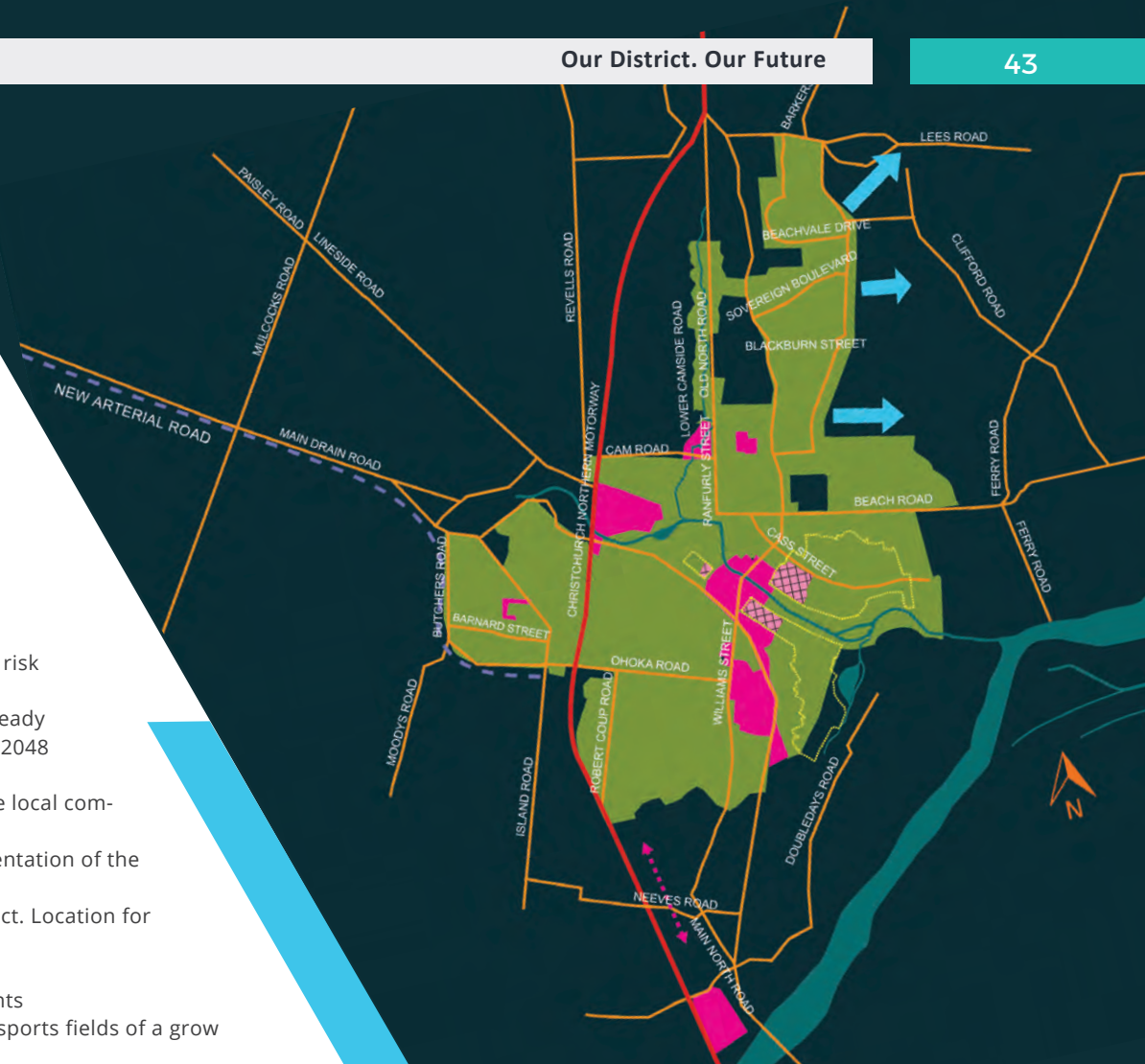
- Second largest town in the Waimakariri District
- Historic river town with distinct character
- 10,300 – estimated population (2017)
- 4,120 – estimated households
- 81 – average annual building consents for new houses (1991 – 2011)
- 289 – average annual building consents for new houses post-earthquake (2012-2016)
- 685 hectares of existing residential land, including remaining stages in Silverstream and Beach Grove
- 51 hectares of existing business land
- 30% of retail activity in the District occurs in Kaiapoi
- Office activity dominated by professional businesses that serve the local community
- Kaiapoi Town Centre Plan adopted in 2011 and largely implemented
- Industrial activity in Kaiapoi services local businesses and rural industries
- Eastern Districts Sewage Scheme services Kaiapoi
- Kaiapoi community has access to community facilities such as the library, pool, parks & sports fields
- Transport network improvements on key routes
- Increasing demand on the transport network
- Kaiapoi is served by public transport bus routes

# KAIAPOI SNAPSHOT

Figure 12. Proposed growth directions for Kaiapoi

### WHERE ARE WE GOING?

- Remains the second largest town in the District
- The character of Kaiapoi is retained
- 15,000 – estimated population (2048)
- 6,050 – estimated households
- 1,933 – new households in Kaiapoi
- 92 – average annual building consents for new houses
- Further work will need to consider natural hazard risk to Kaiapoi on rezoning additional land post 2039
- Extent of hazard risk to be considered as part of Council’s response to the National Policy Statement on Urban Development Capacity
- 148 hectares of additional feasible residential land required for the next 21 years of growth (this includes capacity remaining in stages of existing residential developments and new greenfield areas)
- Future residential growth directions proposed to the north east of existing Kaiapoi
- Opportunities for intensification and regeneration to be identified
- New growth directions take into account the areas of unacceptable natural hazard risk and areas of significant environment and cultural values
- Nine hectares of additional feasible retail/commercial/mixed use business land already identified through the Red Zone Recovery Plan, which will be sufficient through to 2048
- 30% of retail activity in the District continues to occur in Kaiapoi
- Office activity continues to be dominated by professional businesses that serve the local community
- Kaiapoi Town Centre Plan review to commence in 2017/18, along with the implementation of the Red Zone Recovery Plan
- Between 17 and 33 hectares of additional feasible industrial land required in District. Location for some of this land could be south of Kaiapoi township
- New growth areas to connect into existing sewage and water networks
- Storm-water levels of service designed to meet increased performance requirements
- Needs for community facilities such as libraries, meeting spaces, pools, parks and sports fields of a growing Kaiapoi and catchment population continue to be met
- Completion of the Western Belfast Bypass (2018) and the Northern Arterial extension (2020)
- A third southbound lane on the Waimakariri Bridge (including a cycle-way) proposed
- The completion of a number of Council’s local roading projects including walking and cycling
- Strategic corridors protected
- Improved public transport services within Kaiapoi and to other towns within Waimakariri and Christchurch City to meet population demand



#### MAP KEY

- CURRENT BUSINESS ZONED AREA
- CURRENT RESIDENTIAL AREA INCLUDING ZONED & YET TO BE DEVELOPED
- PROPOSED RESIDENTIAL GROWTH DIRECTION
- POSSIBLE FUTURE BUSINESS LAND GROWTH
- NEW ARTERIAL ROAD (soon to be completed)
- MIXED USE BUSINESS AREA
- REGENERATION AREA

Figure 12

## WHERE HAVE WE COME FROM?

- Currently two distinct main urban areas comprising historical Woodend and the new town of Pegasus
- 5,150 – estimated population (2017)
- 2,060 – estimated households
- 37 – average annual building consents for new houses from 1991 – 2011
- 157 – average annual building consents for new houses post-earthquakes (2012-2016)
- 470 hectares of existing zoned residential land, including developments in Ravenswood and remaining stages in Pegasus
- 21.5 hectares of existing zoned business land
- 6% of retail activity in the District occurs in Woodend
- Woodend Pegasus Area Strategy adopted in 2013
- Eastern Districts Sewage Scheme services Woodend
- Woodend community has access to community facilities such as community centre, parks and sports fields
- Increasing demand on the transport network
- Established transport networks to Kaiapoi and Rangiora
- Woodend/Pegasus and Waikuku/Waikuku Beach served by one public transport route

# WOODEND/PEGASUS SNAPSHOT

Figure 13. Proposed growth directions for Woodend/Pegasus



### WHERE ARE WE GOING?

- North Woodend development (Ravenswood) will 'join' Woodend and Pegasus to create a single town with three distinct sub-areas
- 12,116 – estimated population (2048)
- 4,846 – estimated households
- 2,786 – new households in Woodend
- 93 – estimated annual building consents for new houses (from 2017-2048)
- At least 20 hectares of additional feasible residential greenfield land by 2048 (this includes capacity remaining stages of existing residential developments and new greenfield areas) inside and outside of the infrastructure boundary
- Future residential growth directions proposed to the north of Woodend
- Intensification opportunities to be identified
- New growth directions take into account the areas of unacceptable natural hazard risk and areas of significant environment and cultural values
- Commercial (retail and office) land supply sufficient to meet 2048 requirements
- Key Activity Centre (KAC) proposed to be located in new commercial area in North Woodend
- 8% of retail activity in the District occurs in Woodend/Pegasus
- Woodend Pegasus Area Strategy implementation to be monitored
- New growth areas to connect into existing sewage and water networks
- Stormwater levels of service designed to meet increased performance requirements
- The needs for community facilities such as libraries, meeting spaces, pools, parks and sports fields of a growing Woodend/Pegasus population are met
- Completion of the Woodend Bypass by 2027
- Completion of a number of Council's local roading projects including walking and cycling
- Strategic corridors protected
- Public transport services between Woodend/Pegasus and other key District destinations and Christchurch City meet population demand



Figure 13

#### MAP KEY

- CURRENT BUSINESS ZONED AREA
- CURRENT RESIDENTIAL AREA INCLUDING ZONED & YET TO BE DEVELOPED
- PROPOSED RESIDENTIAL GROWTH DIRECTION
- FUTURE SHORT EASTERN BY PASS

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## WHERE HAVE WE COME FROM?

- Fourth largest town within the Waimakariri District
- 2,206 – estimated population (2017)
- 882 – estimated households
- 14 – average annual building consents for new houses (1991 – 2016)
- 140 hectares of existing zoned residential land, including some large areas not yet developed east of the town
- 3.2 hectares of existing zoned retail and commercial business land
- 3% of retail activity in the District occurs in Oxford
- 11.5 hectares of existing industrial business land
- Oxford Town Centre Strategy adopted in 2014
- Oxford Sewage Scheme services Oxford
- Oxford community has access to community facilities such as community centre, parks and sports fields

# OXFORD SNAPSHOT

Figure 14. Proposed growth directions for Kaiapoi

### WHERE ARE WE GOING?

- Remains the fourth largest town within the Waimakariri District
- 3,693 – estimated population (2048)
- 1,477 – estimated households
- 595- new households in Oxford20 – estimated annual building consents for new houses (from 2017-2048)
- At least 30-40 hectares of additional feasible residential greenfield land demand by 2048 (this includes remaining stages of existing residential developments and potentially new greenfield areas)
- Demand for new households to be met in part by developing existing vacant land and / or intensifying the density in existing zoned areas
- Future residential long-term growth directions proposed to the south of Oxford
- Commercial (retail and office) and Industrial land supply sufficient to meet 2048 requirements
- 3% of retail activity in the District occurs in Oxford
- Oxford Town Centre Strategy implementation to be monitored
- New growth areas to connect into existing sewage and water networks
- Stormwater levels of service designed to meet increased performance requirements
- The needs for community facilities in Oxford are met



#### MAP KEY

- CURRENT BUSINESS ZONED AREA
- CURRENT RESIDENTIAL AREA INCLUDING ZONED & YET TO BE DEVELOPED
- PROPOSED RESIDENTIAL GROWTH DIRECTION

Figure 14



# Part 3

## Making it happen - *Wāhanga 3: Te Whakatinanatanga.*

This Section sets out the principles and anticipated actions to drive the implementation of this Strategy, including a statement on its monitoring and review.

### 3.1 Implementation principles - *Ngā Mātāpono Whakatinana*

A number of key principles underpin and provide context for the Strategy and shape and guide decisions on planning, transport and infrastructure investment. They will also guide the implementation of the Strategy. These principles are set out below.





- **Culture:** Continuing to build Council's relationship with Te Ngai Tūāhuriri Runanga by giving public effect to the spirit of the Treaty of Waitangi and by protecting or enhancing local heritage sites and values of cultural significance.
- **Adaptability and flexibility:** Putting into place a strategy and implementation framework for growth that is adaptable and flexible to change with the pace of development, ongoing external regional and central Government influences and other unexpected factors.
- **Integration:** Better integration of Council's planning, service delivery and communities' social and cultural needs in long-term spatial planning.
- **Resilience and sustainability:** Managing risk and uncertainty through tools and frameworks that enhance how we respond to hazards and the unexpected, and championing sustainability in planning, design and service delivery to better respond to likely future change.
- **Leadership:** Providing good governance and decision-making, monitoring the impacts and outcomes, and managing implementation proactively and efficiently.
- **Collaboration:** Proactively working in a collaborative and coordinated manner with key stakeholders such as the community, businesses, strategic partners, government, and other organisations as relevant.
- **Responsibility:** Continually working towards ensuring our District is the very best of town and country.






### 3.2 Implementation framework - *Te Anga Whakatinana*

The high-level actions identified throughout this report are collated in the following table. Detailed implementation planning will commence once the Strategy is finalised and adopted by Council. The directions set by this Strategy will help to inform the Council's 2018-28 Long Term Plan and Financial Strategy, 2018-48 Infrastructure Strategy and a number of other key Council planning documents, including the review of the Waimakariri District Plan.






Continually working towards ensuring our District is the very best of town and country












KEY THEME	TOPIC / PROJECT	KEY ACTION AND SCOPE	IMPLEMENTATION PROCESS	CONTRIBUTING THEMES
	Native flora and fauna and coastal areas	<ul style="list-style-type: none"> <li>• Continue current initiatives: Ashley River/Rakahuri Rivercare Group; Matawai Park; Tuhaitara Coastal Park</li> <li>• Consider opportunities to protect and enhance significant areas of native flora and fauna</li> <li>• Continue current initiatives and consider opportunities to protect and enhance, or establish significant areas of native flora and fauna as part of CWMS programme</li> <li>• Continue to support the Te Kōhaka o Tūhaitara Trust's 200-year plan to replace exotic species with natives in the sand dune system</li> <li>• Consider additional opportunities to better manage the coastal environment</li> </ul>	<ul style="list-style-type: none"> <li>• District Plan Review in 2017 – 2019</li> <li>• LTP 2018-2028</li> <li>• RRDP Review</li> <li>• Support the CWMS work programme</li> <li>• Support the Te Kōhaka o Tūhaitara Trust</li> </ul>	
	Water quality management	<ul style="list-style-type: none"> <li>• Continue to fulfil an advocacy role on water quality, supporting Environment Canterbury as the primary organisation with water quality responsibilities in the District</li> <li>• Continue to address consenting issues relating to water quality</li> </ul>	<ul style="list-style-type: none"> <li>• Waimakariri Zone Implementation Programme</li> <li>• Global resource consents</li> <li>• District resource consent process</li> </ul>	
	Wāhi tapu me wāhi taonga	<ul style="list-style-type: none"> <li>• Continue to work with Ngāi Tūāhuriri to identify and classify specific wāhi tapu me wāhi taonga as required</li> <li>• Continue to work with Ngāi Tūāhuriri to create a heritage and mahinga kai area in the Kaiapoi Red Zone</li> </ul>	<ul style="list-style-type: none"> <li>• District Plan Review in 2017 – 2019</li> <li>• Waimakariri Residential Red Zone Recovery Plan</li> </ul>	
	Natural hazards management	<ul style="list-style-type: none"> <li>• Provide for growth in areas not susceptible to unacceptable risk from natural hazards</li> </ul>	<ul style="list-style-type: none"> <li>• District Plan Review in 2017 – 2019</li> <li>• Response to NPS-UDC</li> </ul>	

KEY THEME	TOPIC / PROJECT	KEY ACTION AND SCOPE	IMPLEMENTATION PROCESS	CONTRIBUTING THEMES
		<ul style="list-style-type: none"> <li>• Appropriately manage risk from natural hazards</li> <li>• Progress the intent of the Draft District Plan Change 27 covering natural hazards management as part of the District Plan Review</li> </ul>	<ul style="list-style-type: none"> <li>• Drainage Monitoring Programme</li> <li>• Activity Management Plans</li> </ul>	
	Sustainable communities and 'green' technologies	<ul style="list-style-type: none"> <li>• Investigate and support cost effective 'green' design and technology in land use, transport, subdivision and buildings where appropriate</li> <li>• Advocate for sustainable building design, including providing for a range of housing options</li> </ul>	<ul style="list-style-type: none"> <li>• District Plan Review in 2017 – 2019</li> <li>• Ongoing advocacy and partnership</li> <li>• Engineering Code of Practice Review beginning 2018</li> <li>• Resource consenting process</li> <li>• Review Infrastructure Activity Management Plans</li> </ul>	
	Provision of zoned land to accommodate growth	<ul style="list-style-type: none"> <li>• Undertake further work to determine the specific growth areas and additional land requirements</li> <li>• Confirm capacity in the Infrastructure Supported Boundary</li> <li>• Re-zone land for residential development when appropriate</li> <li>• Continue to protect cultural and heritage sites when planning for growth</li> </ul>	<ul style="list-style-type: none"> <li>• District Plan Review in 2017 – 2019</li> <li>• 3 and 10 year reporting under the NPS-UDC</li> <li>• District resource consenting process</li> </ul>	
	Provision of opportunities for intensification and regeneration	<ul style="list-style-type: none"> <li>• Provide further opportunities for intensified residential and business development focused in and around the town centres of Rangiora and Kaiapoi</li> <li>• Work with developers to encourage the provision of adaptable buildings including a greater mix of housing typologies that enable intensification in the District's main towns</li> <li>• Explore regeneration opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• District Plan Review in 2017 – 2019</li> <li>• Three and 10 year reporting under the NPS-UDC</li> </ul>	





KEY THEME	TOPIC / PROJECT	KEY ACTION AND SCOPE	IMPLEMENTATION PROCESS	CONTRIBUTING THEMES
	Small settlements identification and character	<ul style="list-style-type: none"> <li>Retain the character of the District's existing small settlements</li> <li>Determine whether defined areas of rural living should be confirmed as small settlements</li> </ul>	<ul style="list-style-type: none"> <li>District Plan Review in 2017 – 2019</li> </ul>	
	Papakāinga housing	<ul style="list-style-type: none"> <li>Work with Ngāi Tūāhuriri to provide for papakainga housing on Maori land</li> </ul>	<ul style="list-style-type: none"> <li>District Plan Review in 2017 – 2019</li> <li>Advocacy</li> </ul>	
	Management of business activities in rural and residential areas	<ul style="list-style-type: none"> <li>Continue to provide for 'out of zone' business activities within both rural and residential zoned areas, but manage the type and scale of these activities to minimise significant adverse effects on adjoining communities, existing business areas and the productive rural economy</li> </ul>	<ul style="list-style-type: none"> <li>District Plan Review in 2017 – 2019</li> </ul>	
	Rural living	<ul style="list-style-type: none"> <li>Implement the potential change to lot sizes or other controls pending final District Development Strategy directions</li> </ul>	<ul style="list-style-type: none"> <li>District Plan Review in 2017 – 2019</li> </ul>	
	Rural residential development	<ul style="list-style-type: none"> <li>Review the Rural Residential Development Plan to implement final District Development Strategy directions</li> </ul>	<ul style="list-style-type: none"> <li>Rural Residential Development Plan Review</li> </ul>	
	Transport network liaison and advocacy	<ul style="list-style-type: none"> <li>Continue to partner with the Greater Christchurch Partners for improvements in connectivity with Christchurch and public transport services in the District</li> <li>Continue council's supporting role in park &amp; ride</li> </ul>	<ul style="list-style-type: none"> <li>Advocacy and partnership role on Greater Christchurch Public Transport Joint Committee, the Regional Transport Committee, the Greater Christchurch Partnership and other avenues</li> </ul>	
	Connectivity improvements	<ul style="list-style-type: none"> <li>Provide for continuing improvement in connectivity within our growing District, including enhancing opportunities for walking and cycling</li> <li>Continue to monitor and respond to emerging transportation technologies</li> </ul>	<ul style="list-style-type: none"> <li>Council's Rooding programme and Activity Management Plan (2015)</li> <li>Waimakariri Infrastructure Strategy 2018-48</li> <li>Waimakariri Long Term Plan 2018-28</li> <li>Waimakariri Walking and Cycling Strategy 2016</li> <li>Prepare business cases for new projects as required</li> <li>Monitor emerging technologies and respond as required</li> </ul>	

KEY THEME	TOPIC / PROJECT	KEY ACTION AND SCOPE	IMPLEMENTATION PROCESS	CONTRIBUTING THEMES
	Reticulated services	<ul style="list-style-type: none"> <li>• Work with developers to integrate new developments into the Council's existing reticulated infrastructure networks</li> <li>• Continue to explore infrastructure provision options in smaller settlements, including within Maori Reserve 873</li> <li>• Continue to explore opportunities to achieve culturally acceptable approaches to stormwater management</li> <li>• Continue to explore opportunities to incorporate 'green' technologies</li> </ul>	<ul style="list-style-type: none"> <li>• Develop infrastructure plans for the areas</li> <li>• Prepare development agreements as required</li> <li>• Include areas within Activity Management Plans via the LTP as required</li> <li>• Engineering Code of Practice Review beginning 2018</li> <li>• Work with Ngai Tūāhuriri on resource consenting</li> </ul>	
	Provision of zoned business land	<ul style="list-style-type: none"> <li>• Determine exact amount and location of additional business land required</li> <li>• Re-zone land for business development when appropriate</li> <li>• Monitor land use take up and business and employment trends and respond as demand and preference change</li> </ul>	<ul style="list-style-type: none"> <li>• Response to requirements under the NPS-UDC</li> <li>• 3 and 10 year reporting under the NPS-UDC</li> <li>• District Plan Review in 2017-2019</li> </ul>	
	Business requirements	<ul style="list-style-type: none"> <li>• Provide for continued business activities appropriate for their location within existing towns</li> <li>• Consider increased support for attracting new business to the District to provide more local jobs</li> <li>• Progress the planning for the Mixed Use Business Regeneration Areas (Red Zone) in Kaiapoi</li> <li>• Continue to work with developers to encourage provision of adaptable, multi-use buildings</li> <li>• Continue to fund and support role of ENC</li> </ul>	<ul style="list-style-type: none"> <li>• District Plan Review in 2017 - 2019</li> <li>• Kaiapoi Town Centre Plan Review 2017/18</li> <li>• Continue liaison and partnership with developers</li> <li>• Contract Agreements with ENC</li> </ul>	
	Manage business distribution effects	To be determined as part of the District Plan Review	District Plan Review in 2017 - 2019	

KEY THEME	TOPIC / PROJECT	KEY ACTION AND SCOPE	IMPLEMENTATION PROCESS	CONTRIBUTING THEMES
	Rangiora town centre	<ul style="list-style-type: none"> <li>Continue to advocate and work with developers on comprehensive regeneration and redevelopment of current Business 1 zoned land</li> <li>Review the Rangiora Town Centre Strategy including scope and direction of town centre expansion</li> </ul>	<ul style="list-style-type: none"> <li>Advocacy, partnership and agreements with developers where appropriate</li> <li>Rangiora Town Centre Strategy Review in 2018/19</li> </ul>	
	Kaiapoi town centre	<ul style="list-style-type: none"> <li>Continue to advocate and work with developers on comprehensive regeneration and redevelopment of current Business 1 zoned land</li> <li>Complete a Review of the 2011 Kaiapoi Town Centre Plan, and confirm an implementation plan for this and the Mixed Use business area adjoining the town centre</li> </ul>	<ul style="list-style-type: none"> <li>Advocacy, partnership and agreements with developers where appropriate</li> <li>Kaiapoi Town Centre Plan Review in 2017/18</li> </ul>	
	Woodend / Pegasus town centres	<ul style="list-style-type: none"> <li>Identify the exact KAC location and ensure good town centre and transport outcomes are achieved</li> <li>Continue to support the centres of Woodend and Pegasus</li> <li>Continue to monitor the implementation of the Woodend Pegasus Area Strategy</li> </ul>	<ul style="list-style-type: none"> <li>District Plan Review in 2017 - 2019</li> <li>Advocacy</li> <li>Regular monitoring of the Woodend Pegasus Area Strategy implementation</li> </ul>	
	Oxford town centre	<ul style="list-style-type: none"> <li>Continue to monitor the implementation of the Oxford Town Centre Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Regular monitoring of the Oxford Town Centre Strategy implementation</li> </ul>	
	Large format retailing	<ul style="list-style-type: none"> <li>Confirm an area to the east of the Rangiora town centre for large format retailing</li> <li>Identify other locations for these activities in Woodend and Kaiapoi</li> </ul>	<ul style="list-style-type: none"> <li>District Plan Review in 2017 - 2019</li> </ul>	
	Business growth	<ul style="list-style-type: none"> <li>Continue to undertake current business support initiatives and explore additional opportunities</li> <li>Continue to provide an appropriate level of off-street and on-street vehicle parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>Continue to support ENC</li> <li>Monitor the parking component of the Activity Management Plan and adjust as required</li> </ul>	



KEY THEME	TOPIC / PROJECT	KEY ACTION AND SCOPE	IMPLEMENTATION PROCESS	CONTRIBUTING THEMES
	Greenspace	<ul style="list-style-type: none"> <li>• Explore opportunities to provide additional greenspace or utilise existing greenspace in different ways in existing urban areas, as well as continue to plan for new greenspace in new urban areas</li> </ul>	<ul style="list-style-type: none"> <li>• Greenspace Asset Management Plan</li> </ul>	
	Council assets strategies	<ul style="list-style-type: none"> <li>• Determine a Level of Service for District community facilities including libraries</li> <li>• Determine a Level of Service for District sports fields</li> <li>• Seek opportunities to ensure better utilisation of District Aquatic Centres and assess long-term capacity and demand</li> <li>• Continue the Indoor Courts Proposal project</li> </ul>	<ul style="list-style-type: none"> <li>• Community Facilities Strategy 2017/18</li> <li>• Sports Field Strategy 2017/18</li> <li>• Long Term Plan 2018-28</li> </ul>	



It is important that the Waimakariri District Council is accountable and committed to the strategic directions and desired outcomes signalled in this document

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### **3.3 Monitoring and Review - *Te Aroturuki me te Arotake***

It is important that the Waimakariri District Council is accountable and committed to the vision and desired outcomes signalled in this document. This Strategy will therefore be reviewed every three years from adoption, ahead of Council's Long Term Plan and Infrastructure Strategy preparation and in light of the pace of development in the District, ongoing external regional and central Government influences and other unexpected factors.

In order to inform these regular reviews and determine progress of Strategy implementation, a separate Monitoring Plan will be developed that:

- Monitors the implementation of the Strategy's actions (contained in Section 3.2); and
- Monitors progress towards achieving the Strategy's vision and strategic aims.

An annual monitoring report on progress will be reported to the Council or relevant Committee. This report will be informed by the existing monitoring the Council already undertakes, and other relevant data as appropriate.

## LINKS TO FURTHER INFORMATION *-HE HONONGA MŌHIOHIO*

### **Background reports**

This Strategy has been informed by a number of background and technical reports including Community surveys, infrastructure plans and local and national residential and business statistics. These are available on the District Development Strategy project webpage.

[www.waimakariri.govt.nz/your-council/district-development](http://www.waimakariri.govt.nz/your-council/district-development)

### **Waimakariri District Council Long Term Plan 2015-2025 and Annual Plan 2016/17**

The Long Term Plan describes Community Outcomes for the district, describes the activities of the Council and sets out a long-term focus for the decisions and activities of the Council. The Long Term Plan 2015-2025 was adopted by the Council on 16 June 2015. The annual plan contains proposed changes to the work programme and budgets, and key considerations for the Council to address during 2017/18.

[www.waimakariri.govt.nz/your-council/council-documents/long-term-plan](http://www.waimakariri.govt.nz/your-council/council-documents/long-term-plan)

[www.waimakariri.govt.nz/your-council/council-documents/annual-plan-201718](http://www.waimakariri.govt.nz/your-council/council-documents/annual-plan-201718)

### **Waimakariri District Plan**

The Waimakariri District Plan manages land use and subdivision activities within the District.

[www.waimakariri.govt.nz/property-and-building/planning/district-plan](http://www.waimakariri.govt.nz/property-and-building/planning/district-plan)

### **Waimakariri Residential Red Zone Recovery Plan**

The Recovery Plan sets out the agreed long-term uses for the Residential Red Zone areas of Kaiapoi, The Pines Beach and Kairaki.

[www.redzoneplan.nz](http://www.redzoneplan.nz)

### **Land Use Recovery Plan**

The Land Use Recovery Plan (LURP) sets a policy and planning framework necessary for metropolitan greater Christchurch to rebuild existing communities; develop new communities; meet the land use needs of businesses; rebuild and develop the infrastructure needed to support these activities; and take account of natural hazards and environmental constraints that may affect rebuilding and recovery.

[previous.ecan.govt.nz/our-responsibilities/regional-leadership/Pages/LURP.aspx](http://previous.ecan.govt.nz/our-responsibilities/regional-leadership/Pages/LURP.aspx)

### **Canterbury Regional Policy Statement 2013**

The Canterbury Regional Policy Statement 2013 provides an overview of the resource management issues in the Canterbury region, and the objectives, policies and methods to achieve integrated management of natural and physical resources. The methods include directions for provisions in district and regional plans.

[www.ecan.govt.nz/your-region/plans-strategies-and-bylaws/canterbury-regional-policy-statement/](http://www.ecan.govt.nz/your-region/plans-strategies-and-bylaws/canterbury-regional-policy-statement/)

### **The National Policy Statement on Urban Development Capacity 2016**

The NPS-UDC sets out the objectives and policies for providing development capacity under the Resource Management Act 1991.

[www.mfe.govt.nz/publications/towns-and-cities/national-policy-statement-urban-development-capacity-2016](http://www.mfe.govt.nz/publications/towns-and-cities/national-policy-statement-urban-development-capacity-2016)

## GLOSSARY OF TERMS AND ABBREVIATIONS HE RĀRANGI KUPU ME NGĀ WHAKAPOTONG

TERM / ABBREVIATION	DESCRIPTION
Balanced growth approach	One of three growth scenarios tested by the Council. It involves: directing the majority of the anticipated urban growth to an expanded Rangiora, Kaiapoi and Woodend/Pegasus; consolidation and intensification within these existing towns; a downward trend in the proportion of residential development in the rural area and the maintenance of the character of the District's small settlements.
Biota nodes	A concentration of the plant and animal life of a region.
Business zones	Zones in the Waimakariri District Plan that provide for different business activities in different locations. These consist of: the Business 1 (core town centre commercial and retail); Business 2 (industrial); and Business 3 – 6 Spot Zones.
Canterbury Regional Policy Statement – CRPS	The document prepared by Environment Canterbury under the RMA that sets the regional planning and development framework.
Canterbury Water Management Strategy Waimakariri Zone – Waimakariri - CWMS Zone	A water management zone for the Waimakariri catchment under the Canterbury Water Management Strategy.
Community facilities	Large multi- purpose performing arts venues, sports venues or town halls that cater for a wide range of activities; facilities that provide space for regular or casual use by community groups and some social service providers for meetings and for passive recreation; sports pavilions.
District Development Strategy – DDS	This document.
District Plan:	The Waimakariri District Plan manages land use and subdivision activities within the district. This is subject to a review.
Environment Canterbury	Canterbury Regional Council.
'Feasible' development	Development that is commercially viable, taking into account the current likely costs, revenue and yield of development.
Greater Christchurch	Defined under the CER Act as being the districts of Christchurch City, Selwyn District and Waimakariri District, and the coastal marine area ;the greater Christchurch metropolitan area is a smaller area comprising the City and towns and rural areas between Rangiora and Rolleston and Lincoln. The Greater Christchurch partners are the above district councils, Environment Canterbury, NZTA and Ngāi Tahu.
Gross Floor Area - GFA	The total floor area contained within a building measured to the external face of the external walls.
Indigenous biodiversity	The variety of native species.
Infrastructure boundary	Spatial extent of future urban land areas that can be supported by reticulated infrastructure.
Intensification	Higher density development, mainly housing.



Iwi Management Plan - IMP	For the Waimakariri District, this is the Mahaanui Iwi Management Plan.
Kainga nohanga	Traditional forms of Māori communal living on ancestral or tribal lands.
Kamatua	Maori elder.
Kemps Deed	The agreement signed by sixteen Ngāi Tahu chiefs in Akaroa on 12 June 1848, selling the larger part of their land, but keeping some land for settlements and reserves, including those places where they gathered food (mahinga kai).
Key Activity Centre - KAC	Key existing and proposed commercial centres identified as focal points for employment, community activities, and the transport network; and which are suitable for more intensive mixed-use development. In Waimakariri these are located in Rangiora, Kaiapoi and Woodend/Pegasus.
Local Government Act -LGA	The Local Government Act 2002, which Councils operate under.
Land and Water Regional Plan	A regional plan prepared by Environment Canterbury.
Land Transport Management Act - LTMA	The Land Transport Management Act 2003, which covers transport matters.
Large format retailing - LFR	A type of retailing involving large footprint buildings with offerings such as recreation goods; electric light fittings; pet supplies; furniture; furnishings; home-ware; and household appliances.
Long Term Plan - LTP	Long Term Plan, prepared by the regional and district councils under the Local Government Act 2002.
Land Use Recovery Plan - LURP	The Land Use Recovery Plan developed for Greater Christchurch in 2013 to respond to the Canterbury Earthquakes.
Mahinga kai	Food and other resources, and the areas they are sourced from. Also the work (mahi), methods and cultural activities involved in getting foods and resources.
Mana whenua	Those who have traditional/customary authority or title overland and the rights of ownership and control of use on the land,forests rivers etc. Also the land area(and boundaries-rohe) within which such authority is held.
Maori Reserve 873 - MR 873	Reserve granted to Te Ngāi Tūāhuriri people during the 1840's as part of the Kemps Deed purchase of the South Island.
National Policy Statement on Urban Development Capacity - NPS - UDC	The National Policy Statement on Urban Development Capacity which came in to effect in December 2016.
Ngā Papatipu Rūnanga	The representative bodies of the six Ngāi Tahu Papatipu Rūnanga in greater Christchurch - Te Ngāi Tūāhuriri Rūnanga,Te Hapūo Ngāti Wheke (Rāpaki) Rūnanga, Te Rūnangao Koukourārata, Wairewa Rūnanga, Te Taumutu Rūnanga, Ōnuku Rūnanga.
Ngāi Tahu	The iwi of Ngāi Tahu, consisting of the collective of the individuals who descend from the primary hapū of Waitaha, Ngāti Māmoe and Ngāi Tahu, namely, Ngāti Kurī, Ngāti Irakehu, Kāti Huirapa, Ngāi Tūāhuriri and Kāi Te Ruahikihiki.

Ngāi Tūāhuriri	One of eighteen Ngāi Tahu regional papatipu rūnanga, constituted under the Te Rūnanga o Ngāi Tahu Act 1996 to represent mana whenua interests. Descendants of Ngāi Tūāhuriri (along with other Ngai Tahu whanui) have resided in the Waimakariri area for over 40 generations.
Non-Agricultural business activity	Business activity which excludes forestry, fishing, farming and horticultural practices
Papakāinga	A form of housing development which occurs on multiply-owned Māori or ancestral land. Traditionally, the literal meaning of papakāinga housing is, 'a nurturing place to return to'.
Primary production	Involves cultivating raw materials without a manufacturing process. Significant primary industries include agriculture, horticulture and forestry.
Regeneration area	The area defined as the Residential Red Zone as defined below,with regeneration encompassing ecological restoration and/or enabling appropriate uses suitable to the status of the land.
Residential Red Zone	An area of residential land which suffered severe land damage due to the Canterbury earthquakes, and where the Crown made an offer to purchase properties. In this Recovery Plan,it refers to the areas of land in Kaiapoi, Pines Beach and Kairaki that were zoned red.
Residential Zones, including Residential 3 Zone	Zones in the Waimakariri District Plan that provide for different residential environments in different locations. These include: Residential 1 (highest density, typically located close to a town centre); Residential 2 (standard suburban residential); Residential 3 (small settlements).
Resource Management Act - RMA	The Resource Management Act 1991,which is the key planning act in New Zealand.
Rural zone	Specific zones in the District Plan that provides for rural activities and subdivisions down to four hectares.
Rural residential zone	A specific zone in the District Plan that provides for low-density residential development consisting of one to two houses per hectare.
Rural Residential Development Plan - RRDP	A Strategy that outlines preferred locations for rural residential development (Residential 4A and 4B Zones) in the eastern parts of the Waimakariri District .
Silent files	Silent files are areas which contain wāhi tapu sites at undisclosed locations.
Strategic partners	The Crown (Greater Christchurch Group), Te Rūnanga o Ngāi Tahu, New Zealand Transport Agency, Environment Canterbury, Christchurch City Council, Selwyn District Council and Waimakariri District Council.

Tangata whenua	People of the land: the iwi or hapū who hold mana whenua over that area.
Te Kōhaka o Tūhaitara Trust	A registered charity responsible for the rehabilitation and management of the Tūhaitara Coastal Park.
Te Rūnanga o Ngāi Tahu	Te Rūnanga o Ngāi Tahu, which is statutorily recognised as the representative tribal body of Ngāi Tahu Whānui and was established as a body corporate on 20 April 1996 under section 6 of Te Rūnanga o Ngāi Tahu Act 1996.
The New Zealand Transport Agency - NZTA	A central government agency that delivers transport solutions for New Zealand.
Tūhaitara Coastal Park	Five-hundred-and-seventy-five hectares of land along the coast between the Waimakariri River mouth to the township of Waikuku that was established as an outcome of the Ngāi Tahu Settlement with the Crown, with the lands being gifted to the people of New Zealand. It includes natural features of local, regional and national importance.
Urban Development Strategy - UDS	The Greater Christchurch Urban Development Strategy, developed in 2007, ensures coordinated planning across greater Christchurch.
Wāhi taonga	Places treasured due to their high intrinsic values and critical they have in maintaining a balanced and robust ecosystem (e.g. spawning grounds for fish, nesting areas for birds and freshwater springs).
Wāhi tapu	Places of particular significance that have been imbued with an element of sacredness or restriction (tapu) following a certain event or circumstance.
Waimakariri District Community Boards	Rangiora-Ashley Community Board, Woodend-Sefton Community Board, Kaiapoi-Tuahiwi Community Board, Oxford-Ohoka Community Board. The purpose of a community board is to represent and act as an advocate for the interests of its community on a local level.
Waimakariri District Council District Plan	Documents prepared under the RMA to provide a framework for the management of land use and subdivision within a territorial authority area. For example, they define zones (areas) for residential or industrial activities, each with its own set of rules.
Waimakariri Residential Red Zone Recovery Plan	A Recovery Plan prepared under Canterbury Earthquake legislation to identify long term uses for the Residential Red Zone areas the Waimakariri District.

The growth proposals outlined in this document have been informed by initial expert advice and are underpinned by a number of assumptions, including those related to population change and growth and the likely impact of transport improvements. Changes in market demand, development feasibility, landowner expectations and other factors could affect the actual growth received, its specific location and how reticulated services and other urban development requirements respond to this.





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