

**BEFORE THE WAIMAKARIRI DISTRICT
COUNCIL HEARINGS PANEL**

IN THE MATTER of the Proposed
Waimakariri District Plan.

AND

IN THE MATTER of Variation 1: Residential
Rezoning, M Hale, V1 Submission 55; PDP
Submission 246.

**STATEMENT OF EVIDENCE OF IVAN THOMSON ON BEHALF
OF MIRANDA HALE**

5 March 2024

SUMMARY OF EVIDENCE

1. Miranda Hale ('the Submitter') has requested that approximately 5.5 hectares of rural zoned land at Lehmans Road in west Rangiora be rezoned Medium Density Residential (MRZ) (**Figure 1**).
2. The Site is in the Rangiora West Outline Development Plan (RWODP) as depicted in Part 3 of the Proposed Waimakariri District Plan (PWDP), and Future Development Area on Map A the Canterbury Regional Policy Statement (CRPS). The anticipated net residential yield from the site is around 70 sections, based on 15 hh/ha.

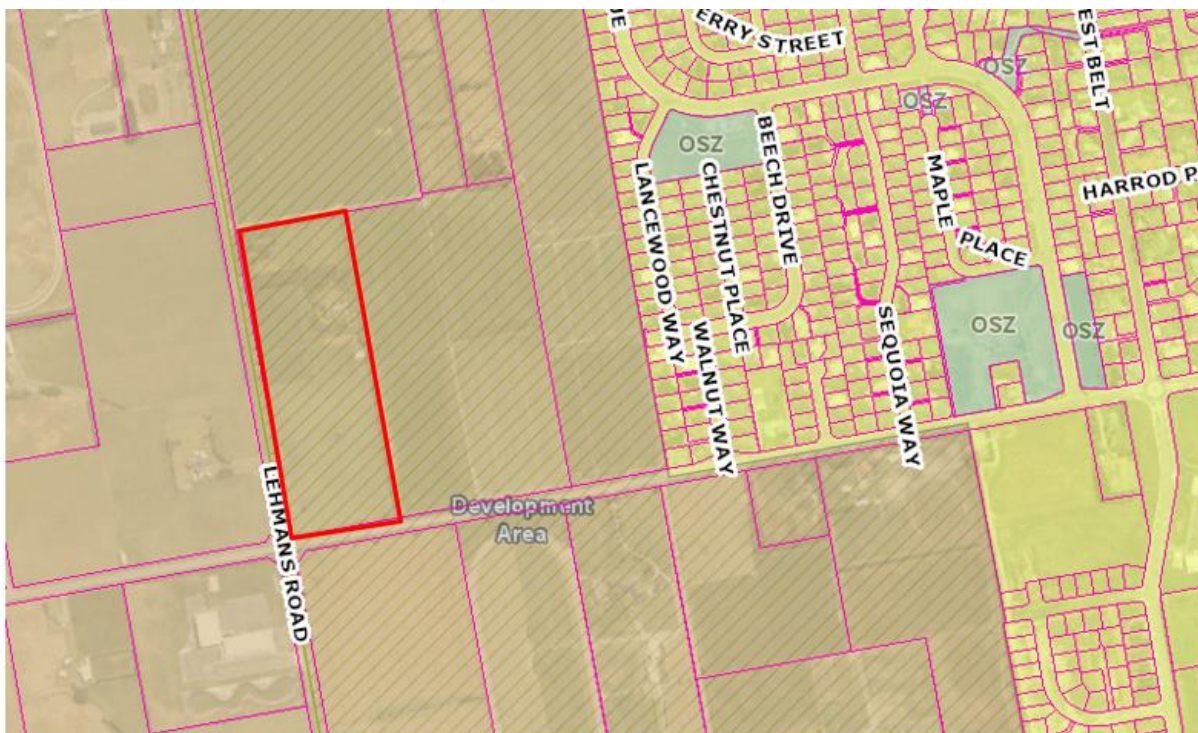


Figure 1: Site subject to the submission (outlined in red)

3. As well as seeking rezoning, the submission sought amendments to the Strategic Directions and the following request was made regarding Certification:

Delete or in the alternative **amend** the PWDP subdivision certification process provisions including so that it is a fair, equitable, transparent, appealable, efficient and fast process for delivering land for housing and does not duplicate matters that can be dealt with at subdivision stage; and to address any other concerns with certification which arise on further investigation.

4. The Submission on Variation 1 noted that Miranda Hales also made a submission on the notified PWDP, and the Variation 1 submission should be read alongside, and be subject to, that earlier submission. The submission on the PWDP included details of requested amendments to the RWODP Narrative which I have attached at **Appendix 1**.
5. The statutory context for assessing the submission is relatively simple. Neither the NPS-UD¹ nor the NPS-HPL need to be considered, and the only higher order resource management document that is relevant is the CRPS and specifically Policy 6.3.12. This is the policy that implements Change 1 to the CRPS which inserted Future Urban Development Areas (FDAs) on Map A. The RWODP gives effect to this Policy.
6. The merits of the rezoning are therefore not at issue in strategic terms, except for the need to ensure the timing of land use development gives effect to Policy 6.3.12 and is integrated with the Council's Capital Program for infrastructure, which is one of the matters set out in Policy 6.3.12. There are other requirements in the Policy, but these are orientated towards site specific matters that are not part of this hearing. However the relevance of 6.3.12 here is due to the process it prescribes for enabling urban development in the FDAs.
7. In accordance with Minute 14² this evidence is confined to evaluation of the resource management merits of rezoning the Site.
8. The Proposed Plan and Variation 1 adopt a certification process which has been opposed by the Submitter for reasons provided to the Panel at the Stream 10A hearing. In my opinion the most appropriate method is to rezone the land through this Review process and proceed through the normal subdivision consent processes.
9. In summary my evidence covers the following:
 - i. Summary of submission
 - ii. Site description - context
 - iii. Statutory context for Future Development Areas.
 - iv. Certification process.

¹ Other than with respect to ensuring there is at least sufficient plan enabled capacity to meet short, medium and long term demand for housing land .I have assumed that Change 1 has been deemed by the Minister to give effect to the other provisions of NPS-UD.

² Panel's Response to Spark Memo On FUDA and Rezoning Timetabling

INTRODUCTION

10. My full name is Ivan Thomson and I hold the position of Senior Planner with Aston Consultants. I have a Bachelor of Science (Geography) from Canterbury University, and Master's Degree in Urban and Regional Planning (M.Phil) from Reading University in England. I have 40 years' post graduate experience in urban and regional planning, and I am a Fellow Member of the New Zealand Planning Institute.
11. My experience includes 30 years at the Christchurch City Council including 12 years' involvement with preparation, hearings and appeals for the former Christchurch City Plan involving the Urban Growth Chapter, four years leading an Area Plans programme, with the remainder of my time there being in a leadership/management role, including the Christchurch Replacement District Plan.
12. I confirm that I have prepared this evidence in accordance with the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. The issues addressed in this statement of evidence are within my area of expertise except where I state that I am relying on the evidence or advice of another person. The data, information, facts and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.
13. The key documents which I have relied upon in preparing my evidence include the following:
 - a) the Canterbury Regional Policy Statement (CRPS).
 - b) National Policy Statement on Urban Development 2020 (NPS-UD)
 - c) Greater Christchurch Partnership Housing Capacity Assessment March 2023 and subsequent Formative Report prepared for the Waimakariri District Council 8 December 2023³.
 - d) Waimakariri District Development Strategy 2014
 - e) Section 32A Reports on Development Areas Variation 1, and PWDP.

³ Waimakariri Residential Capacity and Demand Model – IPI 2023.

SCOPE

14. I note that the Panel's expectations regarding evidence to be presented at this hearing are articulated in Minute 14⁴. My interpretation of the Minute is that 'other matters relating to the FUDA process' hooks back into Policy 6.3.12 of the CRPS which sets out the process through which (FDAs) are made available for development. My evidence therefore focuses on the application of Policy 6.3.12 to this rezoning proposal and other statutory considerations supporting rezoning.
15. Accordingly my evidence addresses the following:-
 - (a) Reminding the Panel of the key features of the Submission and contextual background, including site description, which is in my Stream 10 evidence.
 - (b) The relevant statutory planning documents for FDAs, mainly CRPS.
 - (c) Environmental effects that need to be avoided or mitigated.
16. Where appropriate I have avoided repeating information I have already provided. However, some repetition is necessary to provide the appropriate context for assessing the rezoning proposal.

KEY FEATURES OF REZONING SUBMISSION

17. Submissions were lodged on both the PWDP and Variation 1 and the submission on Variation 1 asks that the submission be read in conjunction with that for the PWDP. In summary, the (V1) submission requests the following decisions from the Council on Variation 1:
 - a. Amend Proposed Waimakariri District Plan (PWDP) Planning Maps by rezoning the land identified in Figure 1 ('the Site') from Rural Lifestyle Zone (RLZ) to Medium Density Residential Zone (MRZ). The submitter lodged a similar submission (but requesting a General Residential Zone) on the Notified Proposed Plan (Sub 246).
 - b. Amend the West Rangiora Outline Development Plan by identifying all residential areas as MRZ. Or in the alternative Amend the West Rangiora Outline Development Plan by removing all medium density areas and discuss potentially suitable locations in the ODP narrative, not on the ODP

⁴ Response To Spark Memo On FUDA And Rezoning Timetabling

c. Other decisions requested concern the Objectives and Policies and certification process, the latter being the subject of Hearing 10A. However an important matter for the Submitter is amendments to the RWODP Narrative requested in the submission on the PDP (attached as **Appendix 1**). Relevant to this hearing I also note the PDP submission put forward as a less preferred alternative: retain proposed Rural Lifestyle zoning but address concerns with the certification process so it is a fair, equitable, transparent, appealable, efficient and fast process for delivering land for housing. These matters were heard at the Stream 10A Hearing.

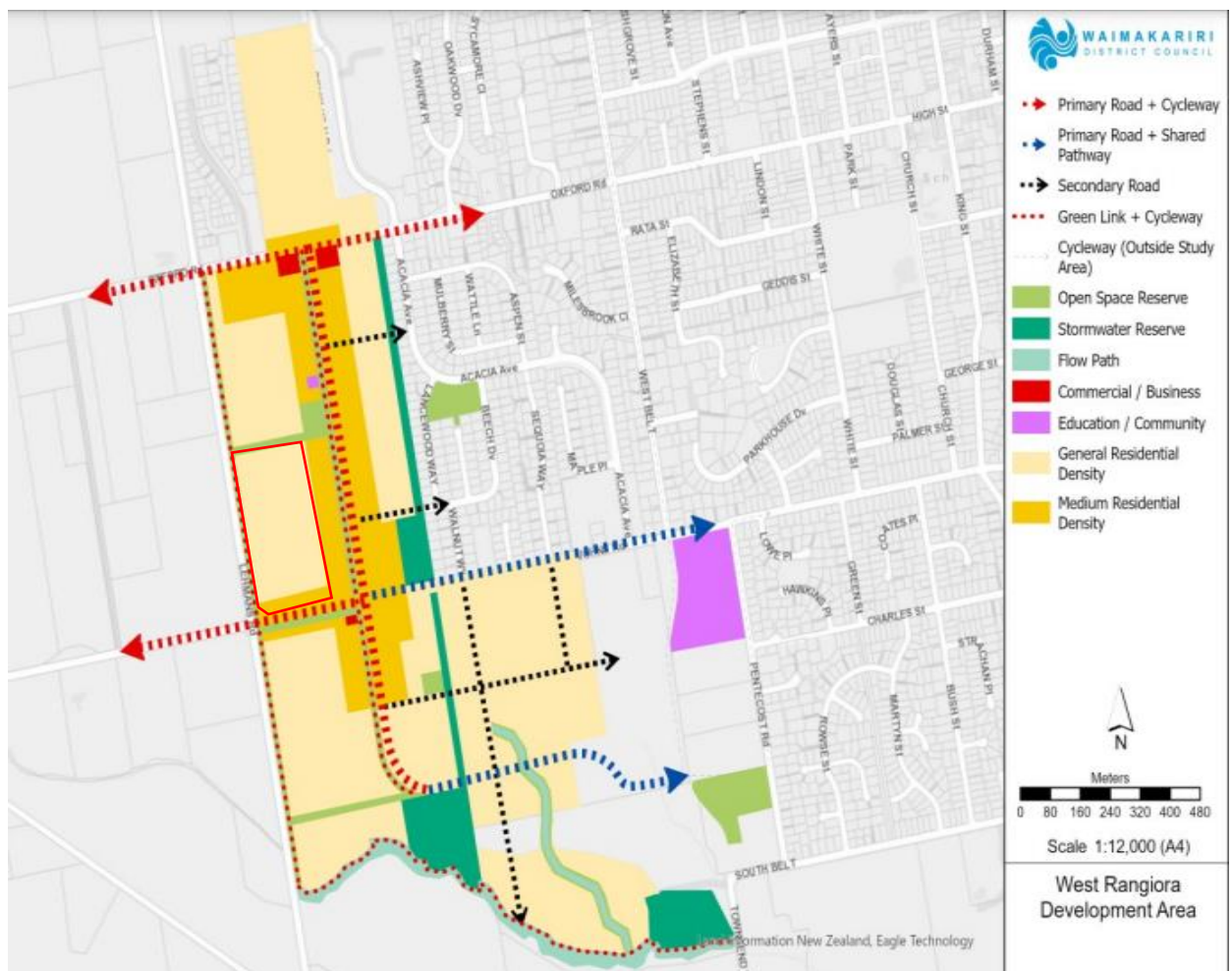


Figure 2: West Rangiora Development Area. Site is outlined in red.

18. The submission on V1 seeks to update that relief sought in the original submission on the PWDP, to accord with the direction contained in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**), including the direction for the mandatory implementation of medium density residential standards (**MDRS**).

SITE AND WEST RANGIORA ENVIRONS

19. The Site is part of the 111ha West Rangiora Development Area (RWDA) which has been identified in the PWDP as suitable for a mix of General Residential zoning (standalone dwellings) and Medium Density Residential zoning (medium-density dwellings).⁵ The subject site is legally described as Pt RS 48562 and comprise a total of approximately 5.5 hectares located on the south west corner of the RWDA at the intersection of Lehmans Road and Johns Road (as shown on **Figure 1** above). The Site has two lots comprising 1.64ha with a dwelling and 3.86ha currently in pasture. The anticipated net residential yield from the site is around 70 sections, based on 15 hh/ha.
20. The land is currently leased for grazing and cropping purposes. The submitter intends to make the land available for development as soon as urban zoning is in place.

VARIATION 1

21. The Site has been included in the RWDA in Variation 1 (Figure 2). Variation 1 retains the PWDP proposed Rural Lifestyle zoning for the RWDA. It also retains the Medium Density provisions in the ODPs which for the Site includes along the Johns Road frontage. However in the Introduction to the General Residential Zone, Variation 1 amends the ODP provisions in Proposed Plan as follows: **In an ODP where the General Residential Zone is shown (outside of Oxford), the MDRS takes precedence and these areas are therefore to be considered as Medium Density Residential Zone.**

STATUTORY FRAMEWORK

National Policy Statement 2020

22. The NPS–UD 2020 is directed at Tier 1 urban environments, which incorporates that part of Waimakariri District within the Greater Christchurch urban environment, and this includes Rangiora. The NPS-UD 2020 recognises the national significance of having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future⁶.

⁵PDP Development Areas Section 32 Report p5.

⁶ Objective 1.

23. I consider that rezoning the Site for MRZ can be assumed to be contributing to promoting a well-functioning settlement pattern and urban environment in west Rangiora, and the wider sub region. However the NPSUD 2020 has a requirement to ensure that there is at least sufficient plan enabled capacity to meet short, medium and long term needs. Providing at least sufficient development capacity to meet the different needs of people and communities is a key policy of the NPS-UD and is one of the matters to be considered under Policy 6.3.12 of the CRPS and is an issue for th Rezoning Hearing.
24. I note that the Development Area was specifically identified as a Future Development Area in Change 1 to the CRPS and accepted by the then Minister as giving effect to the NPS-UD⁷.

Canterbury Regional Policy Statement

25. The Site is in the Greater Christchurch sub region, and I consider Chapter 6 of the CRPS to be the relevant set of regional planning provisions relating to settlement growth for this area. The insertion of Chapter 6 into the Canterbury Regional Policy Statement (CRPS) was directed by the Minister for Canterbury Earthquake Recovery in the Land Use Recovery Plan for Greater Christchurch and under Section 27 of the Canterbury Earthquake Recovery Act 2011. The Chapter provides a resource management framework for the recovery of Greater Christchurch, to enable and support earthquake recovery and rebuilding, including restoration and enhancement, for the area through to 2028⁸.
26. In 2019 the Greater Christchurch Partnership prepared Change 1 to the CRPS in response to the 2018 HBCA assessments required by the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) That assessment showed that Selwyn and Waimakariri Districts did not have sufficient development capacity to meet their statutory obligations under the NPS-UDC and amended Map A of the CRPS to include Future Development Areas (FDAs), including in Rangiora. All of the FDAs are within the

⁷ Letter from Minister Parker to the CEO Canterbury Regional Council 28 May 2021.

[file:///C:/Users/User/Downloads/LetterfromMinisterParkertoEnvironmentCanterburyMay2021%20\(12\).PDF](file:///C:/Users/User/Downloads/LetterfromMinisterParkertoEnvironmentCanterburyMay2021%20(12).PDF)

⁸ Canterbury Regional Policy Statement Chapter 6 Introduction.

Projected Infrastructure Boundary on Map A. Change 1 was approved by the Minister in May 2021 following a Streamlined Planning Process.

27. Policy 6.3.12 provides for the re-zoning of land within the Future Development Areas, through district planning processes, in response to projected shortfalls in feasible residential development capacity over the medium term. The Policy establishes several criteria to be considered when deciding whether to put a residential zoning in place:
1. *It is demonstrated, through monitoring of housing and business development capacity and sufficiency carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium term targets set out in Table 6.1, Objective 6.2.1a; and*
 2. *The development would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth set out in Objectives 6.2.1 and 6.2.2 and related policies including by:*
 - a. *Providing opportunities for higher density living environments, including appropriate mixed use development, and housing choices that meet the needs of people and communities for a range of dwelling types; and*
 - b. *Enabling the efficient provision and use of network infrastructure; and*
 3. *The timing and sequencing of development is appropriately aligned with the provision and protection of infrastructure, in accordance with Objective 6.2.4 and Policies 6.3.4 and 6.3.5; and*
 4. *The development would occur in accordance with an outline development plan and the requirements of Policy 6.3.3; and*
 5. *The circumstances set out in Policy 6.3.11(5) are met; and*
 6. *The effects of natural hazards are avoided or appropriately mitigated in accordance with the objectives and policies set out in Chapter 11.*
28. Policy 6.3.11 (5) relates to any changes resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, Future Development Areas, or provision of new greenfield priority areas, shall commence only under the following circumstances (relevant to this rezoning submission):
- a) *Infrastructure is either in place or able to be economically and efficiently provided to support the urban activity.*

- b) *Provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;*
- c) *The objective of urban consolidation continues to be achieved.*

25. As I understand the Policy, there are two parts to consider. Firstly there is a trigger to enable a change of zoning, and secondly there are qualitative matters that must apply when the zone is developed. The triggers are Policy 6.3.12. (1) (2) and (3) and (5). I will now discuss these in turn.

...there is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium term targets set out in Table 6.1

27. It is, in my opinion, clear that the Section 32 Report on Development Areas anticipates the rezoning of the Waimakariri Development Areas in order to for the Council to meet its statutory obligations under the NPS-UD.⁹ It is also clear to me, based on my recent experiences with Selwyn District, that this rezoning is most appropriately carried out as part of this Review rather than through subsequent Council-initiated or privately requested plan changes. This is because:

- a) There will be delays in getting the rezonings operative which will almost certainly lead to medium term shortfalls in development capacity. I provide details on this below.
- b) There will be additional costs incurred by all parties affected, including the Council.
- c) Decisions will be fragmented which is the antithesis of Sections 30 and 31 of the Act which requires integrated decision making.

The development would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth.

28. Development of the Site needs careful integration with connections (including for active transport) to the town centre, current and potential employment areas, and community facilities. This is achieved through development being in accordance with the ODP and RWDP.

⁹ For example assessment of UFD-01 p22 - Feasible development capacity for residential activities.
https://www.waimakariri.govt.nz/__data/assets/pdf_file/0020/136118/32.-DEVELOPMENT-AREAS-RANGIORA-AND-KAIAPOI-S32-REPORT-DPR-2021..pdf

The timing and sequencing of development is appropriately aligned with the provision and protection of infrastructure, in accordance with Objective 6.2.4 and Policies 6.3.4 and 6.3.5;

29. Policy 6.3.4 is about integrating transport infrastructure and land use, including reducing auto-dependency and promoting public and active transport. There is still a need in my opinion to further develop internal routes for public transport services that link Waimakariri's communities with the strategic network and services like park'n'ride and buses or trains capable of carrying bicycles and scooters to provide an integrated system. Not all developments will be able to provide immediate direct access to the public transport system but ODPs (individually or collectively) need to ensure they provide spine routes that enable a future public transport service if needed. Just as importantly they need to provide connectivity for local trips through pedestrian and cycle links with the surrounding neighbourhood. The WRODP is the mechanism for this, and includes green links and cycleways.

30. Policy 6.3.5 is directed at integrating land use and infrastructure: Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure. I am relying on the District Development Strategy in assuming that the Site can be serviced through existing funding mechanisms and costs recovered through the Council's Development Contributions Policy. I also consider that the matters listed under Policy 6.11.5 are met, and there are no matters under Policy 11 (Avoidance of Natural Hazards) to consider. The geotech evidence by Mr Roberts (Tetrad) confirms this.

32. With regard to the qualitative matters referred to in paragraph 26 above Policy 6.3.12 (4) requires the development to occur in accordance with an outline development plan and the requirements of Policy 6.3.3. Outline development plans and associated rules must be prepared as either a single plan for the whole of the Future Development Area or, where an integrated plan adopted by the territorial authority exists for the whole of the Future Development Area. The notified West Rangiora ODP incorporates this entire FDA.

33. In conclusion, in my opinion, there are no compelling reasons in terms of Change 1 to the CRPS why the rezoning of the land in the Development Area cannot be approved.

PROPOSED PROCESS FOR ENABLING DEVELOPMENT IN THE FUDAS

30. The PWDP proposes certification as the method for enabling development in the FUDAS. This contrasts with the usual method of using Schedule 1 of the Act to rezone the land. This matter has already been traversed at length through the Stream 10A hearings and subsequent process.

OUTLINE DEVELOPMENT PLAN

31. The PDP submission included a requested amendment to ODP for West Rangiora as below. This has been addressed at the Stream 10A hearing and subsequent process.

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

32. While there are other amendments sought to the Narrative this requested amendment is particularly important for the expeditious development of the submitter's land. I understand there are existing reticulated services along the full length of Johns Road including to no. 126 Lehmans Road and to service the existing school on the opposite south west corner of Johns / Lehmans Roads – at no. 255 Johns Road – so I am not aware of any servicing constraints to rezoning 126 ahead of other land closer to the existing urban area.

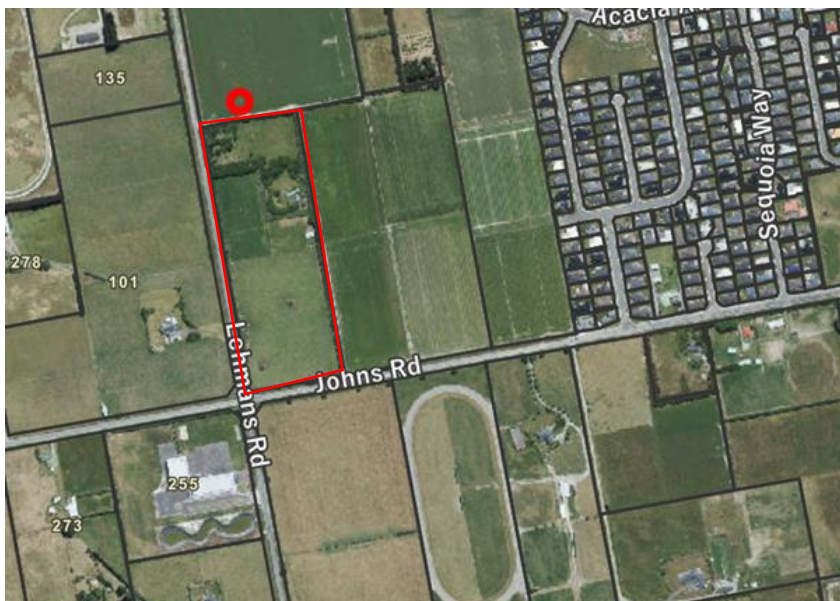


Figure 3: Aerial photo showing location of 255 Johns Road in relation to Site (outlined in red).

ENVIRONMENT EFFECTS

Flood Management

33. A report prepared by Tetrad notes that Waimakariri Councils' GIS OpenMP system identified flood inundation hazard for a 1 in 200-year event as shown in Figure 4. The Site's micro topography indicates flood hazard towards the middle of the site (highlighted in blue) may experience up to 200 mm of surface flooding.
34. Surface water ponding within the affected area can be controlled by locally raising the ground level to redirect surface water runoff to either a swale feature or a reticulated stormwater collection system. Alternatively, future development of the affected area can be achieved by imposing raised floor levels and foundation systems that do not restrict surface water runoff during periods of sustained rainfall.

Development Capacity

35. Policy 6.3.12 of the CRPS requires a proposal to demonstrate that there is a need to provide further feasible development capacity through the zoning of additional land to address a shortfall in the sufficiency of feasible residential development capacity to meet the short, medium, and long term housing bottom lines.
36. Both the NPS-UD and CRPS include provisions concerning development capacity. The NPS requires Councils to provide at least sufficient development capacity to meet expected demand for housing and business over the short, medium and long term (Policy (2)).
37. The CRPS Objective 2(a) concerns housing bottom lines: for the period 2021-2051, at least sufficient development capacity for housing is enabled for the Greater Christchurch urban environment in accordance with the Housing Bottom Lines set out in Table 6.1. These bottom lines reflect the Greater Christchurch Housing Capacity Assessment 2021 which are now well out of date but include the land in the FDAs.¹⁰ The most recent HCA was published in July 2023¹¹ and WDC published a specific district wide capacity assessment in December 2023.¹²

¹⁰ See <https://www.greaterchristchurch.org.nz/assets/Documents/greaterchristchurch/Capacity-Assessment-reports-2021/Greater-Christchurch-Housing-Development-Capacity-Assessment-July-2021.pdf> page 6.

¹¹ Greater Christchurch Partnership.

¹² Formative

38. I consider that, based on evidence the Council has received in various hearings by experts such as Mr Fraser Colgrave this planned and anticipated greenfields land needs to be enabled now if the district plan is to keep pace with demand into the long term and thereby give effect to the NPS-UD¹³.

Transport Effects

39. The West Rangiora Development Plan already provides the key structural elements required for the integration and land use in and around the Site. The detailed internal design including connections to the surrounding area and road network can be provided at the detailed subdivision design stage.

Land use / Infrastructure Integration

40. The proposed development can be integrated into the local infrastructure networks and the Site is next to and can be serviced by extension of existing reticulated urban services.
41. The Narrative to the West Rangiora Development Plan states that a number of water network upgrades are required to service West Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. New mains along key roads are required to upgrade the Southwest Rangiora Supply Main, Johns Road West Supply Main, Lehmans Road Ring Main and Ayers Street Supply Main.
42. According to the Narrative the existing water reticulation extends to the edge of the West Rangiora Development Area, making it straight-forward to connect to the scheme.
43. It further states that gravity wastewater infrastructure will service the West Rangiora Development Area. Temporary solutions would need to be discussed if development was to occur in the north first.

¹³ For example Mr Colgrave's evidence for the Spark Brothers rezoning (submissions 183 and 61), and evidence presented by several experts at the Plan Change 31 Hearing on Ohoka.

Ground Conditions

44. The Site is considered suitable for its intended use, with satisfactory conditions for future residential building development, subject to the recommendations and qualifications contained in the Tetrad report and evidence.

Site Contamination

45. The Preliminary Site Investigation by Momentum Environmental Limited found no evidence of any activities or industries as listed in the Hazardous Activities and Industries List (HAIL) having occurred on the Site, now or in the past. In their opinion the Site is considered suitable for its proposed future use with no further investigations required.

CONCLUSION

46. I support the identification of the Site as a Development Area in the Notified Plan. It constitutes a logical extension to Rangiora in terms of urban form. I also consider that the land needs to be 'plan enabled' as soon as possible to ensure there is at least sufficient development capacity to meet the short, medium and long term needs of the District. The most appropriate method to achieve this, in my opinion, is for the land to be rezoned for urban purposes, and this is what the CRPS requires.
47. The proposed amendments to District Plan provisions and rezoning sought will:
 - a) assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (**RMA**) including the integrated management of the effects of the use and development of land;
 - b) give effect to the NPS-UD;
 - c) give effect to the CRPS;
 - d) meet the requirements of section 32 of the RMA; and
 - e) promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA.

APPENDIX 1: REQUESTED CHANGES TO THE WEST RANGIORA OUTLINE DEVELOPMENT PLAN NARRATIVE (deletions shown as strike-through and additions shown as bold and underlined; further amendments discussed in this evidence highlighted).

Amend the narrative as below

DEV-WR-APP1 - West Rangiora Outline Development Plan

Land Use Plan

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

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

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

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

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

Green link with cycleway adjoining the north/south road.

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

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

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

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

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