

Draft Our District, Our Future – Waimakariri 2048, District Development Strategy



Summary of Submissions August 2017

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Introduction and purpose

The purpose of this report is to summarise the comments made in submissions received during the formal public consultation period for the draft *Our District, Our Future – Waimakariri 2048, District Development Strategy*. This draft Strategy provides a spatial framework to guide the anticipated growth of the Waimakariri District over the next 30 years and sets out broad directions for growth and development. This report also assists the hearing panel in understanding the overall key trends emerging from all submissions, ahead of the comments hearing for those who indicated they wish to speak to their written submission in person.

The purpose of the hearing is to provide submitters the opportunity to speak to their written comments in person, and the hearing panel to seek any clarification. Hearing panel members will read all submissions received prior to the hearing. The hearing is not a decision-making process. Deliberation on all of the submissions received is intended to occur later in 2017, after which the hearing panel will make recommendations for a revised Strategy based on comments received and any further information. The latter includes progress made against the development of the Waimakariri Housing and Business Capacity Assessment required under the National Policy Statement on Urban Development Capacity (NPS-UDC). The NPS-UDC, which came into effect in late 2016, sets out the objectives and policies for providing development capacity under the Resource Management Act 1991; more information about this can be found within the full draft Strategy or at mfe.govt.nz/publications/towns-and-cities/national-policy-statement-urban-development-capacity-2016.

It is intended that a revised *Our District, Our Future – Waimakariri 2048, District Development Strategy* will then be presented to full Council for adoption by December 2017.

Background

The draft Strategy was released for public comment for five weeks ending 14 July 2017. Several engagement tools were utilised during this period including:

- The project webpage (waimakariri.govt.nz/DistrictDevelopment), which contains information about the project context, background and consultation process, as well as an electronic copy of the full and summary draft Strategy, an online feedback form, links to the collection of videos created to stimulate interest and discussion on the draft Strategy, and downloadable background documents
- A series of eight videos that were progressively released during formal consultation on the project webpage and via social media to stimulate interest and discussion in the draft Strategy – there were a total of 38,000 views of the videos over the consultation period and near 100,000 people (e.g. Facebook accounts) reached
- Social media alerts and information
- Hard copies of the full and summary draft Strategy made available at Council Service Centres and libraries
- A number of targeted emails to various stakeholders who have an interest in the project and/or who have been involved in the preparation of the draft Strategy
- Targeted meetings with key stakeholders, for example, Environment Canterbury, Christchurch City Council, New Zealand Transport Agency and others
- Drop-in sessions held in Rangiora, Kaiapoi, Oxford, Woodend, Loburn, Fernside and West Eyreton to provide the opportunity to discuss the draft Strategy and ask any questions of staff

- A special stakeholder event for individuals, groups and organisations who were involved in topic specific focus group meetings and/or Community Board hosted workshops in the preparation of the draft Strategy
- Newsletter content
- Newspaper advertorials and Community Noticeboard
- Information on electronic boards displayed at Council Service Centres and libraries

The formal consultation period followed extensive community and stakeholder early engagement in the months leading up to the release of a draft Strategy. The early engagement process is summarised in the full draft Strategy.

The Council received 88 submissions during the five-week formal consultation period. Around a quarter of these represented groups/organisations. Submissions were accepted in hard copy i.e. letter or completed feedback form and electronically via email or the online feedback form. Forty-two submitters have indicated they wish to speak to their written submission in person. A hearing is scheduled to commence on 17 August 2017; the hearing panel consists of Mayor Ayers and Councillors Atkinson, Meyer, Felstead and Williams.

Key Feedback

Feedback provided in the 88 submissions received was varied. The following pages provide a discussion of the most consistent, key points that were raised by a number of submitters in relation to each of the draft Strategy's seven key strategic themes. These are:

1. Our environment
2. Our growing communities
3. Our rural area and small settlements
4. Our connections
5. Our economy
6. Our centres
7. Our community spaces and places

The most heavily commented on key strategic theme overall is 'Our rural area and small settlements', followed by 'Our growing communities'. The least commented on key strategic theme overall is 'Our centres'. Overall, the directions, initiatives and concepts proposed in the draft Strategy are largely supported by submitters.

The top five key submission comments made by the most number of submitters are:

1. The future of rural residential areas and living opportunities, including generally greater support for the extension of existing rural residential areas or a combination of extension and intensification of existing rural residential areas, than for intensification only. A number of submitters propose specific locations for a new Rural Residential Zone.
2. The future of rural development, including support for increasing the minimum lot size in the Rural Zone from the current 4 hectares, with generally greater support for increasing this throughout the Rural Zone as opposed to in only parts of the Rural Zone.
3. Support for directing the bulk of residential growth to the District's existing main towns of Rangiora, Kaiapoi, Woodend/Pegasus and Oxford.
4. Support for intensifying the urban environment to address an aging population, smaller household composition and demand for mixed housing styles.

5. Issues related to water quality and management, seeking the protection and/or enhancement in the District's drinking and recreation water quality and supply.

The above are further explored throughout the following pages. It should be noted that discussion in the following pages summarises the views of submitters only; they are not the views of the Council.

In addition, Appendix A provides a full list of paraphrased comments made against each key strategic theme. Appendix B provides a summary of each submission made during public formal public consultation.

1. Our environment

Almost half of all submitters (36) specifically provided comments relating to the draft Strategy's key strategic theme 1 'Our environment'. This section proposed:

- 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

In summary, the key trends emerging from submissions in relation to 'Our environment' are:

- Enhance and protect waterways and water quality – drinking, recreation, conservation, streams/rivers/lakes, greywater
- Locate growth in areas that are not subject to unacceptable risks from natural hazards and mitigate effects of climate change
- Protect and enhance biodiversity and encourage native flora and fauna
- Support exploration of utilising green technologies

Water quality

More than half of the submitters who commented on themes relating to 'Our environment' have concerns about water quality, initiatives to address these and Council's and Environment Canterbury's role in the matter. Submitters agree that retaining, enhancing and/or protecting the quality of drinking and recreation water in the District's rivers, streams, lakes, wells/bores and reticulated water supply is critically important and requires stringent monitoring. Elevating nitrate levels and contaminants are a concern for some submitters. It is recommended by some that the management of water quality should be improved, either by Environment Canterbury, who have principle responsibility, or that Council should take on a greater role than advocacy in this matter. The implementation of, and link to, established relevant planning frameworks is considered

important, including the Canterbury Water Management Strategy, Regional Land and Water Plan and the Waimakariri Water Zone Committee programme. Some activities specifically are thought to cause poor water quality and supply outcomes and should be restricted or mitigated against, including unsustainable rural activities such as intensive farming and dairy farming, lifestyle blocks requiring private wells and septic tanks, bottling of groundwater for commercial purposes, and stormwater management practices.

Natural hazards

Fifteen submitters specifically support protecting communities by providing for growth in areas that are not susceptible to unacceptable natural hazards. Effects of natural hazards need to be planned for and mitigated, for example through coastal planting and foundation requirements. Three submitters recommend the adoption of a 1:200 year event flood hazard risk assessment for planning residential areas and a 1:100 year event flood hazard risk assessment for planning commercial areas. Another suggests committing to a 1:500 year event flood plain plan is unrealistic. MainPower New Zealand Ltd submits that, while it supports avoiding areas at risk from natural hazards for future residential and commercial growth in principle, the existing Canterbury Regional Policy Statement requires that critical infrastructure is continued and expanded while mitigating potential risks from natural hazards. Therefore, avoiding areas subject to natural hazards is desired but not unavoidable in some instances. Related to the matter of natural hazards is a general desire by a few submitters to mitigate the effects of climate change.

Biodiversity

Eleven submitters call for initiatives to protect and enhance the District's biodiversity, through planting native vegetation, establishing esplanade reserves and biodiversity corridors, and protecting existing nodes and natural habitats of indigenous flora and fauna. One submitters recommends that the Council adopts the Canterbury Biodiversity Strategy as a basis for identifying, protecting and managing the natural environment and that Outstanding Natural Landscapes and Outstanding Natural Features are protected, enhanced and managed. Another urges Council to work beyond its regulatory framework in this matter and undertake bolder initiatives for managing the environment.

Green technology

A few submitters (8) support the Council in investigating cost effective 'green' design and technology in subdivision and buildings, for example, more environmentally sustainable greywater solutions, solar and wind power generators, and 'blue-green' infrastructure.

Culture

Support for continuing to work with Ngāi Tūāhuriri to identify and protect wāhi tapu me wāhi taonga sites, recognising the Mahaanui Iwi Management Plan, and including traditional English heritage in aspects relating to cultural diversity is also mentioned.

Other

A number of submitters also explicitly support protecting the natural environment by focusing residential and business growth within and around the District's existing urban environments. This is further discussed in the next section 2. 'Our growing communities'. A few other comments relating to 'Our environment' were made by submitters. A full list of paraphrased comments is supplied in Appendix A.

2. Our growing communities

More than half of all submitters specifically provide comments relating to the draft Strategy's key strategic theme 2 'Our growing communities'. This section proposed:

- Broad residential growth directions for Rangiora, Kaiapoi, Woodend/Pegasus and Oxford
- 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

In summary, the key trends emerging from submissions in relation to 'Our growing communities' are:

- Support for the bulk of residential growth directed to the District's main towns, and support for specific growth directions proposed
- Support for intensification of residential development to support an aging population, smaller household compositions and demand for a mix of housing typologies
- Some proposals for alternative growth directions than were signalled in the draft Strategy
- Some opposition to particular growth directions signalled in the draft Strategy

Growth directions

More than half of the submitters (25) who commented on 'Our growing communities' support the proposal to direct most of the anticipated residential growth towards the District's main towns, in order to maximise efficiencies in infrastructure, achieve critical mass for business, services and amenities, and protect the natural environment and productive rural area. Some submitters specifically support particular proposed growth directions, namely:

- Woodend/Pegasus' proposed growth direction to the north of Ravenswood
- Rangiora's proposed growth direction and quantity of growth to support it as the principle District town
- Rangiora's specifically proposed growth direction to the east along Kippenberger Avenue
- Rangiora's specifically proposed growth direction to the (south)west with a desire to retain Lehman's Road as a Rangiora urban boundary
- Kaiapoi's proposed growth direction to the east, with a desire to programme development to Lees and Clifford Roads at an early stage

Some submitters propose alternative or additional specific growth directions, such as:

- Extend Rangiora urban area beyond South Belt Road (currently zoned Residential 4B)
- Extend Rangiora urban area to include land east of Townsend Road
- Extend Rangiora urban area to the north and south of Johns Road and east of Lehman's Road for the immediate future (next 3 years)
- Extend Rangiora urban area towards the west, including specifically land zoned Residential 4A east of Lehman's Road
- Rezone land north of Lees Road to Barkers Road for residential/business use in Kaiapoi
- Extend Oxford urban area towards the east to connect to the land currently zoned Residential 4A, instead of toward the south
- Extend Oxford urban area by intensifying the existing currently zoned Residential 4A area south of Oxford Road

- Two submitters recommend developing 'new towns' instead of extending the District's main towns: Ashley and in the Eyreton/Eyrewell area

A few submitters are opposed to some particular proposed growth directions, including:

- Proposed growth to the east of Rangiora as this is seen as unrealistic due to single land ownership, lack of availability and poor land conditions
- Proposed growth to the southeast and southwest of Rangiora due to perceived localised poor ground conditions and stormwater management issues
- Proposed growth for Kaiapoi due to risk of flooding and effects of natural hazards and climate change
- Proposed growth for Rangiora and Woodend/Pegasus as this will exacerbate flooding issues for Kaiapoi due to stormwater runoff
- Existing Ravenswood due to poor design with the desire to rezone some of the area
- Proposed growth toward the south of Oxford as this is seen as less desirable than growth toward the east
- Desire to contain Rangiora and Kaiapoi

Intensification

Around half of the submitters who commented on 'Our growing communities' support the proposal to advocate for a greater mix of housing choices and enable intensification in the District's main towns. This is seen as addressing the demands of an ageing population and projected smaller household composition. Innovative, comprehensive developments applying good urban design principles and Universal Design/Life Mark design standards to ensure accessibility and that are well connected to town amenities, social and transport network should be encouraged and incentivised. Affordable housing for lower income households and larger homes/lots for larger families and investment conscious buyers should be planned for to ensure a good mix of housing styles. Regeneration of existing urban areas must however avoid creating isolated enclaves of aged segregation or resulting in poor quality infill that does not retain the character of neighbourhoods. Conversely, more 'retirement homes' are recommended by a few.

Other

Some other comments include that the National Policy Statement on Urban Development Capacity (NPS-UDC) housing and business land assessment should be completed before the Strategy is finalised; that growth beyond the greenfield priority area as per Map A of Chapter 6 in the Canterbury Regional Policy Statement (CRPS) cannot be supported at this time; that Statistic New Zealand's medium growth projection should be utilised for planning purposes; that more certainty about sequencing of development should be provided; and that the remodelled Christchurch International Airport noise contour should be taken into consideration once this has been done. A few other comments relating to 'Our growing communities' were made by submitters. A full list of paraphrased comments is supplied in Appendix A.

3. Our rural area and small settlements

Around two out of every three submitters made a comment relating to the Strategy's key theme 3 'Our rural area and small settlements', voicing views and concerns about the future of small settlements and options proposed against rural development and rural residential development. This section proposed:

- Retain the character of the District's existing small settlements

- Work with Ngāi Tūāhuriri to provide Papakāinga housing on Māori land
- Options for rural development:
 - Increase the minimum lot size (from the current 4ha District Plan minimum) throughout the Rural Zone
 - Increase the minimum lot size in parts of the Rural Zone
- Options for rural residential development:
 - New rural residential areas identified and co-located with existing rural residential areas or on the edge of existing towns
 - Intensification within existing rural residential areas (enable larger lots to be subdivided down to 2500m²)

In summary, the key trends emerging from submissions in relation to 'Our rural area and small settlements' are:

- Desire to retain small settlement character and values
- A general greater support for increasing the minimum lot size in the District's Rural Zone than increasing it in only parts of the Zone
- A general greater support for extension of existing rural residential areas or a combination of both extension and intensification of existing rural residential areas, with a number of locations for new rural residential development proposed

Small settlements

Many urged that the character of small settlements and villages must be retained with a growing population. Greatly expanding small settlements such as Woodend Beach for example would threaten its character. Meeting the demand for further rural residential development must be balanced with protecting the rural village character that is valued by residents within small settlements. Some recommend that growth in coastal settlements is constrained due to risks from natural hazards.

Rural development

Option 1 for rural development (increasing the minimum lot size throughout the Rural Zone) generally gained more support by submitters than increasing the minimum lot size in parts of the Rural Zone only. However, less than twenty submitters make their stance quite explicit. Submitters here believe there is ample supply of 4ha lots in the District already that experience a relatively quick 'ownership turnover'. It is believed that most 'lifestylers' might actually prefer smaller lots as 4 hectares are too large to manage but too small to farm economically, and that increasing the minimum lot size will help protect productive rural land. Some suggest a new minimum lot size, such as 10 hectares and 400 hectares. A few suggest that existing 4 hectare (or less than 5 hectares) blocks ought to be further subdivided to meet the demand for rural residential living options.

Those few submitters who support Option 2 for rural development (increase minimum lot size in parts of the Rural Zone) suggest criteria for the location of rural 'lifestyle' development, such as on poorer soils in order to protect valuable farming land, where infrastructure can be cost effective, where lots are well connected to main roads, where there is natural drainage, and in areas not susceptible to flooding. Christchurch International Airport Limited urges Council to increase the minimum lot size within the remodelled noise contour once this has been determined in order to reduce the risk of reverse sensitivity associated with airport noise.

Some suggest specific boundaries for allowing rural development such as the area west of Two Chain Road, east of Whites Road, north of Cust Main Drain and south of Eyre River. Others recommend allowing rural development only immediately adjacent to Rural Residential Zones in order to connect with existing communities and avoid sporadically located development. Another submitter suggests increasing the minimum lot size for 'as of right' subdivision (e.g. 20 hectares), allowing cluster subdivision (e.g. 0.5 hectares) and setting aside a larger area for primary production. Rural land could be set aside to create a 'transferable development right' to allow subdivision to smaller densities which could be supported through policies to ensure a designed approach is achieved.

Only two submitters suggest retaining the status quo and another two believe Council needs to make its own preferences and rationale more explicit and provide more information in order to allow the community to make informed decisions. Another recommends that a rural lot size should be determined by use as future technologies in rural production will likely have a great effect on land use and requirements.

A few submitters urge Council to provide more protection for existing 'lifestyle' block owners to ensure land use change adjacent to rural development lots is appropriate (such comments were made with specific reference to the recent plastics factory set up in the Rural Zone). This particular topic is covered further under 'Our economy'. It is suggested by one submitter that amenity standards could be tightened especially where 'lifestyle' blocks are likely to cause concern in closely settled locations.

Rural residential development

Comments regarding the future of rural residential development approaches and the Options considered are more varied. Generally, there is greater support for Option 1 (new rural residential areas identified and co-located with existing rural residential areas or on the edge of existing towns). Fewer submitters explicitly support Option 2 (intensification within existing rural residential areas) – here submitters see potential for efficiencies of land use and avoidance of subdividing productive rural land. Some acknowledge that intensification of existing areas could be problematic in achieving a desired design and infrastructure outcome and could be inconsistent with existing property owners' expectations. A number of submitters suggest that both Options 1 and 2 could be combined where appropriate and practicable.

Many who support the concept of creating new rural residential areas (in the current Rural Zone, at times within established 4 hectare lot ownerships) suggest particular locations; often the submitters own land and wish to develop this with appropriate zoning in place. Particular locations include (with more detailed localities specified in Appendix A and B):

- Around the boundary of the Ravenswood urban subdivision
- At the edges of District's main towns, allow subdivision to 1-2 hectares to provide 'buffer zone', in line with a 'peri-urban' development strategy
- Swannanoa, including Tram Road adjoining Swannanoa
- Easterbrook Road existing 'lifestyle' development cluster
- Island Road existing 'lifestyle' development cluster
- Ashley adjacent to existing village, including to the north
- A strip of land west of Rangiora
- Immediately west of Rangiora (Lehmans Road / Oxford Road)
- Mandeville North (in various directions)
- East of Waikuku

- South/southwest Fernside Road
- Within 0.5-1km radius of rural schools
- Loburn
- Sefton
- Clarkville
- Ohoka
- Fernside

Where new rural residential areas are suggested that expand existing nodes, submitters argue that transport and infrastructure servicing efficiencies could be achieved and that such extensions could benefit from the already established social, community and business network (e.g. in Mandeville North). A few oppose any further rural residential development in the District.

Environment Canterbury provides a reminder that the expansion of any rural residential area must be located so it can be economically provided with reticulated water and sewer, and stormwater treatment and disposal systems. It also needs to be able to be integrated with existing towns and transport networks according to the Canterbury Regional Policy Statement. At the same time, Environment Canterbury cautions that intensification of any rural residential area must not be a transition to full urban development. One submitter suggests the creation of a new Residential 4C Zone which would allow an average lot size of 2500m² to meet most buyers' demands.

Other

A few submitters caution against the risks associated with reverse sensitivity on traditional rural activities. This applies to both rural development and rural residential development. A few other comments relating to 'Our rural area and small settlements' were made by submitters. A full list of paraphrased comments is supplied in Appendix A.

4. Our connections

Almost half of all submitters (39) made a comment relating to the Strategy's key theme 4 'Our connections'. This section proposed:

- 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

In summary, the key trends emerging from submissions in relation to 'Our connections' are:

- Support and/or call for public transport improvements, including bus services, rail and other modes in order to reduce the reliance on private vehicle use and protect the environment

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| <ul style="list-style-type: none"> - Call for specific roading, traffic or speed improvements - Support for walking and cycling initiatives - Call for considering reticulated/mains infrastructure for small settlements and/or rural areas - Support for exploring and advocating for the use of green technologies - Council should produce a long term transport network plan |
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Public transport

Sixteen submitters specifically support the provision of improved public transport services. Often these comments support a general improvement; other times submitters seek a specific bus route or connection, including between Woodend/Waikuku/Pegasus and Rangiora, Rangiora and Christchurch (direct), Kaiapoi and 'shopper buses'. Council is urged to provide greater advocacy to Environment Canterbury in this regard. Light rail is also sought by some and Park and Ride is suggested at Townsend Road by one submitter.

Roading, traffic and/or speed improvements

Specific roading, traffic and/or speed improvements are sought by some (14). These include:

- Widen North Eyre Road
- Two-way South Eyre Road bridge
- More bridges across the Waimakariri River
- Reduce speed limit on Island Road
- Support Silverstream and Townsend Road projects
- Realign proposed Woodend bypass towards the west to improve access to Rangiora
- Upgrade roads between Rangiora and State Highway 1
- Complete / accelerate Woodend bypass
- Widen Lineside Road between Southbrook and Rangiora
- Build new strategic road from Ashley Bridge to beyond Waimakariri River, through Swannanoa and Mandeville North
- Fernside Road access and/or traffic is problematic
- Percival Street works will improve traffic congestion
- Generally better link District to Christchurch, Christchurch Airport and Lyttelton Port

Walking and cycling

Some submitters (14) support walking and cycling initiatives and improved opportunities, particularly projects that will/would enhance access to the main towns of Rangiora, Kaiapoi and Woodend and to Christchurch to improve commuting options. Pedestrian access to the proposed Key Activity Centre at North Woodend and from Southbrook Park to Townsend Road are also sought. New Zealand Transport Agency (NZTA) supports the draft Strategy's focus on walking and cycling but seeks a change in language to reflect a "more efficient transport network with increased transport choices".

Services to small settlements

A few submitters (8) seek the Council to provide reticulated services and mains connections to small settlements and rural residential areas; one submitters explicitly cautions against this as the cost to ratepayers would be too high. A few (5) support exploring the use of green technologies in infrastructure planning and provision, including innovative developments using waterways and overland flow paths in adopting sustainable drainage management systems for urban and rural areas to achieve better environmental and community outcomes. Others (4) seek Council to develop a

long-term transport network plan to outline how the transport network would develop over the next 30 years.

Other

A few specific stakeholders seek the consideration and recognition of the constraints and/or opportunities presented by other existing external infrastructure that impact on growth directions, including irrigation infrastructure, the Christchurch International Airport noise contour and the MainPower distribution network. NZTA is generally supportive of the draft Strategy but urges Council to consider in more detail travel behaviour to manage future travel demand, the potentially significant role of technology changes in assisting with people's transport choices, promotion of individual modes within a 'transport system', and a clear transport vision and how this would support urban growth outcomes.

A few other comments relating to 'Our connections' were made by submitters. A full list of paraphrased comments is supplied in Appendix A.

5. Our economy

Half of all submitters commented on matters relating to the Strategy's key theme 5 'Our economy'. This section proposed:

- 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

In summary, the key trends emerging from submissions in relation to 'Our economy' are:

- Council should restrict and/or carefully manage business activities in the rural and residential zones
- Support for indicative growth directions for future business land proposed in the Southbrook area and south of Kaiapoi
- Opposition for indicative growth directions for future business land proposed in the Southbrook area and south of Kaiapoi
- Support for generally expanding the District's business and employment stock to minimise employment leakage

Business activity in rural or residential zones

The most frequent concern voiced is that of business activities occurring in the rural or residential zones. At least fifteen separate submitters explicitly wish Council to restrict further non-agricultural business activities in the Rural Zone to minimise adverse effects on adjoining communities; a few also extend this caution to the residential zones. Notably, the Council's consent to allow a plastics factory to set up in the Rural Zone has caused angst among submitters. This activity, submitters believe, causes unacceptable air, noise and traffic impacts. Other submitters explicitly oppose a

number of other business activities in the Rural Zone, such as dormitories for workers, large agricultural contracting businesses, intensive animal farming, mining, quarrying and fracking, as these are thought undermine rural character.

Conversely, a few submitters (7) support non-agricultural business activities setting up in the rural or residential zones, as these can promote diversity of employment choice, be of small scale and not adversely affect anyone, would not be able to absorb the overheads of locating in an established business zone, and have a role in supporting the local community. However, these submitters agree the location and management of these must be carefully considered and the public notified.

Business growth directions

There is equal support and opposition to proposed growth directions for business land in the Southbrook area and south of Kaiapoi among submitters. Support is more explicitly stated for proposed Southbrook growth directions; submitters generally support critical mass and infrastructure efficiencies that would be generated through an expansion of the Business Zone at Southbrook and believe this would attract more business and employment opportunities to the District. A few submitters urge the Council to provide certainty over business land requirements now and rezone appropriately.

Some are opposed to proposed business land growth directions. Specifically, submitters oppose the following:

- South / west of Fernside Road in Southbrook as this would reduce the productive rural environment and disrupt 'lifestyle' communities (several)
- East of Flaxton Road in Southbrook as this would reduce the productive rural environment
- Southbrook extension to the east as this would split the area and make it difficult for infrastructure to respond
- South of Kaiapoi
- Expansion beyond the greenfield priority boundaries of Map A Chapter 6 in the Canterbury Regional Policy Statement (Environment Canterbury)

A few urge Council to introduce a buffer between business zones and any residential activities.

A few submitters (5) suggest alternative new areas to zone for business activities, including north of Kaiapoi at Lees Road and Williams Street to accommodate a commercial service area, south of Oxford from the existing urban boundary and west of Harewood Road, and the Townsend Road area in Southbrook.

Other

Some submitters provide their general support for attracting businesses to the District to provide more local jobs, increase self-sufficiency, provide opportunities for young people, and create a more diversified local economy. The role of Enterprise North Canterbury is also supported.

A few other comments relating to 'Our economy' were made by submitters. A full list of paraphrased comments is supplied in Appendix A.

6. Our centres

Twenty submitters provided comments relating to the Strategy's key theme 6 'Our centres'. This section proposed:

- 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

In summary, the key trends emerging from submissions in relation to 'Our centres' are:

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| <ul style="list-style-type: none"> - Town centres must be vibrant and unique, with intensified retail, civic, entertainment and residential activities - Access, parking, and connections through public transport are important in making our centres function well - A general support for longer term expansion directions of the Rangiora Business 1 Zone and support for further development in/adjacent to Kaiapoi town centre - Support for separating Large Format Retail and industrial activities from core town centres - Support for confirming the Woodend/Pegasus Key Activity Centre at North Woodend |
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Centre vibrancy

Almost half of those who provided comments about 'Our centres' agree that town centres should be vibrant and unique. Retail and commercial activity and residential opportunities should be intensified to underpin vibrancy, a daytime customer base and an evening economy. 'Empty shops' must be avoided and wellbeing promoted through community, civic, recreational and entertainment facilities along with good urban design and a high quality public realm.

The success and functionality of town centres is also thought to be influenced by good access, parking and public transport connectivity and good planning for such outcomes is thought imperative.

Expansion

The possible long term expansion directions of the Rangiora Business 1 Zone proposed in the draft Strategy are generally supported by the few who provided comment. Some provide specific additional suggestions including extending the existing zone to include the north side of Blakett Street and King Street and rezoning the Business 2 land in/adjacent to the centre to Business 1, while also extending both Business 1 and Business 2 land to the east. However, it is important to ensure the core centre does not lose focus or become fragmented. Kaiapoi town centre development is also supported, particularly its rivertown niche market.

Large Format Retail (LFR)

A few submitters (6) made comments about the appropriateness and/or location of Large Format Retailing (LFR) activities and relationship with industrial Business 2 zoned land. Generally, they agree that LFR and industrial activities should be geographically separated from core town centres (e.g. in

Business 2 zoned land or in the case of Rangiora, adjacent to existing LFR at the East Belt end of High Street). This leaves town centres to house boutique and small grain retail along with other appropriate activities that make them successful and vibrant. One submitter opposes further LFR development altogether.

Key Activity Centre (KAC)

Four submitters specifically commented about the proposed location of Woodend/Pegasus' Key Activity Centre (KAC) at North Woodend; they all agree this is the best location. NZTA suggests that the value of the State Highway 1 as a significant link from Picton to Christchurch should be recognised in discussion of centres in the Woodend/Pegasus area, and that potential impacts on the future Woodend bypass alignment be considered alongside the role, design and function of the KAC.

Other

A few other comments relating to 'Our centres' were made by submitters. A full list of paraphrased comments is supplied in Appendix A.

7. Our community spaces and places

Twenty-five submitters provided comments relating to the Strategy's key theme 6 'Our community spaces and places'. This section proposed:

- 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 growth directions

In summary, the key trends emerging from submissions in relation to 'Our community spaces and places' are:

- Community centres, libraries, meeting spaces are important in connecting communities
- Innovative and well-designed greenspaces are important, especially with intensification
- Cost of assets is concerning, especially indoor courts facility, but are lacking facilities
- Need to plan for schools
- Need to plan for appropriate facilities in Woodend/Pegasus area (acquire land in North Woodend)

Greenspaces

Submitters made a few comments relating to green spaces. It is thought green spaces, local and regional parks, reserves, green corridors, transitional spaces, quality public realm and playgrounds are critically important in creating a good quality of life, especially with planned intensification of living environments. A botanic garden in Rangiora could be considered, as well opportunities for playground, sports and community facilities along corridors and waterways.

Facilities

A couple of submitters identify a lack of indoor courts facilities in the District, but four caution against the cost of providing such facilities, especially for an aging population on fixed incomes. It is suggested that such a facility could adopt a user-pays funding model and/or that ratepayers' money is better spent elsewhere.

A few submitters identify the need to plan for educational facilities, for example a secondary school at North Woodend. Rural schools can provide a community hub. The Ministry of Education encourages Council to support it in addressing the needs for new or extended schools in growing towns, mitigate access and safety effects, and explore opportunities to share facilities including open spaces and community facilities.

A few submitters encourage the Council to plan for adequate community facilities, including sports facilities, a library and swimming pool, at North Woodend to meet the needs of the Woodend/Pegasus community and look to acquire necessary land now. Two submitters also seek a permanent, purpose-built community centre at Pegasus.

Other

Generally, submitters agree that community spaces and places are important in supporting a connected and thriving community. A few other comments relating to 'Our community spaces and places' were made, which are included in the full list of paraphrased comments in Appendix A.

[Vision, strategic aims and other comments](#)

Submitters were asked whether they agree with the proposed vision and strategic aims of the draft Strategy. The proposed vision 'Our District – the very best of town and country' is generally supported by those who provided comment, as are the seven key themes and underpinning strategic aims. One submitter believes a separate principle addressing environmental issues and sustainability, Kaitiakitanga and creativity/innovation is required. Another cautions that 'environmentally rich and sustainable' is too vague to be a strategic aim.

A number of other comments were made by submitters relating to the proposed vision, key themes and strategic aims. These, as well as any other comments made in submissions that are not directly related to the draft Strategy's key themes, are contained in Appendix A. A summary of each individual submission received is also contained in Appendix B.

Appendix A – Paraphrased comments by key theme

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| 1 Our Environment |
| Can Council make it compulsory for all rural res subdivisions including intensified farms to have area of land designated for natural plantings to revive biodiversity? Is Council happy with Environment Canterbury's role in water quality management? |
| Need smarter farming products to reduce impact on environment. Need to monitor irrigation equipment. |
| Poor water quality due to non-sustainable rural activity. Give no more water rights for intensive farming. Store water in-ground or in tanks in urban areas. Limit rubbish. Protect biodiversity and secure clean water sources. |
| Need to protect natural environment by focusing residential growth within and around urban areas. Conserve groundwater for human use. Improve water quality. Support Ngai Tahu concerns. Council must support use of green technologies. |
| Storm water can have detrimental effect on waterways. Need to actively protect and remediate action to reinstate waterways. Increase in dairy farming has resulted in detrimental environmental impact and contamination. |
| Need to allow for natural hazards, e.g. sea level rise though coastal planting can help mitigate effects. Consider this approach for other locations. Should consider importance of British, European, Pacifica, Asian heritage. It is very important to provide opportunities to enhance natural and cultural environment. Support green technologies - should be compulsory in new buildings and encouraged in existing (public and private). Agree locate growth areas away from natural hazard risks. |
| Protect rural land, landscape, river/stream groundwater from pollution. |
| Do more esplanade reserves / planting and protect bush and older trees. |
| Support protect environment by focusing growth to existing centres but this is not currently happening with Council allowing industrial activities to occur in rural zone - effect water and air quality. |
| Support reducing further declines in drinking and swimming water quality and directing growth to existing main towns. Agree directing growth away from natural hazard areas |
| Keep rivers clean. Charge businesses for water extraction. Plant more native vegetation. |
| Support protecting and enhancing natural environment, exploring green technologies, locating growth areas away from natural hazard risks though danger can be mitigated (e.g. foundations). |
| Council to continue working with Environment Canterbury to protect groundwater and surface water for drinking and recreation. Dairying, business and small holdings in rural area has put pressure on environment, must consider how these impact on water quality. Own bores are more at risk to elevated nitrates, microbiological contaminants, quantity issues. Rising nitrate concentration now in spring-fed streams from Eyrewell area - need to look at changes. Support avoiding areas of natural hazards for growth and prioritise investment in effective stormwater management solutions e.g. detention basins and diversions from low-lying areas. |
| Need to do all we can to mitigate climate change, plan for future without fossil fuels. Incentivise use of green technologies, e.g. greywater systems, solar or wind power. Should plant native corridors for biodiversity. |
| Support directing growth to main towns to protect environment as reduces car dependency by connecting to existing services. Support green technologies. |
| Water warrants its own section in Strategy, further work needed to address importance of sustaining high quality. Need to strengthen testing regime for drinking & freshwater, including making it mandatory for private wells. Need to better monitor and mitigate properties on lower ground and effects of greywater runoff in urban areas and rural area activities causing contamination. Need strategies to protect and improve water quality of lowland streams and rivers. Should use 1:200 ARI for residential and 1:100 ARI for commercial development. |
| Support proposals. Need to be proactive in promoting restoration of native species - will have |

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| environmental and economic benefits and counter climate change. Council to display leadership in improving water quality. Support opportunities to enhance natural and cultural environment. Support encouraging sustainable building technologies. Support directing growth away from natural hazard areas. |
| Need to focus on upgrading 'bad' water supplies rather than all including good ones. Need to sustainably allocate water resources. Should not allow any commercial bottling of community water takes. |
| Bring back native birds through native plants on public, roadways, streets, waterways, private land etc. Council could run programmes. Need to protect character of North Sand Shingle Pit Lakes linking Kaiapoi and Woodend. Don't allow dumping of any offsite material to protect the water quality. Could develop it as ecological reserve for native vegetation and wildlife. |
| Strongly support focusing growth to existing main towns, protecting and enhancing areas of indigenous flora and fauna, directing growth to areas serviced by reticulated services and not susceptible to natural hazards, continuing work with Ngāi Tūāhuriri to identify and protect wāhi tapu me wāhi taonga sites. These are consistent with Canterbury Regional Policy Statement (CRPS). |
| Further subdivision could threaten water supply and quality through increased ground and surface water takes, sewerage management and lifestyle farming activities. Lifestyle blocks put additional strain on allocated water sources and increase potential for contamination. Further subdivision should require installation of reticulated water. Rural subdivision requiring septic tanks increases risk of contaminating ground water - must require reticulated sewerage. Grazing livestock on small rural sections creates risk to vegetation, soil, waterways, fire. |
| District Plan to define bottling of water from groundwater sources as a prohibited activity. |
| Use 1:200 ARI for residential and 1:100 ARI for commercial development, instead of current 1:500 ARI map. |
| Need to reduce risk of groundwater contamination but extending piped sewer to rural res areas like Fernside, Swannanoa, Mandeville North. |
| Need to consider constraints from existing infrastructure (e.g. airport noise contours), not just natural hazards. Also page 18 need to include all aspects of 'sustainable communities' including existing infrastructure constraints. Need to regulate certain land uses and creation of new waterbodies within radius of Airport that attract birdlife. |
| Canterbury Water Management Strategy overlaps with DDS. Need to include issues in RPS and Regional Land & Water Plan to ensure Council regards environment as the primary driver for managing growth. Need to minimise adverse effects of growth and reduce cost on ratepayers, e.g. drainage management and stormwater interventions. Need to deliver high quality environmental outcomes. Council need to proactively support environmental outcomes envisaged in Canterbury Water Management Strategy. This section misses some key issues. Need to adopt Canterbury Biodiversity Strategy as basis for identifying, protecting and managing the environment. Increase biodiversity through revegetation. Degraded environment is opportunity to regenerate. Need to protect, enhance and manage Outstanding Natural Landscape and Outstanding Natural Features. Need to recognise and respect all naturally flowing waterways and wetlands, avoid diversion of natural waterways and provide for generous overland flow paths. Adopt 'blue-green' infrastructure philosophies to provide for broader scale waterways corridors to connect communities. There is lack of emphasis on Oxford foothills. Support avoiding areas of natural hazards for growth. Allow larger properties to be located in medium risk areas. Address climate change issues to avoid impact on settlements. Need creative and flexible environmental design solutions for growth areas and infrastructure - use biophysical data to inform. Recognise Mahaanui Iwi Management Plan. Look to community planning models e.g. CCC's Catchment Management Plans. |
| Lack of comment on changes brought on by climate change, especially with regard to beach settlements and Kaiapoi. Lack of mention of stresses caused by growth on drainage and preservation of versatile soils. |
| Need to more clearly acknowledge drivers of habitat change. Remaining fragments of vegetation have |

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| greater ecological significance and value than those restored or enhanced and require most focus. Restoration initiatives are important though, e.g. Matawai Park is a tool for public engagement. Support initiatives to protect natural environment, e.g. Rakahuri Rivercare Group. Amend implementation action to "Consider opportunities, <i>develop strategies and take actions</i> to protect significant areas of native flora and fauna". |
| Need to preserve and enhance green areas and waterways. |
| Environment underpins social, cultural and economic growth and could have formed its own chapter. Strategy fails to reflect state of native biodiversity and habitats. Council needs to work beyond its regulatory framework. Lack of recognition of Waimakariri Zone Committee and outcomes sought through the CWMS process. Consider objectives of Canterbury Biodiversity Strategy. Rural communities present opportunities for environmental improvements. Need bolder ideas for managing the environment. Need stronger link between land and water issues and management through closer link between Environment Canterbury and Council staff. To simply 'continue' or 'investigate' environmental initiatives suggest current efforts are enough (has suggested new wording for proposals bullet points - see submission). Environment actions in implementation table do not seem to align to previous text. |
| Use 1:200 ARI for residential and 1:100 ARI for commercial development, instead of current 1:500 ARI map. Define what 'sustainable communities' means. |
| Need to maintain and improve natural environment in a sustainable and affordable way. Concerned about continual degradation of rivers and streams. Need policies to manage farming practices and use of industrial products. Need to address rural burn offs as detrimental to air quality. Need disposal system for all green plastic off hay and silage bales so they are not burnt or buried. Need hazard disposal and information sheets to manage domestic waste and advising on best practice. |
| Support all proposals. Concern over water quality. Support directing growth to areas with reticulated services and avoid areas of natural hazards. Include traditional English heritage in cultural diversity and native flora and fauna. |
| Support avoiding areas at risk from natural hazards in principle. Existing RPS requirement that critical infrastructure is continued and expanded while mitigating potential risks from natural hazards. Section 3.2 should reflect that while avoiding areas subject to natural hazards is desired, it is not unavoidable in some instances. In these, development should be consistent with the outcomes sought in the RPS. |
| Locking in a 1:500 Flood Plain Plan is unrealistic. Instead, need to direct resources into mitigation of drainage pouring into Kaiapoi rivers from the west. Growth with exacerbate drainage issues. |
| Need to help mitigate effects of climate change. |

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| 2 Our growing communities |
| Do not oppose growth in Woodend area if north Ravenswood. Need to ensure cater for aging pop through retirement homes etc. Need more schools (advocate to Min of Education). Growth needs to be in keeping with rural environment. Intensification only in towns. |
| Ravenswood is poorly designed, sections too small to suit Woodend. Lack of infrastructure, will further congest motorway & road to Rangiora due to lack of local employment. Consider rezoning some of Ravenswood. |
| Incentivise town houses, comprehensive housing surrounding common greens and intensification. Limit urban sprawl by being innovative. |
| Support growth in existing centres. |
| Should extend Rangiora to 141 South Belt Rd. Land quite dry except for creek margins. 10m would belong to WDC anyway. Access via Ellis Rd & possible from Townsend Rd. |
| Agree need greater housing choice to suit aging population to meet health and changing physical requirements. Support directing most growth to main towns. |
| Need to grow infrastructure as population grows. Need to ensure affordable housing available for |

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| lower income families and aging population. High and low density living should be mixed. This ensures mix of demographics and good urban built outcomes. |
| Support growth in existing centres to make most efficient use of infrastructure. Support growth directions. Oppose large retirement villages, e.g. Rymans - could become 'ghetto' for older people. Need to mix older people with rest of community. This requires support systems in place e.g. public transport, mix of housing types, residential care and hospital facilities. |
| Rezone land north of Lees Rd to Barkers Rd for residential/business. States a Lot address that is a narrow rural strip. |
| Residential growth should occur east of town between existing boundaries to existing rural res zone. Fills in a clear gap, avoids reverse sensitivity, clear of natural hazard risk, opportunity for reticulated infrastructure, only owned by 4 owners, good connectivity potential, good distance to town centre, proximity to community facilities and services on High St, no intensive farming in vicinity that could cause reverse sensitivities. Could be ideal for elderly housing. Existing land holdings too small for economic farming. Better than intensively zoned rural with multiple owners with different aspirations and more difficulty facilitating infrastructure. Could follow an ODP. South proposed res growth less desirable. |
| Submitter owns 19ha north and south of Johns Rd and east of Lehman's. This should be preferred res growth area for immediate future (next 3 years) and Council should rezone in 2018. Support growth to main towns to maximise infrastructure and amenities. Rangiora free from constraints. Growth direction to east not as realistic as much land in single dairy farm ownership, possibly not available in short or medium term. NPS-UDC requirements may show current priority greenfield areas are not feasible. Zoning to be undertaken by Council, not private plan change, as this provides direction and certainty, is in accordance with NPS-UDC to ensure sufficient available land, avoids piecemeal approach, avoids putting cost of rezoning on landowners and being contrary to RMA, is best-placed to coordinate ODPs. Rangiora west growth would extend urban boundary to fill in a gap, is within IB, provides suitable land, has no constraints, owned by small number of owners willing to rezone, not adjacent to intensive farming. |
| Support growth of existing towns. |
| Intensify current rural res at Oxford south of Oxford Rd between Mill & Harewood Rd - proximity to town centre. |
| Important to plan for wide range of housing styles including smaller homes. |
| Proposed Rangiora growth directions to the south point to wet land. |
| Need to plan growth in pocket of land surrounding Townsend Rd on southwest corner of Rangiora. This area doesn't have rural qualities with traffic volumes & noise, increased hazardous rubbish. |
| Contain Rangiora and Kaiapoi. |
| Support growth to main towns as support efficiencies in infrastructure, economy, land use. Support intensification to provide choice for especially aging population. Can create strong sense of community, connectedness, vitality. Though not all elderly want to live in close proximity. Intensification must be designed well. New subdivisions must be safe and accessible for 'age-friendly communities'. No mention of community living concepts. |
| Support directing growth to main towns as avoids relying on private bores and septic tanks. Support intensification to avoid urban sprawl. Access to good, services, education, employment promotes community connectedness and that aging population can participate in local community and contribute socially and economically. Support mix of housing styles - should promote smaller dwellings with good connectivity and multi-family units. Adopt universal design principles and Life Mark design standards. |
| Revitalise older urban areas through sustainable model intensification to avoid urban sprawl. |
| Do not support Kaiapoi growth to east due to flooding risk. |
| Support growing Rangiora as principle District town. Makes most efficient use of infrastructure. Amend Strategy to provide for smaller <i>and</i> larger houses for affordable and investment conscious buyers (high quality). NPS-UDC housing & business land assessments should be completed before DDS |

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| is finalised. Where can people find quarterly NPS reports? Smaller households are not in keeping with NPS intentions. |
| Support directing growth to main towns to make best use of infrastructure and facilities. Support residential growth directions as extensions of existing towns - logical and symmetrical. Support greater mix of housing choice and regeneration of older housing stock. Need to balance intensification with greenways, reserves, walk/cycleways, community spaces. |
| Agree need greater housing choice to suit aging population to meet health and changing physical requirements. Support directing most growth to main towns. |
| Support expanding town radially from centre. Blend in 'odd shaped pockets' into urban pattern of town. Currently there are odd pockets in Oxford and Kaiapoi. |
| Support Rangiora east growth direction along Kipperberger Ave. |
| Rezone Kaiapoi land south of Lees Rd now with Sovereign Lakes now completed. This land is on higher ground. |
| Strongly support greater housing choices and intensification in main towns, affordable housing, directing growth to main towns as consistent with CRPS, though development in high hazard areas would be subject to constraints and mitigation requirements under CRPS. Cannot support growth beyond greenfield priority area boundaries as per Map A Chapter 6 in CRPS. Acknowledge that Greater Christchurch Partnership settlement pattern review will consider business and residential land supply. |
| Zone land along north side of Lees Rd in Kaiapoi to residential/rural res/light commercial. This is currently narrow rural strip between residential and commercial land. |
| Support directing most growth towards existing main towns for infrastructure efficiencies. Retain Lehman's Road in short and medium term as western Rangiora urban boundary. |
| Should apply medium growth projection as higher rates are less likely and provide more information about growth including at 2028 and 2038. Acknowledge projections are not predictions. Should make efforts to attract younger people to District. Rangiora growth direction to east is questionable due to land suitability and flood risk. Council could consider encouraging some Res 2 development to include some larger lots (substitute for more rural res). Need a mix of size of urban lots as well as dwellings. Instead of extending Rangiora, perhaps establish a new town in Eyreton/Eyrewell area instead as people value small towns. |
| Strategy continues tradition of subdividing around existing towns. Need to ask 'where would people like to live?'. E.g. Ashley with views, water, opportunity for gravity sewers. |
| Need more certainty about sequencing of development and more detail on proposed changes in zoning through latter District Plan. Should include draft ODPs for growth areas. |
| Need to provide more land to extend Rangiora including larger sections (e.g. 1000m ²) to attract higher income residents. |
| CIAL will shortly commence remodelling noise contour but at moment have no view on how potential changes may impact on growth directions for Kaiapoi. Need to ensure growth plans are in harmony with remodelled contours. Include noise contour on figure 12 (Kaiapoi snapshot). Statements in all main town snapshots to include "...natural hazard risk, <i>unacceptable built hazard risk from existing strategic infrastructure (such as Christchurch International Airport)</i> , and areas...". Implementation table item 'provision of zoned land to accommodate growth', last bullet to be amended to "...heritage sites <i>and existing strategic infrastructure</i> when planning...". |
| Support broad directions for growth to existing urban hubs but need more generous connections along broad waterway/recreational corridors. Need to avoid urban sprawl. Support housing choice and diversity in lot sizes but must avoid creating isolated enclaves of socio-economic or aged segregation. Growth in Kaiapoi and coastal areas may not be feasible due to climate change, biodiversity, coastal inundation, flooding, raised ground water levels. May need to retreat but how? Adopt creative urban/peri-urban environmental design solutions, e.g. placement of buildings, public landscape, open spaces etc. Consider cumulative effects of growth on health of community and environment. |

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| Do we need to limit growth in Rangiora to allow Kaiapoi to survive due to storm water run off? Kaiapoi growth restricted due to rising sea levels and more severe storms. Expanding towns, especially Rangiora and Woodend, will take up District's most productive land. Need to manage intensification carefully to ensure good quality of life. |
| Oppose northeast growth direction for Kaiapoi, too many risk factors. Oppose southeast growth for Rangiora south of Northbrook Rd or southwest south of Johns Rd due to flood risk, land condition, stormwater management issues. Availability of sections in Rangiora will be limited from 2018 and plan change process takes too long to rezone new areas. Development contributions are a disincentive to developers. |
| Rangiora should extend to the west, not east, as eventually Rangiora, Pegasus, Ravenswood and Woodend will be one large urban area. Town centre does not need to be in the middle of town. Contain population growth to existing townships. |
| Need more certainty about sequencing of development and specific growth areas and more detail on proposed changes in zoning through latter District Plan. |
| Need to plan for growth to occur cohesively. Support intensification but must retain character of neighbourhoods (avoid poor quality infill). Support 2+ storey developments. Need to extend Res 1 zone to accommodate future needs of people wanting to live close to town centre. Should provide at least 2 off-street parks. |
| Support all proposals. Support directing most growth to main towns but retain small town values. Support intensification to address aging population in centres close to services and amenities for single/couple ownership. Apartments to be designed to accommodate aging, e.g. lifts etc. Need mixed housing development to avoid rows of 'small boxes', e.g. 2-4 bedroom homes and section sizes. Infill where possible - maximises community connection. |
| Support directing growth to existing main towns. Recognise different living environments in different towns/settlements. Growth to areas with suitable ground conditions and feasible services connections to support cost effective development. Not all land inside current urban limits meets this. Support wider range of housing types. Need good urban design with intensification. Oppose Rangiora east and southwest growth direction. Growth should be northwest to include existing Res4 east of Lehman's Rd (Doncaster Dev own 7.8ha). Rezone to develop medium density housing, comprehensive development & affordable. Land is physically well suited, close to amenities, proximity to proposed public transport route, already zoned (for res4), can accommodate 120-140 units, support LURP and affordable housing. Support Kaiapoi growth north east - need to programme development up to Lees Rd & Clifford Rd as early stage where Suburban Estates own land. |
| General policy direction for growth is supported. Support concentration of growth to main townships from a transport perspective. Easier infrastructure provision (key routes within and between towns and Christchurch) and ability to have choice in how people move. More distributed growth limits ability to provide acceptable levels of service. No view of growth directions for townships. Support intensification. |

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| 3 Our rural area and small settlements |
| Council to manage a biennial roadside control programme to ensure that broom and gorse is controlled back 10m from centreline of road reserve. |
| Retain small settlements like Woodend Beach as rural as possible. Expanding or intensifying would compromise character. Support increasing min lot size in rural area. Do not support intensifying rural res. |
| How does Council measure productive rural land use? |
| Support option 1 for rural, i.e. increase min lot size throughout District, as so many lifestyle blocks. Have sold 6 and only one used productively. Those who do not only need 1ha. No rural res available in outskirts Woodend area. Perhaps rural res around intensive Ravenswood. |
| Identify small rural settlements for more res growth, without cutting up more land. Retain small rural |

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| settlements with zoning regulations. Increase minimum size to 25acres - would keep productive land. Need to rezone current <5ha lots to rural res, with ability to subdivide to +/- 8000m2. This would allow organic growth to existing small settlements & meet demand, keep rural perspective & some infrastructure is already there. |
| Retain village style of small settlements. Limit new lifestyle blocks, so no more ad-hoc subdivision. Allow subdivision of existing blocks in certain areas to develop rural-urban areas. |
| Support option 1 for rural residential, i.e. new areas co-located with existing or on edge of existing towns. |
| Zone 1275 Tram Rd to rural residential as part of RRDP and DP, and if not, then retain existing rural subdivision standards of 4ha min in this area (site is currently 21.2ha). Adjoins Swannanoa, next to school & preschool. Can provide additional future area for rural res as connected and integrated with existing rural res. No servicing constraints (existing water supply main & wastewater on Tram Rd, new connections required, existing drainage channel & stock water race, in low hazard area). Support Rural res option 1 (expansion) as reinforces sense of community. If Option 2 (intensification), then should be combined with Option 1 (extension) and extended areas provide smaller sections as retrofitting services can be hard & character & people's expectations may be impacted. 1275 Tram Rd could be high density rural res as close to school. Oppose Rural Option 1 and Option 2 if latter would increase in min rural lot size if in area around Swannanoa and Mandeville North- should enable 2ha here. If this isn't an option, then retain status quo. 20ha properties have ltd ability to be economic for farming due to reverse sensitivities. |
| Council should further develop character and productivity of Easterbrook Rd community and zone as rural residential. Potentially zoning more business land southwest of Fernside Rd goes against retaining character and productivity in rural environment. |
| Ashley has community heart & has demand for new sections. Seek development of section 2 Auckland St. Adjacent to existing village - could meet demand in 'structured' way. Could provide transition zone between urban and lifestyle blocks. Ashley Bridge constructed with ducts to carry water & sewage reticulation pipelines to service north of river area. Support Rural Option 2 (increase min in part zone). |
| Lack of suitably zoned rural res land close to Rangiora available for larger homes results in 'one size fits all' housing availability in Rangiora. Demand for well located high end housing will increase with connection improvements and pop growth in Rangiora. Should create strip west from Rangiora for rural res (4A) which can be extended in future. Limit width of zone so area north and south could become future res2 as town grows (supplies 2 addresses). Can connect into existing and future infrastructure. Maintain semi-rural environment & provide developer led infrastructure toward Fernside. Make 1500m2 min, average 4 lots p/ha and subject to ODP (to also incorporate overland flood route for Ashley river event). |
| Need greater housing choice in rural areas as well as urban towns to allow aging population to stay in communities through different 'life stages'. Support directing rural demand to rural res. Agree need to balance with retaining character of small settlements, avoiding sensitive land and natural hazard risks, and providing appropriate infrastructure and facilities. Support combination of rural res Options 1 (expand) and 2 (intensify). Intensifying could have practical challenges though, at site level and uncertainties at community level about retaining character. Expansion of areas must support integrity of settlement. Mandeville North already has good base of infrastructure and facilities. Support reviewing RRDP. Submitter's land & neighbour's land at Mandeville North able to support future rural res - this is currently 3 small rural holdings (total 15ha) - good connectivity, not identified as subject to natural hazards. |
| Support retaining character of small settlements - Council to provide support for infrastructure and community assets. |
| Support directing bulk of growth to existing towns to protect rural environment. |
| Draft Strategy implies some 4,600 households expected in rural area (15,000 minus predicted by towns). Plan for future residential use in rural area on poorer soil, where infrastructure could be cost |

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| effective, well connected to main roads, away from natural hazard risks, natural drainage, with natural boundaries to define limits e.g. south of Cust Main Drain, north of Eyre River, west of Whites Rd, east of Two Chain Rd. Encourage rural res close to Ohoka, Mandeville North, Mandalea. Support rural Option 2 (increase min lot size in part of District) in area e.g. west of Two Chain Rd, east of Whites Rd, north of Cust Main Drain, south of Eyre River. Allow intensification and expansion of rural res to include areas already in lifestyle blocks. Allow current 4ha to subdivide to 2ha |
| Zone area around Ravenswood for rural res to provide buffer zone. Property owners immediately adjacent to Ravenswood should hold this right. |
| Could intensify Tawera Lane/Burnt Hill Rd Res 4A. Intensifying other rural res on periphery is not appropriate. Intensifying rural res is very difficult because of positioning of dwellings, retrofitting infrastructure. Instead future proof new rural res areas by layout etc. Support both, intensification and expansion. |
| No more 4ha blocks (support rural option 1). Limit growth to small settlements - within developed boundaries and infill only. Support rural res Option 2 (intensification) as long as retain character of settlement. Would be hard to find new rural res locations. Need more services in rural res if intensify e.g. public transport. |
| Extend Mandeville North as already significant node, maximise efficient use of services and facilities. Grow north of San Dona on east side of Dawsons Rd to Ashworth Rd. This is one ownership, facilitate development through ODP. Include 82 Ohoka Meadows Drive and adjoining lot to north within eastern Mandeville North boundary for rural res. Extend Waikuku village to east with rural res. Combine rural res Options, need extension areas & intensification in suitable locations, e.g. lower density res 4B or Mandeville North, close to existing township facilities & services, though may conflict with owners' aspirations & character. New rural res assures more comprehensive development with mix of lot sizes, larger lots on periphery. Need to propose rural res growth areas & consult on these. |
| Need more rules to protect lifestyle block owners from land use change on adjacent land, e.g. dairy conversions, plastics factory. Need to be more forward-thinking. |
| District Plan fails to protect rural character by allowing plastics factory close to properties. Rules do not align with District Plan policies and objectives. |
| Support retaining character of small settlements. Agree with reducing 4ha lots as most don't want so much land and average turnover is 3years. Provide more rural res to meet demand, in areas to connect to Council sewage and water network or provide themselves. 4ha blocks create nuisance factor of noise, smoke, fire. Don't allow 4ha blocks to subdivide down further. Create rural res west of Lehman's Rd and south of Oxford Rd - stable, dry land with good roading and water/sewer infrastructure. |
| Council should further develop character and productivity of Easterbrook Rd community and zone as rural residential. Potentially zoning more business land southwest of Fernside Rd goes against retaining character and productivity in rural environment. |
| Most desirable block size is 4000-6000m ² with a mixture in sizes, close to main towns with access to schools. Many 'lifestyle block' owners don't need 4ha, allow 2ha in certain areas e.g. in Ashley between Marshmans & Boundary Rds. |
| Do not allow more small lot rural res (e.g. Fergus Way, Adian Way) |
| Stop subdividing productive rural land. Contain Mandeville North and Ohoka and do not allow more subdivision. Retain rural character of small rural settlements. |
| Rural lot size should be determined by use even if smaller than 4ha. Future technologies in rural production will affect land use and requirements, e.g. indoor cropping, bio-intensive farming methods, bio-engineered food. More intensive farming in future may mean potential for more economically productive units. Demand for lifestyle living may reduce naturally with aging population. Some lifestyle blocks are very productive. Strategy is skewed towards wanting reduction in lifestyle blocks when they have increased vibrancy of rural area. Support rural res Option 2 (intensify) for efficiency. |

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| Rural residents must have same opportunities as urban to socialise, connect and be active in local area. |
| Need to limit non-agricultural business activity in rural area to preserve rural environment. Support rural Option 1 and rural res Option 2. |
| Lifestyle' areas should be suitably zoned to provide protection. |
| Support rural res Option 1, extend south of Fernside Rd as infrastructure already there. Create community like Mandeville North (5000m ² -1ha). |
| Rural zone should be for economic farm use. Oppose lifestyle blocks in rural zone, should be only adjacent to rural res zone. Support rural Option 2. Rural res should occur closer to urban areas. Should zone development at Island Rd rural res and manage its development. Support rural res Option 1 (expand). 2500m ² not does meet definition of rural res. |
| Support rural Option 2, increase min lot size at Oxford/Cust area. Support both rural res options. Smaller blocks (1ha) on edge of towns, allow subdivision of rural res to 1ha. Retain rural feel but also support growth. |
| Demand for rural res in Rangiora, zone rural res 4A west of Lehman's Rd to provide sophisticated choice for discerning buyer; growth to east will be cheaper area. 4ha lots too big for 'lifestylers' and too small to be economical to farm. Increase min lot size to 400ha unless farmer wishes to sell existing farmhouse where boundaries can follow established curtilage area. Concentrate 'lifestylers' to rural res zones. Subdivide larger lots - there is demand for 2000m ² lots. |
| Need more discussion of rural and rural res Options implications. Submitters have insufficient information. |
| Support retaining small settlement character. Support restricting further rural subdivision due to impact on productive rural land, traffic, infrastructure inefficiencies. Support rural res Option 2 (intensify) as long as retain character. |
| Need greater housing choice in rural areas as well as urban towns to allow aging population to stay in communities through different 'life stages'. Support directing rural demand to rural res. Agree need to balance with retaining character of small settlements, avoiding sensitive land and natural hazard risks, and providing appropriate infrastructure and facilities. Support combination of rural res Options 1 (expand) and 2 (intensify). Intensifying could have practical challenges though, at site level and uncertainties at community level about retaining character. Expansion of areas must support integrity of settlement. Mandeville North already has good base of infrastructure and facilities. Support reviewing RRDP. Submitter's land & neighbour's land at Mandeville North able to support future rural res - this is currently 3 small rural holdings (total 15ha) - good connectivity, not identified as subject to natural hazards. |
| Should allow subdivision of 4ha lots to 1-3 acres adjacent to towns and villages to achieve extra houses but retain buffer zone. Standalone greenfield subdivision does not make good transition from urban to rural. |
| Strongly support retaining small settlement character, protecting, enhancing and identifying new areas of flora and fauna as part of new rural and rural res areas, and working with Ngāi Tūāhuriri to provide Papakāinga housing. These are consistent with CRPS. Note that with rural res Option 1 (expand), new areas must be located so can be economically provided with reticulated water and sewer, and stormwater treatment and disposal system, and need to be able to integrate with existing towns and transport networks. Note with rural res Option 2 (intensify) as rural res must not be transition to full urban development. Neither options appear inconsistent with CRPS as long as give regard to policies. |
| Council should only allow subdivision of rural land where soil is of less productive land classes to ensure valuable land is protected and enable owners to make own on-farm decisions. As residential properties spread into rural areas, there is potential conflict between these and essential rural activities (e.g. burning, quarrying, spraying, pest control, fertilising etc). Strategy must appropriately address issues around reverse sensitivity so ability to continue agricultural activities is protected. |

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| 4ha block allowance has resulted in fragmented clusters and undesired consequences e.g. reverse sensitivity and loss of productive land. Current regime fails in sustaining productive land value and what people want. Current ability to 'land bank' drives poor outcomes. Increase min lot size for 'as of right' subdivision (e.g. 20ha), allow cluster subdivision (e.g. 0.5ha) and set aside larger area for primary production. Need more generous average lot size (e.g. 10ha). Set aside rural land to create a 'transferable development right' to allow subdivision to smaller density and support through policies to ensure designed approach. Policies to consider: restrict further subdivision on 'balance lots' land; appropriate design and location for intensive farming or industrial activities; encourage cohesive blocks of land for primary production; use of stony free draining soils for non-farming use. |
| Extend scope of Strategy to cover rural res and urban growth directions, including short, medium and long term growth paths. Review Rural Residential Development Plan now, to cover whole District. Include 'future proofed' rural res areas and for intensification west of Lehman's Rd and north of Oxford Rd, especially those in 4ha parcels. Identify submitters' land and other land west of Lehman's Rd, north of Oxford Rd (supplied map) as proposed rural res. This supports rural res Option 1 but could make provision for both options in District. Implement through District Plan. |
| Retain 4ha min lot size. Possibility of change to rules could trigger surge of subdivision. Demand is slackening and oversupply could cause 'entrapment' (lots not selling). Explore options to make it easier within planning framework to develop innovative options in the rural zone, e.g. re-subdivisions of small holdings if in appropriate location with suitable services. Need to tighten amenity standards (e.g. traffic movements, setbacks) especially where likely to cause concern in closely settled localities, and these should be effects based with some disruptive activities requiring a land use consent. Council should take passive approach to further rural res subdivision. Re-zoning of larger lots depends on dwelling location and should only be done with approval from owners in the zone. Extension of any existing rural res zone to be done case by case basis to assess suitability. |
| Does not support submission lodged that land west of Lehman's Rd between Oxford Rd and Priors Rd in Rangiora should be rural residential as flooding will affect land, transpower grid on Lehman's Rd, equestrian activities and Rangiora racecourse may be compromised, smaller lots will hinder future subdivision for urban use in future, rural res should not apply to land adjacent to ... boundary. |
| Restrict forming of 4ha lots where they are not linked to existing communities. |
| Protect the rural village character of Ohoka and lifestyle blocks from factory businesses and quarries. Address poor air quality of rural areas due to outdoor rubbish fires (e.g. allow in April and September) |
| Support rural res Option 1, new areas co-located with existing rural res. Own 16ha of land on edge of Mandeville North. Would like Council to take lead to zone rural res, so can subdivide to smaller lots of min. 0.5ha. |
| Need more intensive rural res (e.g. 2500-5000m ²) within 0.5-1km radius of rural schools. Then provide 4ha lots in 3-5km radius of rural schools or where this type already exists. Protect farmers from reverse sensitivity by introducing 200m minimum distance for a 4ha property from intensive farming. |
| No provision should be made for smaller lifestyle blocks within the remodelled airport noise contours. Support rural Option 2 to increase minimum lot size from 4ha within the remodelled contours to reduce risk of reverse sensitivity associated with airport noise. |
| Support retaining small settlement character but require expert advice about what this means. Need to restrict growth in coastal towns due to coastal hazards and plan to retreat. Need more growth in Loburn/Sefton/Ashley areas - well connected and elevated though still need to sort out water supplies and reticulated sewage outfalls. Need to assess community values and landscape of 'peri-urban' environment. Support restricting further lifestyle blocks as this has eroded productive rural land. Perhaps allow subdivision of 4ha into denser fully reticulated communities. Rural res communities seem often isolated and create expectation of higher levels of service. Support 1-2ha lots close to existing urban hubs to act as transition space between urban and rural - need 'peri-urban' strategy that also assesses the landscape character of peri-urban and rural environments before deciding on growth options. Avoid development in high quality versatile soils. |

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| Preservation of productive land needs to be balanced with landowner rights and market requirements. Good demand for lifestyle blocks in last 10-15yrs. Support rural Option 2 (increase lot size in parts of District) but with ability to subdivide 4ha lots to 2ha in some areas (Clarkville, Ohoka, Mandeville North, Swannanoa, Fernside, Loburn). Would need to consider servicing. Allow some intensification of rural res 4B (4A is problematic). Create new rural res 4C of average lot size 2500m2 to meet most buyers' demand. Support further development adjacent to existing rural res and new areas close to small settlements (Clarkville, Fernside etc.). |
| Support considering opportunities to protect and enhance areas of native flora and fauna as part of new rural and rural res development, and determining additional natural areas that should be identified and protected in the reviewed District Plan. |
| Do not allow further subdivision of lifestyle blocks to less than 4ha. Retain status quo. Limit rural residential which spoils rural lifestyle. Rural res owners should not expect urban services. |
| Support rural res subdivision plan of lots 2000-4000m2 in Fernside area. |
| Should include Council's preferred option for rural res and rural development with rationale. |
| Need to maintain character of District, especially small towns and beach settlements but allow to grow and develop if the community supports this. Waikuku Beach is constrained for growth because of flooding. Oppose further 4ha blocks. Community wants high density in and around existing towns, with rural res on the edges of towns (e.g. 1500-5000m2), then larger lots further out (up to 2ha). Subdivision of rural land should not be less than 10ha. This would better infrastructure planning. |
| Support retaining small town values for small settlements. Concern over future of rural character and decreasing viability for large farm production. Mixed views but perhaps 4ha blocks are not viable and subdivision of these should be considered. |
| Ideally rural settlement growth should be on smaller sites, more tightly managed and around townships due to growing pressure on transport infrastructure and desire to move to more multi modal ways of travelling. Rural living does not support this. Strategy should more strongly advocate desire to develop communities that provide for travel choice. Rural living will only be able to service private vehicles with limited ability to walk, cycle or provide public transport. At some point intensified rural residential may become dormitory residential areas but with limited transport options and connectivity. |

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| 4 Our connections |
| Need bus service between Woodend & Rangiora. Currently have to go via Kaiapoi. Need walking/cycling connections between Woodend & Kaiapoi. Access to Kaiapoi/Chch is important for cycle commuters & Kaiapoi High School students. Need to connect Woodend to Pine Acres. |
| Create mains connections to existing small towns & rural area. Need to improve infrastructure and port linkage for distribution. Widen North Eyre Rd. Make South Eyre Rd bridge two-way. Need pull-in areas for school buses and drop-off areas for rural schools. Want more bridges across Waimakariri river to have better connection with port, city and Selwyn District. |
| Make places cycle friendly. |
| Support provision and maintenance of walking and cycling network. Support green technology for infrastructure. |
| Proposed business land near Easterbrook Rd has poor infrastructure outcomes. Narrow road, one-way bridge, partially effectively one-way, access of Fernside Rd is problematic as it is busy. |
| Need bus service connecting Waikuku/Pegasus/Woodend to Rangiora. Circuit to run in both directions between Kaiapoi-Woodend-Pegasus-Waikuku-Rangiora. Could use smaller shuttle service. Council to have more advocacy with Environment Canterbury regarding bus public transport services. Need to address pedestrian safety on SH1 as part of Key Activity Centre (KAC) proposal at Ravenswood - need to plan in advance. Support maintenance and proposed walking/cycling network. Paths to be suitable to mobility scooters / prams. Need safe route between Woodend & Kaiapoi. |
| All rural and rural res should have walking & cycling paths, traditional infrastructure (also in small |

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| settlements), recreation grounds. Need to reduce reliance on private vehicles through public transport to reduce traffic, carbon footprint etc. Walking & cycling to improve health. Support green technologies e.g. incentivise electric vehicles. Include modern technology e.g. fibre optic cables, in all urban and rural development. |
| Need to plan for road and rail options beyond 2048. |
| Make District more walking friendly, especially for elderly, e.g. non slippery pavers. |
| Proposed business land near Easterbrook Rd has poor infrastructure outcomes. Narrow road, one-way bridge, partially effectively one-way, access of Fernside Rd is problematic as it is busy. |
| The proposed southwest extension of Southbrook will cause more traffic at Townsend Rd. Develop Park&Ride at Townsend Rd & a bus route to run a Rangiora only route (not via Kaiapoi/Silverstream would reduce travel time). Would need to build right infrastructure for it, e.g. footpaths, lighting. Create walkway from Southbrook Park, along Southbrook, to Townsend Rd and acquire land accordingly. |
| If Council is to identify new rural res then there needs to be a greywater system back to main towns. towards which each section pays. Council should establish sewer line from Ashley Village and Sparks Subdivision to bridge (individual onsite sewer system is \$25K); and Fernside. Both would allow further development. |
| Increased traffic on Fernside Rd since realignment of Fernside/Lineside Rds. |
| Need stronger advocacy for improved roading and public transport links with Christchurch. Growing population will create more commuters as most jobs and tertiary education is in Christchurch. |
| Support reduction in reliance on private vehicles to alleviate congestion and protect environment. Need good public transport. Rural dwellers will always rely on private vehicles. |
| Support development of transport network especially public transport, walking, cycling as these have important health benefits and reduce congestion. Intensive residential areas may need effective stormwater management to reduce risk of flooding. |
| Need alternative transport networks e.g. light rail to Christchurch and local transport networks e.g. shopper buses, commuter cycleways. |
| Should reduce speed limit on Island Rd, especially in vicinity of Kendall Park. |
| Council to install more sewer lines at Ohoka. |
| Support Silverstream and Townsend Rd roading projects; provides access to west Rangiora. Need to improve access to east Rangiora e.g. Rangiora Transport Study (Becca 2001). Percival St work will improve congestion. Need to realign Woodend bypass route to west to improve access to Rangiora and advocate to accelerate construction. Need better public transport to Christchurch. Consult on provision of three waters to smaller communities. |
| Inevitable with growth that all rural areas (apart from remote) need to be connected to public water supply. Need a long term transport plan that dovetails into NZTA programme and includes public transport infrastructure. Fundamental to include in DDS. |
| Support proposals including reducing reliance on private vehicles especially in single occupancy (need better public transport), green technologies, walking/cycling projects. Need bus service between Rangiora and Woodend/Pegasus/Waikuku - work with Environment Canterbury to reintroduce. Need to upgrade roads between Rangiora and SH1, plan a commuter rail service from Rangiora to Christchurch, complete Woodend bypass. |
| Strongly support enhancing walking/cycling opportunities, improving public transport, connecting new areas to reticulated infrastructure, green technologies. These are consistent with CRPS. |
| Need to carefully consider impact of subdivision and expansion on infrastructure and subsequent ongoing costs to ratepayer. |
| Need correct infrastructure such as roading (bypasses, major roads) in place before development continues. Ensure sewer/water infrastructure has capacity to allow for future identified developments. |
| Lower speed limit in small villages and outside schools. |
| Strategy lacks vision of how transport network would develop in response to increasing demand. |

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| Must include long term transport network plan with strategic routes and outline how public transport network would develop over next 30 years. |
| Widen main road through Rangiora from Southbrook to Ashley River and also Lineside Rd to 4 lanes. Build new strategic road from Ashley Bridge to beyond Waimakariri River to run between high voltage power lines at north Rangiora, through Swannanoa and Mandeville North, and join Two Chain Road. |
| Strategy lacks mention of importance of irrigation infrastructure; need to acknowledge economic benefit Scheme brings to the District. Must consider schemes when planning for growth. Suggests additional text for section 2.5, page 22, section 2.6, page 25 and section 2.7, page 28. |
| Section lacks mention of the airport as existing infrastructure. Include on page 25 a statement that existing infrastructure is relevant to future growth planning and can have reverse sensitivity effects (e.g. airport noise and bird strike). Include in Strategy Glossary a definition for 'strategic infrastructure', e.g. from Regional Policy Statement. |
| Need 3 Water Strategy to accommodate development between waterways and overland flow paths and adopt sustainable drainage management systems for urban and rural areas. Need reticulated sewer in rural/rural res to avoid contamination. Support opportunities for walking and cycling. Support integrated approach to provision of infrastructure with more emphasis on better environmental and community outcomes. Improve amenity value of key roads and access corridors including gateway treatments. Use broad waterway corridors for walking/cycling. Need spatial/landscape planning approach. Develop strategy for light rail and of road cycle/walking network to business hubs. Maintain quality of drinking water without treatment. |
| Changing face of transport due to rising online shopping and deliveries - will we need special corridors? Public transport will have long term effect on natural and social environment. Large increases in heavy vehicle traffic need to be considered - impact on quality of life. |
| Need more public transport options especially for Kaiapoi and Rangiora - loop route? Expand walking and cycling network as to meet demand. Cost of reticulated infrastructure in small settlements is too high to residents. |
| Strategy lacks vision of how transport network would develop in response to increasing demand. Must include long term transport network plan with strategic routes and outline how public transport network would develop over next 30 years. |
| Need good transport links to city, airport and beyond. |
| Need to improve transport routes from/into towns, especially from Rangiora to satellite towns, to meet population growth. Should build ring roads to resolve congestion issues. Need to make infrastructure efficient. Concerns over capital expenditure for aged people on fixed incomes. Capital infrastructure for main town should benefit all rather than single interest group. |
| Need greater recognition that infrastructure capacity operated by utility providers (non-Council) is a development constraint to future growth. Need integrated approach with all utility providers. There are MainPower distribution network constraints in Woodend and Rangiora. Need significant investment over next 10yrs to accommodate existing demand. Current upgrade programmes will need to be evaluated if more growth encouraged. Need to emphasise in section 2.6 to involve infrastructure providers in decision-making. |
| Oppose proposal to cut off existing 100m roading link at Mill Road corner to Adderley Tce as this is the main egress and exit to Kaiapoi from west. Proposed new link through Silverstream not in keeping with what Silverstream residents want. Visibility of western bypass road from Island Rd is better than from Mill Rd. Concerned proposed link from Silverstream Blv between Island Rd & Adderley Tce has not been built. Mistake not to provide entry/exit to new Woodend bypass at Pineacres. Need roundabout at Pineacres instead of overbridge. |
| Need to think about smarter ways of travel, i.e. more people in less vehicles, greater focus on travel behaviour to manage future demand. Support focus on walking & cycling but change language to reflect "more efficient transport network with increased transport choices". Connect Woodend to Kaiapoi and Christchurch through walking & cycling. Plan and complete internal networks and improve perceived safety. Need to further expand on potentially significant role of technology |

changes in assisting with people's transport choices, e.g. smartphone technology for determining most efficient choice of mode. Balance language of needing transport improvements with 'how we travel'. Need to acknowledge joint work of Environment Canterbury, CCC and NZTA in Exec Summary. Need to promote individual modes within a 'transport system'. Need to outline a transport vision and how this would support urban growth outcomes (liveability, connectivity, affordability). E.g. Waimakariri River will always be a constraint and need to change behaviour to manage constraint, key links between Kaiapoi/Rangiora and Woodend/Rangiora, improve mobility/accessibility, optimise changing technology. Clarify (pg26) that southbound lane on bridge is for high occupancy vehicles at morning peak. Support reducing reliance on private vehicles and providing more public transport. Add development of Travel Demand Management programme to 'transport network liaison and advocacy' implementation action (pg51).

5 Our economy

Need additional restrictions on businesses in rural & res zones. Intensive animal farming is inappropriate & public not yet been asked their views re these undermining rural character.

With growth, more business land required in Rangiora. It's logical to expand Southbrook. Should use roads as boundaries, therefore new industrial land should go from Flaxton Rd west up the south side of Fernside Rd & terminate at Easterbrook Rd. Take up land south of Fernside Rd of 200-300m or designated boundary line.

Ensure any industrial area is at least 1km away from housing or urban areas. Identify future industrial areas. Encourage innovation.

Must manage business activities in rural and residential areas to minimise adverse effects on adjoining communities. Concerned about plastics factory approved in rural area.

Council should not have approved plastics factory in rural area. Air, noise and traffic impacts are unacceptable. Oppose proposal for more business land in this area. Council aware local oppose plastics factory. Only rezone to business activity east of Flaxton Rd, e.g. where Resource Recovery Park is.

Support proposals. Need to highlight importance of employment and training opportunities for youth.

Should ban non-agricultural business activities in rural area including schools drawing from further than immediate community, dormitories for workers, large agricultural contracting businesses as generate traffic, noise and environmental effects. Support business growth directions. Make greater use of railway.

Mandeville North commercial area could become centre of more densely populated area in future.

Make on corner Less Rd and Williams St a commercial service area for cafes, accommodation, garden centre.

Oppose land at south of Kaiapoi shown for business growth as submitter owns most of the land bound by Kakanui Stream, SH1 and Main North Rd and Neeves Rd, used for EasyLawn business. East of Main North Rd is more appropriate for business expansion. Retain rural zoning, unlikely to be residential as in flood area and noise contour. Believe there is limited demand for industrial land at Kaiapoi with a lot of vacant business land.

Submitter wants to relocate business on 174 High St (Oxford) to more suitable location west of Harewood Rd. Add business growth area at South Oxford from urban boundary and west of Harewood Rd (full submission includes map). Not desirable for proposed living but already surrounded by industrial type activity. Need buffer zone along residential zone to create separation. Disagree that there is ample business land for next 30 years at Oxford.

Support extension of business zone east off Lineside Rd to Boys Rd, should also extend west to Townsend Rd. Fernside Rd developed to carry more traffic now and it would create more congestion with a business zone area south of Fernside Rd.

Need to proactively manage planning for business activities, not developer lead. Keep large industrial activities in a specific zone, e.g. Southbrook adjacent to noisy main traffic routes and railway line. Do

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| not allow south of Fernside Rd or east of Townsend Rd. Implement buffer zone. |
| Council should not have approved plastics factory in rural area. Air, noise and traffic impacts are unacceptable. Oppose proposal for more business land in this area. Council aware local oppose plastics factory. Only rezone to business activity east of Flaxton Rd, e.g. where Resource Recovery Park is. |
| Include Townsend Rd area in proposed business expansion area (could be 'mini-business area', for innovative local businesses, or an attractive 'approach corridor' to industrial area). Must control commercial activities effects along Townsend Rd itself given its proximity to town. A plastics factory being able to set up in Easterbrook Rd is example of how easily undesirable activity can establish. |
| Oppose expansion of business land east of Flaxton Rd as this would reduce productive rural environment and would retain Easterbrook small settlement character. Allowing plastics factory to set up was mistake - noise and air pollution. |
| All commercial proposals in rural zone should be publicly notified. Don't allow non-agricultural business activity in rural zone. |
| Do not allow any businesses in rural area - restrict these to established areas like Southbrook. |
| Rangiora's commercial development has sprawled inappropriately, e.g. plastics factory in rural area should not have been allowed to set up. Do not allow this type of commercial activity in rural zone. Council must protect interests of rural lifestyle as dominant stakeholder group. Don't extend Southbrook business zone to south of Fernside Rd - prime rural area. |
| Support additional restrictions on non-rural businesses operating in rural and residential zones to protect residents from noise, pollution and traffic. |
| Need to expand businesses and attract new businesses to District to provide local employment which reduces emissions, creates strong connections with community, enhances individual wellbeing. |
| Need to continue to promote local businesses, support local currency and environmentally sustainable businesses. |
| Must better define 'non-agricultural' business activities, have appropriate conditions (visual, noise, traffic) and stricter guidelines for where they can locate. Currently District Plan has no Quarry Zone or rules governing quarry activity. Quarry activity must be defined and residents protected. Especially important as quarrying moving from riverbed to land based and District has high number of lifestyle blocks. |
| Want certainty over business land required to extend Southbrook at Fernside Rd - identify land and boundaries now and rezone. |
| Oppose expansion of business zone past Todd Rd to west. Only expand along Flaxton Rd to east of existing zone. Expansion should take into account amenity of area and investment people have made in lifestyle blocks. |
| Need to attract industry to District (e.g. IZone). Support mixed use business for parts of Kaiapoi red zones. Support business growth directions. |
| Support proposals including business growth directions. Concentrate commercial activity in Rangiora to create critical mass, employment opportunities and reduce commuter congestion. Need to avoid fragmentation of business area. Need to restrict business activity in rural and residential zones apart from servicing local residents. |
| Strongly support providing business activities appropriately located in existing towns as is consistent with CRPS. Cannot support expansion beyond greenfield priority boundaries of Map A Chapter 6 in CRPS. Acknowledge that Greater Christchurch Partnership settlement pattern review will consider business and residential land supply. Support directing new commercial activities within Greater Christchurch to KACs. Outside greater Christchurch, business activities in residential and rural zones can promote diversity of residential, employment and recreational choices. Need to balance productive land and reverse sensitivities. |
| Create commercial service area of accommodation, garden centre, café etc adjacent to the Lakes residential development. |
| District Plan to define mining, excavation, quarrying and fracking as prohibited activities within 1000m |

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| of any dwelling. |
| Need to be careful not to curtail small scale business activities in rural zone not adversely affecting anyone, e.g. homebased employing people, adapting sheds for new uses. Such small activities could not absorb overheads of locating in business zone. |
| No expansion to Southbrook to be considered until much more of the existing zoned land is developed. Oppose expansion of Southbrook to the east, this will split Southbrook and make it difficult for infrastructure to respond. Strategy to include more detail on scale and sequencing of any future Southbrook business area expansion. |
| Need provision for small commercial areas in rural res to service these areas. Support Southbrook business area extension to attract more industry. Oppose restricting business activity on 4ha blocks. |
| Economy section fails to mention economic contribution of agriculture. Include on page 29 when listing biggest employment sectors in District. |
| Amend key action in implementation table against 'Management of business activities in rural and residential areas' to "...existing business areas, <i>existing strategic infrastructure</i> and the...". |
| Need more emphasis on diversified local economy that is not reliant on dairy farming, e.g. manufacturing, servicing and ability of high tech/local work from home or small hubs in a technological age. Support business growth into peri-urban and rural environments but carefully consider location and management - plastics factory has caused much concern. Issue of appropriateness and reverse sensitivity. Need to define spatial areas for industrial/manufacturing and engage with communities. Support engaging with developers to provide for adaptable multi-use buildings and joint ventures. Support ENC and self-sufficiency initiatives. Need higher quality environmental outcomes in business zones. Business zones to be adjacent to major arterial roads and railway. Improve tourism and consider business incentives e.g. rates relief. |
| Support proposed business growth directions. Consider business activity in rural and residential areas on a case-by-case basis through notified consent process. |
| Must notify any commercial activity proposed on rural land before consented. Plastics factory on Easterbrook Rd has spoiled rural outlook. Contain business growth to Fernside Rd east from Townsend Rd, no further growth west of Townsend Rd along Fernside Rd. |
| Support proposed business land growth south of Kaiapoi but need to include more detail of scale and sequencing. |
| Continue to encourage business opportunities (that are enabling yet environmentally sound) so people can live and work here. Need to accommodate heavy industry. Service centres, e.g. Cust and Ohoka small businesses, are important and don't compete with town businesses. Mandeville North business area matter was managed poorly. New employment sectors mean we can sustain healthy and vibrant towns that support a productive rural economy. Support role of ENC. |
| Support increasing employment and business opportunities. Should direct industrial activity to Southbrook as opposed to rural area to increase employment and reduce traffic. |
| Employment trends are the major causes of traffic (commuting) - need to be captured in District snapshot (pg5). |

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| 6 Our centres |
| Widen RTC B1 by 500m to including other side of Blackett & King Streets. Queen St is natural bookend. Rezone B2 to B1 in RTC as most already doing B1 activity. Extend B1&2 in east, even up to High School, should be B2 to avoid undesirable retail. |
| Allow space for increase in retail. Separate industrial areas from retail. |
| Extend B1 zone a little further but ensure no fragmentation so don't lose CBD focus. B2 in Southbrook already allows for retail. Don't prohibit large retails to set up in Southbrook as space required not feasible in B1. Want to continue to develop town centre as vibrant & distinct centre. |
| Support KAC at Ravenswood and continued support for Woodend and Pegasus centres. Supports proposals in DDS. |

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| Need to control developments to prevent empty shops as they detract from the town centre. Support co-locating similar activities. |
| Intensify population in centres, High St apartments etc. Need public transport to connect to centres. |
| Love recent Rangiora town centre work. |
| Support intensifying residential and business activity in Rangiora and Kaiapoi town centres. This establish transport connections between centres and smaller communities. Centres must be accessible, pedestrian friendly, with good parking and connected through public transport. Centres to promote wellbeing through community, civic, recreational and entertainment facilities. |
| Revitalising and intensifying town centres is important. Green town centres with productive food-growing areas. |
| Town centre developments should follow ODPs. Support proposed Rangiora town centre growth directions. |
| Support proposals. Support KAC at Ravenswood, logical and central. Pegasus to have smaller niche retail area. Locate LFR adjacent to existing LFR on High St/East Belt. Concentrate boutique retailers in town centres. |
| Strongly support intensification of and utilising B1 land in Rangiora and Kaiapoi town centres subject to high hazard constraints, confirming KAC at Ravenswood. These are consistent with CRPS. |
| Southbrook much more suited to LFR than northeast Rangiora town centre. |
| Planning documents must have provision to protect against establishment of noise sensitive activities in commercial areas to exclude certain activities. Need to include airport noise contours in figure 9 (KTC map). |
| Support reviewing Rangiora Town Centre Strategy and expanding to east of Business 1 Zone. Oppose further LFR development as not in keeping with fine grain character of town centres. Establish urban design panel to support town centres of high amenity, public realm, trees, pedestrian environment etc. Connect centres to schools and sports facilities. Relocate manufacturing/warehousing activity out of centres. Retrofit old streets with stormwater swales, trees etc. Focus Kaiapoi as river town niche market. Smaller sub-centres to benefit local communities are important. |
| Built a two-storey carpark on Council land east side of New World in Rangiora. |
| Nature of stores may change with more online shopping in the future. Will town centres become more about leisure activities? Will we have multi-level shopping in Rangiora in the future? Support further commercial development in Kaiapoi. |
| Centres must be accessible with adequate parking and managed traffic. Need to undertake retail cluster planning that does not cause traffic movement issues. |
| Need more flexibility with commercial areas so they can become centres of community focus, not just shopping and services. This also applies to smaller centres and sub-centres. Support compatible non-residential activities within residential developments to provide for local community. Limit LFR to sites outside core town centres, well linked through road network and where effects on neighbours can be minimised. |
| Wishes to continue to be involved in with Council's planning on location, form and function of North Woodend KAC. Commentary of Woodend/Pegasus town centre (pg35) should recognise value of SH1 as significant link from Picton (Wellington) to Christchurch. Role and function to be considered with design of future developments. Need to consider design and function of KAC and potential impact on future bypass, which might be less effective (as will no longer be bypassing Woodend). |

7 Our community spaces and places

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| Need to set aside land in North Woodend for community facilities to support growth - sports facilities, library, swimming pool. |
| Need good recreation and sports hubs in two main centres. Greenspaces more important with intensive housing. |
| Multi-use libraries are important to community. Provide Aquatic Centre and Indoor Courts for |

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| growing population. Need more playground equipment in Arlington Park. |
| Support matching community needs with facilities. Need to retain greenspace and recreational areas to balance proposed intensification. Need to acquire land in Ravenswood for future community facilities to support KAC. Ravenswood should also be an emergency services base. Need a secondary school. Council should consider feasibility of developing a Cultural Centre at Pegasus or Kaiapoi to showcase history of the area. Need permanent, purpose-built community centre at Pegasus (at swing bridge reserve area). |
| Need facilities for meetings for 15-30 people. Need to make facilities accessible by public transport. Support current sports facilities. |
| Present supply of community spaces and places is good. |
| Need to set aside land in Rangiora for a future Botanic Garden. |
| Need to improve public toilets. |
| Incorporate horse friendly trails when planning walking/cycling routes, outdoor recreation areas etc. Especially important with increased traffic. |
| Council should acquire land in Townsend Rd area for future indoor and outdoor sporting facilities. |
| Support providing additional greenspace and utilising existing in different ways as provides positive health outcomes. Support preparation of Community Facilities Strategy as services foster community participation. Facilities should meet universal design principles, especially given aging population. |
| Introduce edible tree crops on public reserve land and planting native corridors in public parks. |
| Support public consultation processes for development of public spaces. |
| Support proposals. Rangiora is well served by community facilities. Need to plan for Woodend/Pegasus multi-use covered sports facility including swimming pool, extension of Gladstone Park (hockey, soccer, athletic track), permanent purpose-built community centre in Pegasus, primary and high school, emergency services base. Need to acquire land at Ravenswood for facilities. |
| Strategy should recognise schools as integral to social infrastructure. Council to support Ministry of Education to address needs for new or extended schools in growing towns. Council to mitigate access and safety effects of increased traffic caused by growth, e.g. identify strategic routes, lower speed limits, provide pedestrian crossings. Should explore opportunities to share facilities including open space, community facilities. Council to manage new activities near schools to operation is not affected. Council to consider safe walking & cycling connections between new housing and schools. |
| Growing Rangiora to 30,000 would need to ensure community life is not degraded - Kaiapoi is more constrained and community life may not be substantially impacted by an increase to 15,000 people. Need to maintain community facilities and network of community groups that underpin community life. |
| Strategy fails to plan for (tertiary) education facilities. Could Ashley be a good site for a university town in 50 years' time? |
| Upgrade domain grounds and buildings. |
| Section lacked vision. Need good public realm strategy to improve aesthetic quality of living environment if planning for smaller sections. Need good transitional spaces and connections with green spaces. Need to build on rural school environments as hubs. Do not support continuing current level of service for passive recreation in rural areas. Integrated management of waterways and broad corridors along waterways can provide opportunities for playgrounds, sports and community facilities etc instead of isolated pocket parks. Develop connections to Regional Parks and greater recreational network of corridors, places and spaces. Open spaces don't always need to be activity based. |
| Concerned about cost of indoor sports facility to ratepayers. Consider user-pays funding option or another funding model. |
| Oppose indoor sports facility. Spend money on more important things like regeneration of Kaiapoi and upgrading Council services. Facility should be privatised and on user-pays system. |
| Include key principles for provision of community facilities within the Strategy. |
| Plan for any new facilities to be able to be expanded in the future to cater for growing population. Need to carefully monitor rates increases to fund developments. Need to redevelop existing and |

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| develop new sports grounds, some multi-purpose, including an indoor stadium. |
| Concern that growth will cause expectation of even distribution of community facilities which could create competitiveness between towns. Already planned capital asset programme is challenging financially. Rangiora to retain main town focus for primary community infrastructure which needs to be planned to meet pop growth. Small towns' community centres are beneficial to that community. Dudley Pool now doesn't meet demand as community use is restricted most of the opening times. Any future pools development in Ravenswood should be joint funded with developers. Retain summer pools in smaller towns. Currently lacking enough indoor court space. Need to develop in stages one multi-purpose stadium to meet wider community needs. Retrofit existing facilities. Retain libraries' standard. Set aside land for Botanic Garden (Rangiora). |
| Parks such as Victoria Park and Mainpower Oval benefit from beautiful plants, rather than native plants. Natives don't flourish or provide shade and coolness when fully grown. Plant shade giving trees now where possible as they take a long time to grow. |

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| 8 Vision and strategic aims |
| Great. |
| Better managing rural and rural residential areas is key for environmental sustainability, economic development, welfare of residents. |
| Strongly support vision which acknowledges value of supporting urban and rural settings. Wider determinants of health are reflected strongly in key themes. |
| Support 7 key themes. |
| Agree with vision and strategic aims. |
| Good as long as infrastructure is capable and provided to cope with the vision. |
| Need a principle addressing environmental issues and sustainability, Kaitiakitanga, creativity/innovation. Vision not visionary enough - what does it mean? Need some key strategic goals e.g. change the way Council does business. Themes reflect current Council management and sets up continuation of the same planning responses. |
| Very good. |
| Strategic aim 'environmentally rich' is too vague. |

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| 9 Other comments |
| Strategy should reflect broader perspective for land use, according to The Trade & Environment Report 2013 for the UN Trade & Development. |
| Concerned in dry summers over fire risk. |
| Concerned over proposed school on Lehman's Rd due to high traffic volumes. Poor process whereby person acting for school's applicant was also commissioner who heard residents' appeal. Need to ensure all planning staff interpret rules properly. Document is well-presented and comprehensive. |
| Flawed consultation process. Maps do not show Easterbrook Rd, which is misleading. Did all residents in Easterbrook area receive notification? |
| Directions for Residential Growth' report is flawed and outdated. Reference to 'flood hazard from Ashley river & low lying land to east' is incorrect. Ashley does not have high water table issues. |
| Support draft Strategy. Encapsulates feedback from early engagement. Need to allow residents to connect with each other via local employment, events and facilities. Error in District snapshot page (bullet point). |
| Local planning approach - community consultation should be shown to directly inform Strategy. Need to plan for infrastructure to cope with natural disasters e.g. emergency shelters. Prevent dumping in rural area. |
| Great document and process. |

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| Flawed consultation process. Maps do not show Easterbrook Rd, which is misleading. Did all residents in Easterbrook area receive notification? |
| Compliment Council on good document and process. |
| Council must protect ratepayers from unscrupulous developers. |
| Council to adhere to policies and not change them without public consultation. Policies must be supported by Regional Council especially environmental guidelines. |
| Need to align work for NPS-UDC and DDS so don't duplicate efforts. |
| Generally supportive of draft Strategy. Will work with Council on specific implementation through District Plan review. |
| Strategy and District Plan Review are an opportunity to achieve a more sustainable use of land. |
| NPS-UDC should apply to Greater Christchurch UDS area as a whole, not to each TA separately. |
| Should prepare a further draft Strategy for comment as current draft is lacking in detail. Hearing panel should include independent expert advisors. Strategy should reference background reports. Risk that Strategy will be superseded by NPS-UDC requirement; Strategy should be fully aligned. Some of the town snapshot statements are too vague. |
| Need to upgrade Rangiora Airfield so it can become an airport for regular regional flights. |
| Requests ongoing dialogue with Council and early stage meeting/workshop re upcoming remodelling of airport noise contours and need for District Plan to include rules to regulate against increased risk of bird strike. Need to include airport noise contour in figure 5 (Infrastructure Boundary map). |
| More consultation needed with Water Zone Committee. NPS-UDC fails to provide direction for growth within rural areas. |
| Consultation period is too short. Council needs to give greater support to property developers. |
| Strategy has limited focus. |
| Should prepare a further draft Strategy for comment as current draft is lacking in detail. Hearing panel should include independent expert advisors. Strategy should reference background reports. Risk that Strategy will be superseded by NPS-UDC requirement; Strategy should be fully aligned. Some of the town and District snapshot statements are too vague and need to state proposed Strategy. Strategy should summarise Council strategies and outline proposed changes to respond to growth options. |
| Congratulations on thoughtful document and engagement process. Quality of life in District is most important. This needs to be affordable for fixed income elderly population. |
| Support that people should be able to live, work and play within their local areas. |
| Support general premise of a Strategy to identify future growth areas. |
| District Snapshot page, expand headings to 'What does this Strategy cover?' and 'Why do we need a growth Strategy?' and separate out the 'What' into outcomes and responses. Development process diagram (pg9) should make reference to how Strategy will be implemented (District Plan, LTP etc). Local planning framework diagram (pg11) does not identify how strategy will be implemented. |

Appendix B – Summary of each submission received

| Sub # | Name |
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| 1 | <p><u>Ashley Pest Management Liaison Committee C/- Mr Ian Ford</u></p> <p>Rural area and small settlements Council to manage a biennial roadside control programme to ensure that broom and gorse is controlled back 10m from centreline of road reserve.</p> |
| 2 | <p><u>Ron vanTil</u></p> <p>Centres Widen RTC B1 by 500m to incl. other side of Blackett & King Streets. Queen St is natural bookend. Rezone B2 to B1 in RTC as most already doing B1 activity. Extend B1&2 in east, even up to High School, should be B2 to avoid undesirable retail.</p> |
| 3 | <p><u>Woodend Community Association</u></p> <p>Growing Communities Do not oppose growth in Woodend area if north Ravenswood. Need to ensure cater for aging pop through retirement homes etc. Need more schools (advocate to Min of Education). Growth needs to be in keeping with rural environment. Intensification only in towns.</p> <p>Rural area and small settlements Retain small settlements like Woodend Beach as rural as possible. Expanding or intensifying would compromise character. Support increasing min lot size in rural area. Do not support intensifying rural res.</p> <p>Connections Need bus service between Woodend & Rangiora. Currently have to go via Kaiapoi. Need walking/cycling connections between Woodend & Kaiapoi. Access to Kaiapoi/Christchurch is important for cycle commuters & Kaiapoi High School students. Need to connect Woodend to Pine Acres.</p> <p>Community spaces and places Need to set aside land in North Woodend for community facilities to support growth - sports facilities, library, swimming pool.</p> |

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| 4 | <p><u>B & A Warren</u></p> <p>Environment Can Council make it compulsory for all rural res subdivisions including intensified farms to have area of land designated for natural plantings to revive biodiversity? Is Council happy with Environment Canterbury's role in water quality management?</p> <p>Rural Area and Small settlements How does Council measure productive rural land use?</p> <p>Economy Need additional restrictions on businesses in rural & res zones. Intensive animal farming is inappropriate & public not yet been asked their views re these undermining rural character.</p> <p>Other Comments Strategy should reflect broader perspective for land use, according to The Trade & Environment Report 2013 for the UN Trade & Development.</p> |
| 5 | <p><u>Advantage Plastics c/- Mr David Hickmott</u></p> <p>Economy With growth, more business land required in Rangiora. It's logical to expand Southbrook. Should use roads as boundaries, therefore new industrial land should go from Flaxton Road west up the south side of Fernside Road & terminate at Easterbrook Road. Take up land south of Fernside Road of 200-300m or designated boundary line.</p> |
| 6 | <p><u>B Jordan</u></p> <p>Growing Communities Ravenswood is poorly designed, sections too small to suit Woodend. Lack of infrastructure, will further congest motorway & road to Rangiora due to lack of local employment. Consider rezoning some of Ravenswood.</p> <p>Rural Area and Small Settlements Support option 1 for rural, i.e. increase min lot size throughout District, as so many lifestyle blocks. Have sold 6 and only one used productively. Those who don't only need 1ha. No rural res available in outskirts Woodend area. Perhaps rural res around intensive Ravenswood.</p> |

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| | <p>Other Comments Concerned in dry summers over fire risk.</p> |
| 7 | <p><u>B Te Amo</u></p> <p>Environment Need smarter farming products to reduce impact on environment. Need to monitor irrigation equipment.</p> <p>Rural Area and Small Settlements Identify small rural settlements for more res growth, without cutting up more land. Retain small rural settlements with zoning regulations. Increase minimum size to 25acres - would keep productive land. Need to rezone current <5ha lots to rural res, with ability to subdivide to +/- 8000m2. This would allow organic growth to existing small settlements & meet demand, keep rural perspective & some infrastructure is already there.</p> <p>Connections Create mains connections to existing small towns & rural area. Need to improve infrastructure and port linkage for distribution. Widen North Eyre Rd. Make South Eyre Rd bridge two-way. Need pull-in areas for school buses and drop-off areas for rural schools. Want more bridges across Waimakariri river to have better connection with port, city and Selwyn District.</p> <p>Vision and Strategic Aims Great</p> |
| 8 | <p><u>V Soper</u></p> <p>Environment Poor water quality due to non-sustainable rural activity. Give no more water rights for intensive farming. Store water in-ground or in tanks in urban areas. Limit rubbish. Protect biodiversity and secure clean water sources.</p> <p>Growing Communities Incentivise town houses, comprehensive housing surrounding common greens and intensification. Limit urban sprawl by being innovative.</p> <p>Rural Area and Small Settlements Retain village style of small settlements. Limit new lifestyle blocks, so no more ad-hoc subdivision. Allow subdivision of existing blocks in certain areas to</p> |

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| | <p>develop rural-urban areas.</p> <p>Connections Make places cycle friendly.</p> <p>Economy Ensure any industrial area is at least 1km away from housing or urban areas. Identify future industrial areas. Encourage innovation.</p> <p>Centres Allow space for increase in retail. Separate industrial areas from retail.</p> <p>Community Spaces and Places Need good recreation and sports hubs in two main centres. Greenspaces more important with intensive housing.</p> |
| 9 | <p><u>T & R Falconer</u></p> <p>Environment Need to protect natural environment by focusing residential growth within and around urban areas. Conserve groundwater for human use. Improve water quality. Support Ngai Tahu concerns. Council must support use of green technologies.</p> <p>Growing Communities Support growth in existing centres.</p> <p>Rural Area and Small Settlements Support option 1 for rural residential, i.e. new areas collocated with existing or on edge of existing towns.</p> <p>Connections Support provision and maintenance of walking and cycling network. Support green technology for infrastructure.</p> <p>Economy Must manage business activities in rural and residential areas to minimise adverse effects on adjoining communities. Concerned about plastics factory approved in rural area.</p> |

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| | <p>Community Spaces and Places Multi-use libraries are important to community. Provide Aquatic Centre and Indoor Courts for growing population. Need more playground equipment in Arlington Park.</p> <p>Other Comments Concerned over proposed school on Lehmans Rd due to high traffic volumes. Poor process whereby person acting for school's applicant was also commissioner who heard residents' appeal. Need to ensure all planning staff interpret rules properly. Document is well-presented and comprehensive.</p> |
| 10 | <p><u>A McAllister</u></p> <p>Rural Area and Small Settlements Zone 1275 Tram Rd to rural residential as part of RRDP and DP, and if not, then retain existing rural subdivision standards of 4ha min in this area (site is currently 21.2ha). Adjoins Swannanoa, next to school and preschool. Can provide additional future area for rural res as connected and integrated with existing rural res. No servicing constraints (existing water supply main & wastewater on Tram Rd, new connections required, existing drainage channel & stock water race, in low hazard area). Support Rural res option 1 (expansion) as reinforces sense of community. If Option 2 (intensification), then should be combined with Option 1 (extension) and extended areas provide smaller sections as retrofitting services can be hard and character & people's expectations may be impacted. 1275 Tram Rd could be high density rural res as close to school. Oppose Rural Option 1 and Option 2 if latter would increase in min rural lot size if in area around Swannanoa and Mandeville North - should enable 2ha here. If this isn't an option, then retain status quo. 20ha properties have ltd ability to be economic for farming due to reverse sensitivities.</p> |
| 11 | <p><u>Karen Stewart</u></p> <p>Rural Area and Small Settlements Council should further develop character and productivity of Easterbrook Rd community and zone as rural residential. Potentially zoning more business land southwest of Fernside Rd goes against retaining character and productivity in rural environment.</p> <p>Connections Proposed business land near Easterbrook Rd has poor infrastructure outcomes. Narrow road, one-way bridge, partially effectively one-way, access of Fernside Rd is problematic as it's busy.</p> <p>Economy Council should not have approved plastics factory in rural area. Air, noise and traffic impacts are unacceptable. Oppose proposal for more business land in this area. Council aware local oppose plastics factory. Only rezone to business activity east of Flaxton Rd, e.g. where Resource Recovery Park is.</p> |

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| | <p>Vision and Strategic Aims Better managing rural and rural residential areas is key for environmental sustainability, economic development, welfare of residents.</p> <p>Other Comments Flawed consultation process. Maps do not show Easterbrook Rd, which is misleading. Did all residents in Easterbrook area receive notification?</p> |
| 12 | <p><u>Alistair Cameron</u></p> <p>Rural Area and Small Settlements Ashley has community heart & has demand for new sections. Seek development of section 2 Auckland St. Adjacent to existing village - could meet demand in 'structured' way. Could provide transition zone between urban and lifestyle blocks. Ashley Bridge constructed with ducts to carry water & sewage reticulation pipe lines to service north of river area. Support Rural Option 2 (increase min in part zone).</p> <p>Other Comments 'Directions for Residential Growth' report is flawed and outdated. Reference to 'flood hazard from Ashley river & low lying land to east' is incorrect. Ashley does not have high water table issues.</p> |
| 13 | <p><u>Quintin Bruce</u></p> <p>Rural Area and Small Settlements Lack of suitably zoned rural res land close to Rangiora available for larger homes results in 'one size fits all' housing availability in Rangiora. Demand for well-located high end housing will increase with connection improvements and pop growth in Rangiora. Should create strip west from Rangiora for rural res (4A) which can be extended in future. Limit width of zone so area north and south could become future res2 as town grows (supplies 2 addresses). Can connect into existing and future infrastructure. Maintain semi-rural environment & provide developer led infrastructure toward Fernside. Make 1500m2 min, average 4 lots p/ha and subject to ODP (to also incorporate overland flood route for Ashley river event).</p> |
| 14 | <p><u>Murray Clarke</u></p> <p>Growing Communities Should extend Rangiora to 141 South Belt Rd. Land quite dry except for creek margins. 10m would belong to WDC anyway. Access via Ellis Rd & possible from Townsend Rd.</p> |

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| 15 | <p><u>Rangiora Promotions</u></p> <p>Centres Extend B1 zone a little further but ensure no fragmentation so don't lose CBD focus. B2 in Southbrook already allows for retail. Don't prohibit large retails to set up in Southbrook as space required not feasible in B1. Want to continue to develop town centre as vibrant & distinct centre.</p> |
| 16 | <p><u>T & M Selby</u></p> <p>Growing Communities Agree need greater housing choice to suit aging population to meet health and changing physical requirements. Support directing most growth to main towns.</p> <p>Rural Area and Small Settlements Need greater housing choice in rural areas as well as urban towns to allow aging population to stay in communities through different 'life stages'. Support directing rural demand to rural res. Agree need to balance with retaining character of small settlements, avoiding sensitive land and natural hazard risks, and providing appropriate infrastructure and facilities. Support combination of rural res Options 1 (expand) and 2 (intensify). Intensifying could have practical challenges though, at site level and uncertainties at community level about retaining character. Expansion of areas must support integrity of settlement. Mandeville North already has good base of infrastructure and facilities. Support reviewing RRDP. Submitter's land & neighbour's land at Mandeville North able to support future rural res - this is currently 3 small rural holdings (total 15ha) - good connectivity, not identified as subject to natural hazards.</p> |
| 17 | <p><u>Woodend-Sefton Community Board</u></p> <p>Environment Storm water can have detrimental effect on waterways. Need to actively protect and remediate action to reinstate waterways. Increase in dairy farming has resulted in detrimental environmental impact and contamination.</p> <p>Growing Communities Need to grow infrastructure as population grows. Need to ensure affordable housing available for lower income families and aging population. High and low density living should be mixed. This ensures mix of demographics and good urban built outcomes.</p> <p>Rural Area and Small Settlements Support retaining character of small settlements - Council to provide support for infrastructure and community assets.</p> |

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| | <p>Connections Need bus service connecting Waikuku/Pegasus/Woodend to Rangiora. Circuit to run in both directions between Kaiapoi-Woodend-Pegasus-Waikuku-Rangiora. Could use smaller shuttle service. Council to have more advocacy with Ecan re bus public transport services. Need to address pedestrian safety on SH1 as part of KAC proposal at Ravenswood - need to plan in advance. Support maintenance and proposed walking/cycling network. Paths to be suitable to mobility scooters / prams. Need safe route between Woodend & Kaiapoi.</p> <p>Economy Support proposals. Need to highlight importance of employment and training opportunities for youth.</p> <p>Centres Support KAC at Ravenswood and continued support for Woodend and Pegasus centres. Supports proposals in DDS.</p> <p>Community Spaces and Places Support matching community needs with facilities. Need to retain greenspace and recreational areas to balance proposed intensification. Need to acquire land in Ravenswood for future community facilities to support KAC. Ravenswood should also be an emergency services base. Need a secondary school. Council should consider feasibility of developing a Cultural Centre at Pegasus or Kaiapoi to showcase history of the area. Need permanent, purpose-built community centre at Pegasus (at swing bridge reserve area).</p> <p>Other Comments Support draft Strategy. Encapsulates feedback from early engagement. Need to allow residents to connect with each other via local employment, events and facilities. Error in District snapshot page (bullet point).</p> |
| 18 | <p><u>Bob & Joanne Gumbrell</u></p> <p>Environment Need to allow for natural hazards, e.g. sea level rise though coastal planting can help mitigate effects. Consider this approach for other locations. Should consider importance of British, European, Pacifica, Asian heritage. It's very important to provide opportunities to enhance natural and cultural environment. Support green technologies - should be compulsory in new buildings and encouraged in existing (public and private). Agree locate growth areas away from natural hazard risks.</p> <p>Growing Communities Support growth in existing centres to make most efficient use of infrastructure. Support growth directions. Oppose large retirement villages, e.g. Ryman's - could become 'ghetto' for older people. Need to mix older people with rest of community. This requires support systems in place e.g. public transport, mix of</p> |

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| | <p>housing types, residential care and hospital facilities.</p> <p>Rural Area and Small Settlements Support directing bulk of growth to existing towns to protect rural environment.</p> <p>Connections All rural and rural res should have walking & cycling paths, traditional infrastructure (also in small settlements), recreation grounds. Need to reduce reliance on private vehicles through public transport to reduce traffic, carbon footprint etc. Walking & cycling to improve health. Support green technologies e.g. incentivise electric vehicles. Include modern technology e.g. fibre optic cables, in all urban and rural development.</p> <p>Economy Should ban non-agricultural business activities in rural area including schools drawing from further than immediate community, dormitories for workers, large agricultural contracting businesses as generate traffic, noise and environmental effects. Support business growth directions. Make greater use of railway.</p> <p>Centres Need to control developments to prevent empty shops as they detract from the town centre. Support co-locating similar activities.</p> <p>Community Spaces and Places Need facilities for meetings for 15-30 people. Need to make facilities accessible by public transport. Support current sports facilities.</p> <p>Other Comments Local planning approach - community consultation should be shown to directly inform Strategy. Need to plan for infrastructure to cope with natural disasters e.g. emergency shelters. Prevent dumping in rural area.</p> |
| 19 | <p><u>Robert Loughnan</u></p> <p>Rural Area and Small Settlements Draft Strategy implies some 4,600 households expected in rural area (15,000 minus predicted by towns). Plan for future residential use in rural area on poorer soil, where infrastructure could be cost effective, well connected to main roads, away from natural hazard risks, natural drainage, with natural boundaries to define limits e.g. south of Cust Main Drain, north of Eyre River, west of Whites Rd, east of Two Chain Rd. Encourage rural res close to Ohoka, Mandeville North, Mandalea. Support rural Option 2 (increase min lot size in part of District) in area e.g. west of Two Chain Rd, east of Whites Rd, north of Cust Main Drain, south of Eyre River. Allow intensification and expansion of rural res to include areas already in lifestyle blocks. Allow current 4ha to subdivide to 2ha.</p> |

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| | <p>Economy Mandeville North commercial area could become centre of more densely populated area in future.</p> |
| 20 | <p><u>Jane Wakeman & Nicky Auld</u></p> <p>Growing Communities Rezone land north of Lees Road to Barkers Road for residential/business. States a Lot address that is a narrow rural strip.</p> <p>Economy Make on corner Less Rd and Williams St a commercial service area for cafes, accommodation, garden centre.</p> |
| 21 | <p><u>Chris Sutherland</u></p> <p>Rural Area and Small Settlements Zone area around Ravenswood for rural res to provide buffer zone. Property owners immediately adjacent to Ravenswood should hold this right.</p> |
| 22 | <p><u>Neil and Jane Radford</u></p> <p>Economy Oppose land at south of Kaiapoi shown for business growth as submitter owns most of the land bound by Kakanui Stream, SH1 and Main North Rd and Neeves Rd, used for EasyLawn business. East of Main North Rd is more appropriate for business expansion. Retain rural zoning, unlikely to be residential as in flood area and noise contour. Believe there is limited demand for industrial land at Kaiapoi with a lot of vacant business land.</p> |
| 23 | <p><u>Ivan Stubbs</u></p> <p>Growing Communities Res growth should occur east of town between existing boundary to existing rural res zone. Fills in a clear gap, avoids reverse sensitivity, clear of natural hazard risk, opportunity for reticulated infrastructure, only owned by 4 owners, good connectivity potential, good distance to town centre, proximity to community facilities and services on High St, no intensive farming in vicinity that could cause reverse sensitivities. Could be ideal for elderly housing. Existing land holdings too small for economic farming. Better than intensively zoned rural with multiple owners with different aspirations and more difficulty facilitating infrastructure. Could follow an ODP. South proposed res growth less desirable.</p> |

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| | <p>Rural Area and Small Settlements Could intensify Tawera Lane/Burnt Hill Rd Res 4A. Intensifying other rural res on periphery is not appropriate. Intensifying rural res is very difficult because of positioning of dwellings, retrofitting infrastructure. Instead future proof new rural res areas by layout etc. Support both, intensification and expansion.</p> <p>Economy Submitter wants to relocate business on 174 High St (Oxford) to more suitable location west of Harewood Rd. Add business growth area at South Oxford from urban boundary and west of Harewood Rd (full submission includes map). Not desirable for proposed living but already surrounded by industrial type activity. Need buffer zone along residential zone to create separation. Disagree that there is ample business land for next 30 years at Oxford.</p> |
| 24 | <p><u>Dalkeith Holdings</u></p> <p>Growing Communities Submitter owns 19ha north and south of Johns Rd and east of Lehman's. This should be preferred res growth area for immediate future (next 3 years) and Council should rezone in 2018. Support growth to main towns to maximise infrastructure and amenities. Rangiora free from constraints. Growth direction to east not as realistic as much land in single dairy farm ownership, possibly not available in short or medium term. NPS-UDC requirements may show current priority greenfield areas are not feasible. Zoning to be undertaken by Council, not private plan change, as this provides direction and certainty, is in accordance with NPS-UDC to ensure sufficient available land, avoids piece-meal approach, avoids putting cost of rezoning on landowners and being contrary to RMA, is best-placed to coordinate ODPs. Rangiora west growth would extend urban boundary to fill in a gap, is within IB, provides suitable land, has no constraints, owned by small number of owners willing to rezone, not adjacent to intensive farming.</p> |
| 25 | <p><u>Christopher Marshall</u></p> <p>Environment Protect rural land, landscape, river/stream groundwater from pollution.</p> <p>Growing Communities Support growth of existing towns.</p> <p>Rural Area and Small Settlements No more 4ha blocks (support rural option 1). Limit growth to small settlements - within developed boundaries and infill only. Support rural res Option 2 (intensification) as long as retain character of settlement. Would be hard to find new rural res locations. Need more services in rural res if intensify e.g. public transport.</p> |

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| | <p>Connections Need to plan for road and rail options beyond 2048.</p> <p>Centres Intensify population in centres, High St apartments etc. Need public transport to connect to centres.</p> <p>Community Spaces and Places Present supply of community spaces and places is good.</p> |
| 26 | <p><u>Trevor Wright</u></p> <p>Community Spaces and Places Need to set aside land in Rangiora for a future Botanic Garden.</p> |
| 27 | <p><u>Survus</u></p> <p>Growing Communities Intensify current rural res at Oxford south of Oxford Rd between Mill & Harewood Rd - proximity to town centre.</p> <p>Rural Area and Small Settlements Extend Mandeville North as already significant node, maximise efficient use of services and facilities. Grow north of San Dona on east side of Dawsons Rd to Ashworth Rd. This is one ownership, facilitate development through ODP. Include 82 Ohoka Meadows Drive and adjoining lot to north within eastern Mandeville North boundary for rural res. Extend Waikuku village to east with rural res. Combine rural res Options, need extension areas & intensification in suitable locations, e.g. lower density res 4B or Mandeville North, close to existing township facilities & services, though may conflict with owners' aspirations & character. New rural res assures more comprehensive development with mix of lot sizes, larger lots on periphery. Need to propose rural res growth areas & consult on these.</p> |
| 28 | <p><u>Martin & Jill Searle</u></p> <p>Economy Support extension of business zone east off Lineside Rd to Boys Rd, should also extend west to Townsend Rd. Fernside Rd developed to carry more traffic now and it would create more congestion with a business zone area south of Fernside Rd.</p> |

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| 29 | <p><u>Kate Burns</u></p> <p>Environment Do more esplanade reserves / planting and protect bush and older trees.</p> <p>Growing Communities Important to plan for wide range of housing styles including smaller homes.</p> <p>Rural Area and Small Settlements Need more rules to protect lifestyle block owners from land use change on adjacent land, e.g. dairy conversions, plastics factory. Need to be more forward-thinking.</p> <p>Connections Make District more walking friendly, especially for elderly, e.g. non slippery pavers.</p> <p>Centres Love recent Rangiora town centre work.</p> <p>Community Spaces and Places Need to improve public toilets.</p> |
| 30 | <p><u>Kathryn Cawte</u></p> <p>Environment Support protect environment by focusing growth to existing centres but this is not currently happening with Council allowing industrial activities to occur in rural zone - effect water and air quality.</p> <p>Rural Area and Small Settlements District Plan fails to protect rural character by allowing plastics factory close to properties. Rules do not align with District Plan policies and objectives.</p> <p>Economy Need to proactively manage planning for business activities, not developer lead. Keep large industrial activities in a specific zone, e.g. Southbrook adjacent to noisy main traffic routes and railway line. Do not allow south of Fernside Rd or east of Townsend Rd. Implement buffer zone.</p> |

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| | <p>Community Spaces and Places Incorporate horse friendly trails when planning walking/cycling routes, outdoor recreation areas etc. Especially important with increased traffic.</p> |
| 31 | <p><u>Morris Harris</u></p> <p>Environment Support reducing further declines in drinking and swimming water quality and directing growth to existing main towns. Agree directing growth away from natural hazard areas.</p> <p>Growing Communities Proposed Rangiora growth directions to the south point to wet land.</p> <p>Rural Area and Small Settlements Support retaining character of small settlements. Agree with reducing 4ha lots as most don't want so much land and average turnover is 3years. Provide more rural res to meet demand, in areas to connect to Council sewage and water network or provide themselves. 4ha blocks create nuisance factor of noise, smoke, fire. Don't allow 4ha blocks to subdivide down further. Create rural res west of Lehman's Road and south of Oxford Road - stable, dry land with good roading and water/sewer infrastructure.</p> <p>Other Comments Great document and process.</p> |
| 32 | <p><u>Giles Lancaster</u></p> <p>Rural Area and Small Settlements Council should further develop character and productivity of Easterbrook Rd community and zone as rural residential. Potentially zoning more business land southwest of Fernside Rd goes against retaining character and productivity in rural environment.</p> <p>Connections Proposed business land near Easterbrook Rd has poor infrastructure outcomes. Narrow road, one-way bridge, partially effectively one-way, access of Fernside Rd is problematic as it's busy.</p> <p>Economy</p> |

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| | <p>Council should not have approved plastics factory in rural area. Air, noise and traffic impacts are unacceptable. Oppose proposal for more business land in this area. Council aware local oppose plastics factory. Only rezone to business activity east of Flaxton Rd, e.g. where Resource Recovery Park is.</p> <p>Vision and Strategic Aims Better managing rural and rural residential areas is key for environmental sustainability, economic development, welfare of residents.</p> <p>Other Comments Flawed consultation process. Maps do not show Easterbrook Rd, which is misleading. Did all residents in Easterbrook area receive notification?</p> |
| 33 | <p><u>Helen Gilmore</u></p> <p>Growing Communities Need to plan growth in pocket of land surrounding Townsend Rd on southwest corner of Rangiora. This area doesn't have rural qualities with traffic volumes & noise, increased hazardous rubbish.</p> <p>Rural Area and Small Settlements The proposed southwest extension of Southbrook will cause more traffic at Townsend Rd. Develop Park & Ride at Townsend Rd & a bus route to run a Rangiora only route (not via Kaiapoi/Silverstream would reduce travel time). Would need to build right infrastructure for it, e.g. footpaths, lighting. Create walkway from Southbrook Park, along Southbrook, to Townsend Rd and acquire land accordingly.</p> <p>Economy Include Townsend Rd area in proposed business expansion area (could be 'mini-business area', for innovative local businesses, or an attractive 'approach corridor' to industrial area). Must control commercial activities effects along Townsend Rd itself given its proximity to town. A plastics factory being able to set up in Easterbrook Rd is example of how easily undesirable activity can establish.</p> <p>Community Spaces and Places Council should acquire land in Townsend Rd area for future indoor and outdoor sporting facilities.</p> <p>Other Comments Compliment Council on good document and process.</p> |
| 34 | <p><u>Doug Guthrie</u></p> <p>Rural Area and Small Settlements</p> |

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| | <p>Most desirable block size is 4000-6000m2 with a mixture in sizes, close to main towns with access to schools. Many 'lifestyle block' owners don't need 4ha, allow 2ha in certain areas e.g. in Ashley between Marshmans & Boundary Rds.</p> <p>Connections If Council is to identify new rural res then there needs to be a greywater system back to main towns. towards which each section pays. Council should establish sewer line from Ashley Village and Sparks Subdivision to bridge (individual onsite sewer system is \$25K); and Fernside. Both would allow further development.</p> |
| 35 | <p><u>Sandra Gottermeyer</u></p> <p>Connections Increased traffic on Fernside Rd since realignment of Fernside/Lineside Rds.</p> <p>Economy Oppose expansion of business land east of Flaxton Rd as this would reduce productive rural environment and would retain Easterbrook small settlement character. Allowing plastics factory to set up was mistake - noise and air pollution.</p> |
| 36 | <p><u>Frances Bowron</u></p> <p>Rural Area and Small Settlements Do not allow more small lot rural res (e.g. Fergus Way, Adian Way)</p> <p>Economy All commercial proposals in rural zone should be publicly notified. Don't allow non-agricultural business activity in rural zone.</p> |
| 37 | <p><u>Brent Arps</u></p> <p>Environment Keep rivers clean. Charge businesses for water extraction. Plant more native vegetation.</p> <p>Growing Communities Contain Rangiora and Kaiapoi.</p> |

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| | <p>Rural Area and Small Settlements Stop subdividing productive rural land. Contain Mandeville North and Ohoka and do not allow more subdivision. Retain rural character of small rural settlements.</p> <p>Economy Do not allow any businesses in rural area - restrict these to established areas like Southbrook.</p> |
| 38 | <p><u>Ellen Hampson</u></p> <p>Economy Rangiora's commercial development has sprawled inappropriately, e.g. plastics factory in rural area should not have been allowed to set up. Do not allow this type of commercial activity in rural zone. Council must protect interests of rural lifestyle as dominant stakeholder group. Don't extend Southbrook business zone to south of Fernside Rd - prime rural area.</p> <p>Other Comments Council must protect ratepayers from unscrupulous developers.</p> |
| 39 | <p><u>Carville Stewart</u></p> <p>Connections Need stronger advocacy for improved roading and public transport links with Christchurch. Growing population will create more commuters as most jobs and tertiary education is in Christchurch.</p> |
| 40 | <p><u>Jan & Tony Pentecost</u></p> <p>Environment Support protecting and enhancing natural environment, exploring green technologies, locating growth areas away from natural hazard risks though danger can be mitigated (e.g. foundations).</p> <p>Growing Communities Support growth to main towns as support efficiencies in infrastructure, economy, land use. Support intensification to provide choice for especially aging population. Can create strong sense of community, connectedness, vitality. Though not all elderly want to live in close proximity. Intensification must be</p> |

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| | <p>designed well. New subdivisions must be safe and accessible for 'age-friendly communities'. No mention of community living concepts.</p> <p>Rural Area and Small Settlements Rural lot size should be determined by use even if smaller than 4ha. Future technologies in rural production will affect land use and requirements, e.g. indoor cropping, bio-intensive farming methods, bio-engineered food. More intensive farming in future may mean potential for more economically productive units. Demand for lifestyle living may reduce naturally with aging population. Some lifestyle blocks are very productive. Strategy is skewed towards wanting reduction in lifestyle blocks when they have increased vibrancy of rural area. Support rural res Option 2 (intensify) for efficiency.</p> <p>Connections Support reduction in reliance on private vehicles to alleviate congestion and protect environment. Need good public transport. Rural dwellers will always rely on private vehicles.</p> <p>Economy Support additional restrictions on non-rural businesses operating in rural and residential zones to protect residents from noise, pollution and traffic.</p> |
| 41 | <p><u>Canterbury District Health Board</u></p> <p>Environment Council to continue working with Ecan to protect groundwater and surface water for drinking and recreation. Dairying, business and small holdings in rural area has put pressure on environment, must consider how these impact on water quality. Own bores are more at risk to elevated nitrates, microbiological contaminants, quantity issues. Rising nitrate concentration now in spring-fed streams from Eyrewell area - need to look at changes. Support avoiding areas of natural hazards for growth and prioritise investment in effective stormwater management solutions e.g. detention basins and diversions from low-lying areas.</p> <p>Growing Communities Support directing growth to main towns as avoids relying on private bores and septic tanks. Support intensification to avoid urban sprawl. Access to good, services, education, employment promotes community connectedness and that aging population can participate in local community and contribute socially and economically. Support mix of housing styles - should promote smaller dwellings with good connectivity and multi-family units. Adopt universal design principles and Life Mark design standards.</p> <p>Rural Area and Small Settlements Rural residents must have same opportunities as urban to socialise, connect and be active in local area.</p> <p>Connections</p> |

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| | <p>Support development of transport network especially public transport, walking, cycling as these have important health benefits and reduce congestion. Intensive residential areas may need effective stormwater management to reduce risk of flooding.</p> <p>Economy Need to expand businesses and attract new businesses to District to provide local employment which reduces emissions, creates strong connections with community, and enhances individual wellbeing.</p> <p>Centres Support intensifying residential and business activity in Rangiora and Kaiapoi town centres. This establish transport connections between centres and smaller communities. Centres must be accessible, pedestrian friendly, with good parking and connected through public transport. Centres to promote wellbeing through community, civic, recreational and entertainment facilities.</p> <p>Community Spaces and Places Support providing additional greenspace and utilising existing in different ways as provides positive health outcomes. Support preparation of Community Facilities Strategy as services foster community participation. Facilities should meet universal design principles, especially given aging population.</p> <p>Vision and Strategic Aims Strongly support vision which acknowledges value of supporting urban and rural settings. Wider determinants of health are reflected strongly in key themes.</p> |
| 42 | <p><u>R & B Zahner</u></p> <p>Environment Need to do all we can to mitigate climate change, plan for future without fossil fuels. Incentivise use of green technologies, e.g. greywater systems, solar or wind power. Should plant native corridors for biodiversity.</p> <p>Growing Communities Revitalise older urban areas through sustainable model intensification to avoid urban sprawl.</p> <p>Rural Area and Small Settlements Need to limit non-agricultural business activity in rural area to preserve rural environment. Support rural Option 1 and rural res Option 2.</p> <p>Connections Need alternative transport networks e.g. light rail to Christchurch and local transport networks e.g. shopper buses, commuter cycleways.</p> |

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| | <p>Economy Need to continue to promote local businesses, support local currency and environmentally sustainable businesses.</p> <p>Centres Revitalising and intensifying town centres is important. Green town centres with productive food-growing areas.</p> <p>Community Spaces and Places Introduce edible tree crops on public reserve land and planting native corridors in public parks.</p> <p>Vision and Strategic Aims Support 7 key themes.</p> <p>Other Comments Council to adhere to policies and not change them without public consultation. Policies must be supported by Regional Council especially environmental guidelines.</p> |
| 43 | <p><u>Isaac Road Residents Association Inc</u></p> <p>Rural Area and Small Settlements Lifestyle' areas should be suitably zoned to provide protection.</p> <p>Economy Must better define 'non-agricultural' business activities, have appropriate conditions (visual, noise, traffic) and stricter guidelines for where they can locate. Currently District Plan has no Quarry Zone or rules governing quarry activity. Quarry activity must be defined and residents protected. Especially important as quarrying moving from riverbed to landbased and District has high number of lifestyle blocks.</p> |
| 44 | <p><u>Adrienne & Steve Hewitt</u></p> <p>Rural Area and Small Settlements Support rural res Option 1, extend south of Fernside Rd as infrastructure already there. Create community like Mandeville North (5000m2-1ha).</p> |

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| 45 | <p><u>Chris & Russell Cameron</u></p> <p>Growing Communities Do not support Kaiapoi growth to east due to flooding risk.</p> <p>Rural Area and Small Settlements Rural zone should be for economic farm use. Oppose lifestyle blocks in rural zone, should be only adjacent to rural res zone. Support rural Option 2. Rural res should occur closer to urban areas. Should zone development at Island Rd rural res and manage its development. Support rural res Option 1 (expand). 2500m2 not does meet definition of rural res.</p> <p>Connections Should reduce speed limit on Island Rd, especially in vicinity of Kendall Park.</p> |
| 46 | <p><u>John Gibb</u></p> <p>Economy Oppose expansion of business zone past Todd Rd to west. Only expand along Flaxton Rd to east of existing zone. Expansion should take into account amenity of area and investment people have made in lifestyle blocks.</p> |
| 47 | <p><u>Andrew Harrison</u></p> <p>Rural Area and Small Settlements Support rural Option 2, increase min lot size at Oxford/Cust area. Support both rural res options. Smaller blocks (1ha) on edge of towns, allow subdivision of rural res to 1ha. Retain rural feel but also support growth.</p> <p>Connections Council to install more sewer lines at Ohoka.</p> |
| 48 | <p><u>Malcolm Dartnall</u></p> <p>Environment Support directing growth to main towns to protect environment as reduces car dependency by connecting to existing services. Support green technologies.</p> |

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| | <p>Growing Communities Support growing Rangiora as principle District town. Makes most efficient use of infrastructure. Amend Strategy to provide for smaller and larger houses for affordable and investment conscious buyers (high quality). NPS-UDC housing & business land assessments should be completed before DDS is finalised. Where can people find quarterly NPS reports? Smaller households are not in keeping with NPS intentions.</p> <p>Rural Area and Small Settlements Demand for rural res in Rangiora, zone rural res 4A west of Lehmans Rd to provide sophisticated choice for discerning buyer; growth to east will be cheaper area. 4ha lots too big for lifestylers and too small to be economical to farm. Increase min lot size to 400ha unless farmer wishes to sell existing farmhouse where boundaries can follow established curtilage area. Concentrate lifestylers to rural res zones. Subdivide larger lots - there is demand for 2000m² lots.</p> <p>Connections Support Silverstream and Townsend Rd roading projects; provides access to west Rangiora. Need to improve access to east Rangiora e.g. Rangiora Transport Study (Becca 2001). Percival St work will improve congestion. Need to realign Woodend bypass route to west to improve access to Rangiora and advocate to accelerate construction. Need better public transport to Christchurch. Consult on provision of three waters to smaller communities.</p> <p>Economy Need to attract industry to District (e.g. IZone). Support mixed use business for parts of Kaiapoi red zones. Support business growth directions.</p> <p>Centres Town centre developments should follow ODPs. Support proposed Rangiora town centre growth directions.</p> <p>Community Spaces and Places Support public consultation processes for development of public spaces.</p> |
| 49 | <p><u>Kaiapoi-Tuahiwi Community Board</u></p> <p>Environment Water warrants its own section in Strategy, further work needed to address importance of sustaining high quality. Need to strengthen testing regime for drinking & freshwater, including making it mandatory for private wells. Need to better monitor and mitigate properties on lower ground and effects of greywater runoff in urban areas and rural area activities causing contamination. Need strategies to protect and improve water quality of lowland streams and rivers. Should use 1:200 ARI for residential and 1:100 ARI for commercial development.</p> <p>Rural Area and Small Settlements</p> |

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| | <p>Need more discussion of rural and rural res Options implications. Submitters have insufficient information.</p> <p>Connections Inevitable with growth that all rural areas (apart from remote) need to be connected to public water supply. Need a long term transport plan that dovetails into NZTA programme and includes public transport infrastructure. Fundamental to include in DDS.</p> <p>Other Comments Need to align work for NPS-UDC and DDS so don't duplicate efforts.</p> |
| 50 | <p><u>Pegasus Residents Group Incorporated</u></p> <p>Environment Support proposals. Need to be proactive in promoting restoration of native species - will have environmental and economic benefits and counter climate change. Council to display leadership in improving water quality. Support opportunities to enhance natural and cultural environment. Support encouraging sustainable building technologies. Support directing growth away from natural hazard areas.</p> <p>Growing Communities Support directing growth to main towns to make best use of infrastructure and facilities. Support residential growth directions as extensions of existing towns - logical and symmetrical. Support greater mix of housing choice and regeneration of older housing stock. Need to balance intensification with greenways, reserves, walk/cycleways, and community spaces.</p> <p>Rural Area and Small Settlements Support retaining small settlement character. Support restricting further rural subdivision due to impact on productive rural land, traffic, infrastructure inefficiencies. Support rural res Option 2 (intensify) as long as retain character.</p> <p>Connections Support proposals including reducing reliance on private vehicles especially in single occupancy (need better public transport), green technologies, walking/cycling projects. Need bus service between Rangiora and Woodend/Pegasus/Waikuku - work with Ecan to reintroduce. Need to upgrade roads between Rangiora and SH1, plan a commuter rail service from Rangiora to Chch, complete Woodend bypass.</p> <p>Economy Support proposals including business growth directions. Concentrate commercial activity in Rangiora to create critical mass, employment opportunities and reduce commuter congestion. Need to avoid fragmentation of business area. Need to restrict business activity in rural and residential zones apart from</p> |

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| | <p>servicing local residents.</p> <p>Centres Support proposals. Support KAC at Ravenswood, logical and central. Pegasus to have smaller niche retail area. Locate LFR adjacent to existing LFR on High St/East Belt. Concentrate boutique retailers in town centres.</p> <p>Community Spaces and Places Support proposals. Rangiora is well served by community facilities. Need to plan for Woodend/Pegasus multi-use covered sports facility including swimming pool, extension of Gladstone Park (hockey, soccer, and athletic track), permanent purpose-built community centre in Pegasus, primary and high school, emergency services base. Need to acquire land at Ravenswood for facilities.</p> <p>Vision and Strategic Aims Agree with vision and strategic aims.</p> |
| 51 | <p><u>DM Hair & PM Godfrey</u></p> <p>Growing Communities Agree need greater housing choice to suit aging population to meet health and changing physical requirements. Support directing most growth to main towns.</p> <p>Rural Area and Small Settlements Need greater housing choice in rural areas as well as urban towns to allow aging population to stay in communities through different 'life stages'. Support directing rural demand to rural res. Agree need to balance with retaining character of small settlements, avoiding sensitive land and natural hazard risks, and providing appropriate infrastructure and facilities. Support combination of rural res Options 1 (expand) and 2 (intensify). Intensifying could have practical challenges though, at site level and uncertainties at community level about retaining character. Expansion of areas must support integrity of settlement. Mandeville North already has good base of infrastructure and facilities. Support reviewing RRDP. Submitter's land & neighbour's land at Mandeville North able to support future rural res - this is currently 3 small rural holdings (total 15ha) - good connectivity, not identified as subject to natural hazards.</p> |
| 52 | <p><u>Wayne Dyer</u></p> <p>Environment Need to focus on upgrading 'bad' water supplies rather than all including good ones. Need to sustainably allocate water resources. Should not allow any commercial bottling of community water takes.</p> |

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| | <p>Growing Communities Support expanding town radially from centre. Blend in 'odd shaped pockets' into urban pattern of town. Currently there are odd pockets in Oxford and Kaiapoi.</p> <p>Rural Area and Small Settlements Should allow subdivision of 4ha lots to 1-3 acres adjacent to towns and villages to achieve extra houses but retain buffer zone. Standalone greenfield subdivision doesn't make good transition from urban to rural.</p> |
| 53 | <p><u>Allan & Jane Lilley</u></p> <p>Growing Communities Support Rangiora east growth direction along Kipperberger Ave.</p> |
| 54 | <p><u>Nicky Auld, Jane Wakeman, Ann Deans, Mary Wakeman, John Wakeman</u></p> <p>Environment Bring back native birds through native plants on public, roadways, streets, waterways, private land etc. Council could run programmes. Need to protect character of North Sand Shingle Pit Lakes linking Kaiapoi and Woodend. Don't allow dumping of any offsite material to protect the water quality. Could develop it as ecological reserve for native vegetation and wildlife.</p> <p>Growing Communities Rezone Kaiapoi land south of Lees Rd now with Sovereign Lakes now completed. This land is on higher ground.</p> |
| 55 | <p><u>Environment Canterbury</u></p> <p>Environment Strongly support focusing growth to existing main towns, protecting and enhancing areas of indigenous flora and fauna, directing growth to areas serviced by reticulated services and not susceptible to natural hazards, continuing work with Ngai Tuahuriri to identify and protect wahi tapu/taonga sites. These are consistent with CRPS.</p> <p>Growing Communities Strongly support greater housing choices and intensification in main towns, affordable housing, directing growth to main towns as consistent with CRPS,</p> |

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| | <p>though development in high hazard areas would be subject to constraints and mitigation requirements under CRPS. Cannot support growth beyond greenfield priority area boundaries as per Map A Chapter 6 in CRPS. Acknowledge that Greater Chch Partnership settlement pattern review will consider business and residential land supply.</p> <p>Rural Area and Small Settlements Strongly support retaining small settlement character, protecting, enhancing and identifying new areas of flora and fauna as part of new rural and rural res areas, and working with Ngai Tuahuriri to provide Papakainga housing. These are consistent with CRPS. Note that with rural res Option 1 (expand), new areas must be located so can be economically provided with reticulated water and sewer, and stormwater treatment and disposal system, and need to be able to integrate with existing towns and transport networks. Note with rural res Option 2 (intensify) as rural res must not be transition to full urban development. Neither options appear inconsistent with CRPS as long as give regard to policies.</p> <p>Connections Strongly support enhancing walking/cycling opportunities, improving public transport, connecting new areas to reticulated infrastructure, green technologies. These are consistent with CRPS.</p> <p>Economy Strongly support providing business activities appropriately located in existing towns as is consistent with CRPS. Cannot support expansion beyond greenfield priority boundaries of Map A Chapter 6 in CRPS. Acknowledge that Greater Christchurch Partnership settlement pattern review will consider business and residential land supply. Support directing new commercial activities within Greater Chch to KACs. Outside greater Christchurch, business activities in residential and rural zones can promote diversity of residential, employment and recreational choices. Need to balance productive land and reverse sensitivities.</p> <p>Centres Strongly support intensification of and utilising B1 land in Rangiora and Kaiapoi town centres subject to high hazard constraints, confirming KAC at Ravenswood. These are consistent with CRPS.</p> <p>Other Comments Generally supportive of draft Strategy. Will work with Council on specific implementation through District Plan review.</p> |
| 56 | <p><u>Ministry of Education</u></p> <p>Community Spaces and Places Strategy should recognise schools as integral to social infrastructure. Council to support MoE to address needs for new or extended schools in growing towns.</p> |

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| | <p>Council to mitigate access and safety effects of increased traffic caused by growth, e.g. identify strategic routes, lower speed limits, provide pedestrian crossings. Should explore opportunities to share facilities incl. open space, community facilities. Council to manage new activities near schools to operation is not affected. Council to consider safe walking & cycling connections between new housing and schools.</p> |
| 57 | <p><u>Federated Farmers of NZ</u></p> <p>Environment Further subdivision could threaten water supply and quality through increased ground and surface water takes, sewerage management and lifestyle farming activities. Lifestyle blocks put additional strain on allocated water sources and increase potential for contamination. Further subdivision should require installation of reticulated water. Rural subdivision requiring septic tanks increases risk of contaminating ground water - must require reticulated sewerage. Grazing livestock on small rural sections creates risk to vegetation, soil, waterways, and fire.</p> <p>Rural Area and Small Settlements Council should only allow subdivision of rural land where soil is of less productive land classes to ensure valuable land is protected and enable owners to make own on-farm decisions. As residential properties spread into rural areas, there is potential conflict between these and essential rural activities (e.g. burning, quarrying, spraying, pest control, fertilising etc.). Strategy must appropriately address issues around reverse sensitivity so ability to continue agricultural activities is protected.</p> |
| 58 | <p><u>Grant Bennett & Family</u></p> <p>Rural Area and Small Settlements 4ha block allowance has resulted in fragmented clusters and undesired consequences e.g. reverse sensitivity and loss of productive land. Current regime fails in sustaining productive land value and what people want. Current ability to 'land bank' drives poor outcomes. Increase min lot size for 'as of right' subdivision (e.g. 20ha), allow cluster subdivision (e.g. 0.5ha) and set aside larger area for primary production. Need more generous average lot size (e.g. 10ha). Set aside rural land to create a 'transferable development right' to allow subdivision to smaller density and support through policies to ensure designed approach. Policies to consider: restrict further subdivision on 'balance lots' land; appropriate design and location for intensive farming or industrial activities; encourage cohesive blocks of land for primary production; use of stony free draining soils for non-farming use.</p> <p>Other Comments Strategy and District Plan Review are an opportunity to achieve a more sustainable use of land.</p> |

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| 59 | <p><u>Ben & Ann Deans</u></p> <p>Growing Communities Zone land along north side of Lees Rd in Kaiapoi to residential/rural res/light commercial. This is currently narrow rural strip between residential and commercial land.</p> <p>Economy Create commercial service area of accommodation, garden centre, café etc. adjacent to the Lakes residential development.</p> |
| 60 | <p><u>Fiona Mules & Walter Radford</u></p> <p>Growing Communities Support directing most growth towards existing main towns for infrastructure efficiencies. Retain Lehmans Road in short and medium term as western Rangiora urban boundary.</p> <p>Rural Area and Small Settlements Extend scope of Strategy to cover rural residential and urban growth directions, including short, medium and long term growth paths. Review Rural Residential Development Plan now, to cover whole District. Include 'future proofed' rural res areas and for intensification west of Lehmans Rd and north of Oxford Rd, especially those in 4ha parcels. Identify submitters' land and other land west of Lehmans Rd, north of Oxford Rd (supplied map) as proposed rural res. This supports rural res Option 1 but could make provision for both options in District. Implement through District Plan.</p> |
| 61 | <p><u>Michael Ducray</u></p> <p>Environment District Plan to define bottling of water from groundwater sources as a prohibited activity.</p> <p>Economy District Plan to define mining, excavation, quarrying and fracking as prohibited activities within 1000m of any dwelling.</p> |
| 62 | <p><u>Mary Sparrow</u></p> <p>Growing Communities Should apply medium growth projection as higher rates are less likely and provide more information about growth including at 2028 and 2038. Acknowledge</p> |

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| | <p>projections are not predictions. Should make efforts to attract younger people to District. Rangiora growth direction to east is questionable due to land suitability and flood risk. Council could consider encouraging some Res 2 development to include some larger lots (substitute for more rural res). Need a mix of size of urban lots as well as dwellings. Instead of extending Rangiora, perhaps establish a new town in Eyreton/Eyrewell area instead as people value small towns.</p> <p>Rural Area and Small Settlements Retain 4ha min lot size. Possibility of change to rules could trigger surge of subdivision. Demand is slackening and oversupply could cause 'entrapment' (lots not selling). Explore options to make it easier within planning framework to develop innovative options in the rural zone, e.g. re-subdivisions of small holdings if in appropriate location with suitable services. Need to tighten amenity standards (e.g. traffic movements, setbacks) especially where likely to cause concern in closely settled localities, and these should be effects based with some disruptive activities requiring a land use consent. Council should take passive approach to further rural res subdivision. Re-zoning of larger lots depends on dwelling location and should only be done with approval from owners in the zone. Extension of any existing rural res zone to be done case by case basis to assess suitability.</p> <p>Economy Need to be careful not to curtail small scale business activities in rural zone not adversely affecting anyone, e.g. homebased employing people, adapting sheds for new uses. Such small activities could not absorb overheads of locating in business zone.</p> <p>Community Spaces and Places Growing Rangiora to 30,000 would need to ensure community life is not degraded - Kaiapoi is more constrained and community life may not be substantially impacted by an increase to 15,000 people. Need to maintain community facilities and network of community groups that underpin community life.</p> <p>Other Comments NPS-UDC should apply to Greater Christchurch UDS area as a whole, not to each TA separately.</p> |
| 63 | <p><u>Michael de Hamel</u></p> <p>Growing Communities Strategy continues tradition of subdividing around existing towns. Need to ask 'where would people like to live?' E.g. Ashley with views, water, opportunity for gravity sewers.</p> <p>Community Spaces and Places Strategy fails to plan for (tertiary) education facilities. Could Ashley be a good site for a university town in 50 years' time?</p> |

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| 64 | <p><u>Murray Cuttance</u></p> <p>Rural Area and Small Settlements Does not support submission lodged that land west of Lehmans Rd between Oxford Rd and Priors Rd in Rangiora should be rural residential as flooding will affect land, TransPower grid on Lehmans Rd, equestrian activities and Rangiora racecourse may be compromised, smaller lots will hinder future subdivision for urban use in future, rural res should not apply to land adjacent to ... boundary.</p> |
| 65 | <p><u>Brain Stokes</u></p> <p>Rural Area and Small Settlements Restrict forming of 4ha lots where they are not linked to existing communities.</p> <p>Connections Need correct infrastructure such as roading (bypasses, major roads) in place before development continues. Ensure sewer/water infrastructure has capacity to allow for future identified developments.</p> <p>Vision and Strategic Aims Good as long as infrastructure is capable and provided to cope with the vision.</p> |
| 66 | <p><u>Christine Docherty</u></p> <p>Rural Area and Small Settlements Protect the rural village character of Ohoka and lifestyle blocks from factory businesses and quarries. Address poor air quality of rural areas due to outdoor rubbish fires (e.g. allow in April and September)</p> <p>Connections Lower speed limit in small villages and outside schools.</p> <p>Community Spaces and Places Upgrade domain grounds and buildings.</p> |

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| 67 | <p><u>McAlpines</u></p> <p>Environment Use 1:200 ARI for residential and 1:100 ARI for commercial development, instead of current 1:500 ARI map.</p> <p>Growing Communities Need more certainty about sequencing of development and more detail on proposed changes in zoning through latter District Plan. Should include draft ODPs for growth areas.</p> <p>Connections Strategy lacks vision of how transport network would develop in response to increasing demand. Must include long term transport network plan with strategic routes and outline how public transport network would develop over next 30 years.</p> <p>Economy No expansion to Southbrook to be considered until much more of the existing zoned land is developed. Oppose expansion of Southbrook to the east, this will split Southbrook and make it difficult for infrastructure to respond. Strategy to include more detail on scale and sequencing of any future Southbrook business area expansion.</p> <p>Centres Southbrook much more suited to LFR than northeast Rangiora town centre.</p> <p>Other Comments Should prepare a further draft Strategy for comment as current draft is lacking in detail. Hearing panel should include independent expert advisors. Strategy should reference background reports. Risk that Strategy will be superseded by NPS-UDC requirement; Strategy should be fully aligned. Some of the town snapshot statements are too vague.</p> |
| 68 | <p><u>Malcolm & Wendy Taylor</u></p> <p>Rural Area and Small Settlements Support rural res Option 1, new areas collocated with existing rural res. Own 16ha of land on edge of Mandeville North. Would like Council to take lead to zone rural res, so can subdivide to smaller lots of min. 0.5ha.</p> |

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| 69 | <p><u>John Larsen</u></p> <p>Environment Need to reduce risk of groundwater contamination but extending piped sewer to rural res areas like Fernside, Swannanoa, Mandeville North.</p> <p>Growing Communities Need to provide more land to extend Rangiora including larger sections (e.g. 1000m2) to attract higher income residents.</p> <p>Rural Area and Small Settlements Need more intensive rural res (e.g. 2500-5000m2) within 0.5-1km radius of rural schools. Then provide 4ha lots in 3-5km radius of rural schools or where this type already exists. Protect farmers from reverse sensitivity by introducing 200m minimum distance for a 4ha property from intensive farming.</p> <p>Connections Widen main road through Rangiora from Southbrook to Ashley River and also Lineside Rd to 4 lanes. Build new strategic road from Ashley Bridge to beyond Waimakariri River to run between high voltage power lines at north Rangiora, through Swannanoa and Mandeville North, and join Two Chain Road.</p> <p>Economy Need provision for small commercial areas in rural res to service these areas. Support Southbrook business area extension to attract more industry. Oppose restricting business activity on 4ha blocks.</p> <p>Other Comments Need to upgrade Rangiora Airfield so it can become an airport for regular regional flights.</p> |
| 70 | <p><u>Waimakariri Irrigation Limited (WIL)</u></p> <p>Connections Strategy lacks mention of importance of irrigation infrastructure; need to acknowledge economic benefit Scheme brings to the District. Must consider schemes when planning for growth. Suggests additional text for section 2.5, page 22, section 2.6, page 25 and section 2.7, page 28.</p> <p>Economy Economy section fails to mention economic contribution of agriculture. Include on page 29 when listing biggest employment sectors in District.</p> |

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| 71 | <p><u>Christchurch International Airport Limited (CIAL)</u></p> <p>Environment Need to consider constraints from existing infrastructure (e.g. airport noise contours), not just natural hazards. Also page 18 need to include all aspects of 'sustainable communities' including existing infrastructure constraints. Need to regulate certain land uses and creation of new waterbodies within radius of Airport that attract birdlife.</p> <p>Growing Communities CIAL will shortly commence remodelling noise contour but at moment have no view on how potential changes may impact on growth directions for Kaiapoi. Need to ensure growth plans are in harmony with remodelled contours. Include noise contour on figure 12 (Kaiapoi snapshot). Statements in all main town snapshots to include "...natural hazard risk, unacceptable built hazard risk from existing strategic infrastructure (such as Christchurch International Airport), and areas...". Implementation table item 'provision of zoned land to accommodate growth', last bullet to be amended to "...heritage sites and existing strategic infrastructure when planning..."</p> <p>Rural Area and Small Settlements No provision should be made for smaller lifestyle blocks within the remodelled airport noise contours. Support rural Option 2 to increase minimum lot size from 4ha within the remodelled contours to reduce risk of reverse sensitivity associated with airport noise.</p> <p>Connections Section lacks mention of the airport as existing infrastructure. Include on page 25 a statement that existing infrastructure is relevant to future growth planning and can have reverse sensitivity effects (e.g. airport noise and bird strike). Include in Strategy Glossary a definition for 'strategic infrastructure', e.g. from RPS.</p> <p>Economy Amend key action in implementation table against 'Management of business activities in rural and residential areas' to "...existing business areas, existing strategic infrastructure and the..."</p> <p>Centres Planning documents must have provision to protect against establishment of noise sensitive activities in commercial areas to exclude certain activities. Need to include airport noise contours in figure 9 (KTC map).</p> <p>Other Comments Requests ongoing dialogue with Council and early stage meeting/workshop re upcoming remodelling of airport noise contours and need for District Plan to</p> |
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| | include rules to regulate against increased risk of bird strike. Need to include airport noise contour in figure 5 (Infrastructure Boundary map). |
| 72 | <p><u>Grant Edge</u></p> <p>Environment</p> <p>Canterbury Water Management Strategy overlaps with DDS. Need to include issues in RPS and Regional Land & Water Plan to ensure Council regards environment as the primary driver for managing growth. Need to minimise adverse effects of growth and reduce cost on ratepayers, e.g. drainage management and stormwater interventions. Need to deliver high quality environmental outcomes. Council need to positively support environmental outcomes envisaged in Canterbury Water Management Strategy. This section misses some key issues. Need to adopt Canterbury Biodiversity Strategy as basis for identifying, protecting and managing the environment. Increase biodiversity through revegetation. Degraded environment is opportunity to regenerate. Need to protect, enhance and manage Outstanding Natural Landscape and Outstanding Natural Features. Need to recognise and respect all naturally flowing waterways and wetlands, avoid diversion of natural waterways and provide for generous overland flow paths. Adopt 'blue-green' infrastructure philosophies to provide for broader scale waterways corridors to connect communities. There is lack of emphasis on Oxford foothills. Support avoiding areas of natural hazards for growth. Allow larger properties to be located in medium risk areas. Address climate change issues to avoid impact on settlements. Need creative and flexible environmental design solutions for growth areas and infrastructure - use biophysical data to inform. Recognise Mahaanui Iwi Management Plan. Look to community planning models e.g. CCC's Catchment Management Plans.</p> <p>Growing Communities</p> <p>Support broad directions for growth to existing urban hubs but need more generous connections along broad waterway/recreational corridors. Need to avoid urban sprawl. Support housing choice and diversity in lot sizes but must avoid creating isolated enclaves of socio-economic or aged segregation. Growth in Kaiapoi and coastal areas may not be feasible due to climate change, biodiversity, coastal inundation flooding, raised ground water levels. May need to retreat but how? Adopt creative urban/peri-urban environmental design solutions, e.g. placement of buildings, public landscape, open spaces etc. Consider cumulative effects of growth on health of community and environment.</p> <p>Rural Area and Small Settlements</p> <p>Support retaining small settlement character but require expert advice about what this means. Need to restrict growth in coastal towns due to coastal hazards and plan to retreat. Need more growth in Loburn/Sefton/Ashley areas - well-connected and elevated though still need to sort out water supplies and reticulated sewage outfalls. Need to assess community values and landscape of 'peri-urban' environment. Support restricting further lifestyle blocks as this has eroded productive rural land. Perhaps allow subdivision of 4ha into denser fully reticulated communities. Rural res communities seem often isolated and create expectation of higher levels of service. Support 1-2ha lots close to existing urban hubs to act as transition space between urban and rural - need 'peri-urban' strategy that also assesses the landscape character of peri-urban and rural environments before deciding on growth options. Avoid development in high quality versatile soils.</p> |

Connections

Need 3 Water Strategy to accommodate development between waterways and overland flow paths and adopt sustainable drainage management systems for urban and rural areas. Need reticulated sewer in rural/rural res to avoid contamination. Support opportunities for walking and cycling. Support integrated approach to provision of infrastructure with more emphasis on better environmental and community outcomes. Improve amenity value of key roads and access corridors including gateway treatments. Use broad waterway corridors for walking/cycling. Need spatial/landscape planning approach. Develop strategy for light rail and of road cycle/walking network to business hubs. Maintain quality of drinking water without treatment.

Economy

Need more emphasis on diversified local economy that is not reliant on dairy farming, e.g. manufacturing, servicing and ability of high tech/local work from home or small hubs in a technological age. Support business growth into peri-urban and rural environments but carefully consider location and management - plastics factory has caused much concern. Issue of appropriateness and reverse sensitivity. Need to define spatial areas for industrial/manufacturing and engage with communities. Support engaging with developers to provide for adaptable multi-use buildings and joint ventures. Support ENC and self-sufficiency initiatives. Need higher quality environmental outcomes in business zones. Business zones to be adjacent to major arterial roads and railway. Improve tourism and consider business incentives e.g. rates relief.

Centres

Support reviewing Rangiora Town Centre Strategy and expanding to east of Business 1 Zone. Oppose further LFR development as not in keeping with fine grain character of town centres. Establish urban design panel to support town centres of high amenity, public realm, trees, pedestrian environment etc. Connect centres to schools and sports facilities. Relocate manufacturing/warehousing activity out of centres. Retrofit old streets with stormwater swales, trees etc. Focus Kaiapoi as “*rivertown*” niche market. Smaller sub-centres to benefit local communities are important.

Community Spaces and Places

Section lacked vision. Need good public realm strategy to improve aesthetic quality of living environment if planning for smaller sections. Need good transitional spaces and connections with green spaces. Need to build on rural school environments as hubs. Do not support continuing current level of service for passive recreation in rural areas. Integrated management of waterways and broad corridors along waterways can provide opportunities for playgrounds, sports and community facilities etc. instead of isolated pocket parks. Develop connections to Regional Parks and greater recreational network of corridors, places and spaces. Open spaces don't always need to be activity based.

Vision and Strategic Aims

Need a principle addressing environmental issues and sustainability, Kaitiakitanga, creativity/innovation. Vision not visionary enough - what does it mean? Need some key strategic goals e.g. change the way Council does business. Themes reflect current Council management and sets up continuation of the same planning responses.

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| | <p>Other Comments More consultation needed with Water Zone Committee. NPS-UDC fails to provide direction for growth within rural areas.</p> |
| 73 | <p><u>John Wright</u></p> <p>Environment Lack of comment on changes brought on by climate change, especially with regard to beach settlements and Kaiapoi. Lack of mention of stresses caused by growth on drainage and preservation of versatile soils.</p> <p>Growing Communities Do we need to limit growth in Rangiora to allow Kaiapoi to survive due to storm water runoff? Kaiapoi growth restricted due to rising sea levels and more severe storms. Expanding towns, especially Rangiora and Woodend, will take up District's most productive land. Need to manage intensification carefully to ensure good quality of life.</p> <p>Connections Changing face of transport due to rising online shopping and deliveries - will we need special corridors? Public transport will have long term effect on natural and social environment. Large increases in heavy vehicle traffic need to be considered - impact on quality of life.</p> |
| 74 | <p><u>Peter Enright</u></p> <p>Centres Built a two-storey carpark on Council land east side of New World in Rangiora.</p> <p>Vision and Strategic Aims Very good.</p> |
| 75 | <p><u>Paul McGowan</u></p> <p>Growing Communities Oppose northeast growth direction for Kaiapoi, too many risk factors. Oppose southeast growth for Rangiora south of Northbrook Rd or southwest south of Johns Rd due to flood risk, land condition, stormwater management issues. Availability of sections in Rangiora will be limited from 2018 and plan change process takes too long to rezone new areas. Development contributions are a disincentive to developers.</p> |

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| | <p>Rural Area and Small Settlements Preservation of productive land needs to be balanced with landowner rights and market requirements. Good demand for lifestyle blocks in last 10-15yrs. Support rural Option 2 (increase lot size in parts of District) but with ability to subdivide 4ha lots to 2ha in some areas (Clarkville, Ohoka, Mandeville North, Swannanoa, Fernside, Loburn). Would need to consider servicing. Allow some intensification of rural res 4B (4A is problematic). Create new rural res 4C of ave lot size 2500m2 to meet most buyers' demand. Support further development adjacent to existing rural res and new areas close to small settlements (Clarkville, Fernside etc.).</p> <p>Connections Need more public transport options especially for Kaiapoi and Rangiora - loop route? Expand walking and cycling network as to meet demand. Cost of reticulated infrastructure in small settlements is too high to residents.</p> <p>Economy Support proposed business growth directions. Consider business activity in rural and residential areas on a case-by-case basis through notified consent process.</p> <p>Community Spaces and Places Concerned about cost of indoor sports facility to ratepayers. Consider user-pays funding option or another funding model.</p> <p>Other Comments Consultation period is too short. Council needs to give greater support to property developers.</p> |
| 76 | <p><u>Miles & Gillian Giller</u></p> <p>Environment Need to more clearly acknowledge drivers of habitat change. Remaining fragments of vegetation have greater ecological significance and value than those restored or enhanced and require most focus. Restoration initiatives are important though, e.g. Matawai Park is a tool for public engagement. Support initiatives to protect natural environment, e.g. Rakahuri Rivercare Group. Amend implementation action to "Consider opportunities, develop strategies and take actions to protect significant areas of native flora and fauna".</p> <p>Rural Area and Small Settlements Support considering opportunities to protect and enhance areas of native flora and fauna as part of new rural and rural res development, and determining additional natural areas that should be identified and protected in the reviewed District Plan.</p> |

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| 77 | <p><u>L & G Miller</u></p> <p>Environment Need to preserve and enhance green areas and waterways.</p> <p>Growing Communities Rangiora should extend to the west, not east, as eventually Rangiora, Pegasus, Ravenswood and Woodend will be one large urban area. Town centre does not need to be in the middle of town. Contain population growth to existing townships.</p> <p>Rural Area and Small Settlements Do not allow further subdivision of lifestyle blocks to less than 4ha. Retain status quo. Limit rural res which spoils rural lifestyle. Rural res owners should not expect urban services.</p> <p>Economy Must notify any commercial activity proposed on rural land before consented. Plastics factory on Easterbrook Rd has spoiled rural outlook. Contain business growth to Fernside Rd east from Townsend Rd, no further growth west of Townsend Rd along Fernside Rd.</p> |
| 78 | <p><u>Sherrienne Nation</u></p> <p>Community Spaces and Places Oppose indoor sports facility. Spend money on more important things like regeneration of Kaiapoi and upgrading Council services. Facility should be privatised and on user-pays system.</p> |
| 79 | <p><u>Dr Judith Roper-Lindsay</u></p> <p>Environment Environment underpins social, cultural and economic growth and could have formed its own chapter. Strategy fails to reflect state of native biodiversity and habitats. Council needs to work beyond its regulatory framework. Lack of recognition of Waimakariri Zone Committee and outcomes sought through the CWMS process. Consider objectives of Canterbury Biodiversity Strategy. Rural communities present opportunities for environmental improvements. Need bolder ideas for managing the environment. Need stronger link between land and water issues and management through closer link between Ecan and Council staff. To simply 'continue' or 'investigate' environmental initiatives suggest current efforts are enough (has suggested new wording for proposals bullet points - see submission). Environment actions in implementation table do not seem to align to previous text.</p> |

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| | <p>Vision and Strategic Aims Strategic aim 'environmentally rich' is too vague.</p> <p>Other Comments Strategy has limited focus.</p> |
| 80 | <p><u>David & Stephanie Harrison</u></p> <p>Rural Area and Small Settlements Support rural res subdivision plan of lots 2000-4000m2 in Fernside area.</p> |
| 81 | <p><u>Martin Pinkham</u></p> <p>Environment Use 1:200 ARI for residential and 1:100 ARI for commercial development, instead of current 1:500 ARI map. Define what 'sustainable communities' means.</p> <p>Growing Communities Need more certainty about sequencing of development and specific growth areas and more detail on proposed changes in zoning through latter District Plan.</p> <p>Rural Area and Small Settlements Should include Council's preferred option for rural res and rural development with rationale.</p> <p>Connections Strategy lacks vision of how transport network would develop in response to increasing demand. Must include long term transport network plan with strategic routes and outline how public transport network would develop over next 30 years.</p> <p>Economy Support proposed business land growth south of Kaiapoi but need to include more detail of scale and sequencing.</p> <p>Community Spaces and Places Include key principles for provision of community facilities within the Strategy.</p> |

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| | <p>Vision and Strategic Aims</p> <p>Other Comments Should prepare a further draft Strategy for comment as current draft is lacking in detail. Hearing panel should include independent expert advisors. Strategy should reference background reports. Risk that Strategy will be superseded by NPS-UDC requirement; Strategy should be fully aligned. Some of the town and District snapshot statements are too vague and need to state proposed Strategy. Strategy should summarise Council strategies and outline proposed changes to respond to growth options.</p> |
| 82 | <p><u>Beverly Shepherd Wright</u></p> <p>Environment Need to maintain and improve natural environment in a sustainable and affordable way. Concerned about continual degradation of rivers and streams. Need policies to manage farming practices and use of industrial products. Need to address rural burn offs as detrimental to air quality. Need disposal system for all green plastic off hay and silage bales so they are not burnt or buried. Need hazard disposal and information sheets to manage domestic waste and advising on best practice.</p> <p>Growing Communities Need to plan for growth to occur cohesively. Support intensification but must retain character of neighbourhoods (avoid poor quality infill). Support 2+ storey developments. Need to extend Res 1 zone to accommodate future needs of people wanting to live close to town centre. Should provide at least 2 off-street parks.</p> <p>Rural Area and Small Settlements Need to maintain character of District, especially small towns and beach settlements but allow to grow and develop if the community supports this. Waikuku Beach is constrained for growth because of flooding. Oppose further 4ha blocks. Community wants high density in and around existing towns, with rural res on the edges of towns (e.g. 1500-5000m²), then larger lots further out (up to 2ha). Subdivision of rural land should not be less than 10ha. This would better infrastructure planning.</p> <p>Connections Need good transport links to city, airport and beyond.</p> <p>Economy Continue to encourage business opportunities (that are enabling yet environmentally sound) so people can live and work here. Need to accommodate heavy industry. Service centres, e.g. Cust and Ohoka small businesses, are important and don't compete with town businesses. Mandeville North business area</p> |

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| | <p>matter was managed poorly. New employment sectors mean we can sustain healthy and vibrant towns that support a productive rural economy. Support role of ENC.</p> <p>Centres Nature of stores may change with more online shopping in the future. Will town centres become more about leisure activities? Will we have multi-level shopping in Rangiora in the future? Support further commercial development in Kaiapoi.</p> <p>Community Spaces and Places Plan for any new facilities to be able to be expanded in the future to cater for growing population. Need to carefully monitor rates increases to fund developments. Need to redevelop existing and develop new sports grounds, some multi-purpose, including an indoor stadium.</p> |
| 83 | <p><u>Grey Power</u></p> <p>Environment Support all proposals. Concern over water quality. Support directing growth to areas with reticulated services and avoid areas of natural hazards. Include traditional English heritage in cultural diversity and native flora and fauna.</p> <p>Growing Communities Support all proposals. Support directing most growth to main towns but retain small town values. Support intensification to address aging population in centres close to services and amenities for single/couple ownership. Apartments to be designed to accommodate aging, e.g. lifts etc. Need mixed housing development to avoid rows of 'small boxes', e.g. 2-4 bedroom homes and section sizes. Infill where possible - maximises community connection.</p> <p>Rural Area and Small Settlements Support retaining small town values for small settlements. Concern over future of rural character and decreasing viability for large farm production. Mixed views but perhaps 4ha blocks are not viable and subdivision of these should be considered.</p> <p>Connections Need to improve transport routes from/into towns, especially from Rangiora to satellite towns, to meet population growth. Should build ring roads to resolve congestion issues. Need to make infrastructure efficient. Concerns over capital expenditure for aged people on fixed incomes. Capital infrastructure for main town should benefit all rather than single interest group.</p> <p>Economy</p> |

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| | <p>Support increasing employment and business opportunities. Should direct industrial activity to Southbrook as opposed to rural area to increase employment and reduce traffic.</p> <p>Centres Centres must be accessible with adequate parking and managed traffic. Need to undertake retail cluster planning that does not cause traffic movement issues.</p> <p>Community Spaces and Places Concern that growth will cause expectation of even distribution of community facilities which could create competitiveness between towns. Already planned capital asset programme is challenging financially. Rangiora to retain main town focus for primary community infrastructure which needs to be planned to meet pop growth. Small towns' community centres are beneficial to that community. Dudley Pool now doesn't meet demand as community use is restricted most of the opening times. Any future pools development in Ravenswood should be joint funded with developers. Retain summer pools in smaller towns. Currently lacking enough indoor court space. Need to develop in stages one multi-purpose stadium to meet wider community needs. Retrofit existing facilities. Retain libraries' standard. Set aside land for Botanic Garden (Rangiora).</p> <p>Other Comments Congratulations on thoughtful document and engagement process. Quality of life in District is most important. This needs to be affordable for fixed income elderly population.</p> |
| 84 | <p><u>Doncaster Developments Limited and Suburban Estates Limited</u></p> <p>Growing Communities Support directing growth to existing main towns. Recognise different living environments in different towns/settlements. Growth to areas with suitable ground conditions and feasible services connections to support cost effective development. Not all land inside current urban limits meets this. Support wider range of housing types. Need good urban design with intensification. Oppose Rangiora east and southwest growth direction. Growth should be northwest to include existing Res4 east of Lehman's Rd (Doncaster Dev own 7.8ha). Rezone to develop medium density housing, comprehensive development & affordable. Land is physically well suited, close to amenities, proximity to proposed public transport route, already zoned (for res4), can accommodate 120 - 140 units, support LURP and affordable housing. Support Kaiapoi growth north east - need to programme development up to Lees Rd & Clifford Rd as early stage where Suburban Estates own land.</p> <p>Centres Need more flexibility with commercial areas so they can become centres of community focus, not just shopping and services. This also applies to smaller centres and sub-centres. Support compatible non-residential activities within residential developments to provide for local community. Limit LFR to sites</p> |

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| | <p>outside core town centres, well linked through road network and where effects on neighbours can be minimised.</p> <p>Other Comments Support that people should be able to live, work and play within their local areas.</p> |
| 85 | <p><u>MainPower NZ Limited</u></p> <p>Environment Support avoiding areas at risk from natural hazards in principle. Existing RPS requirement that critical infrastructure is continued and expanded while mitigating potential risks from natural hazards. Section 3.2 should reflect that while avoiding areas subject to natural hazards is desired, it isn't unavoidable in some instances. In these, development should be consistent with the outcomes sought in the RPS.</p> <p>Connections Need greater recognition that infrastructure capacity operated by utility providers (non-Council) is a development constraint to future growth. Need integrated approach with all utility providers. There are MainPower distribution network constraints in Woodend and Rangiora. Need significant investment over next 10yrs to accommodate existing demand. Current upgrade programmes will need to be evaluated if more growth encouraged. Need to emphasise in section 2.6 to involve infrastructure providers in decision-making.</p> <p>Other Comments Support general premise of a Strategy to identify future growth areas.</p> |
| 86 | <p><u>David Blackwell</u></p> <p>Environment Locking in a 1:500 Flood Plain Plan is unrealistic. Instead need to direct resources into mitigation of drainage pouring into Kaiapoi rivers from the west. Growth will exacerbate drainage issues.</p> <p>Connections Oppose proposal to cut off existing 100m roading link at Mill Road corner to Adderley Terrace as this is the main egress and exit to Kaiapoi from west. Proposed new link through Silverstream not in keeping with what Silverstream residents want. Visibility of western bypass road from Island Rd is better than from Mill Road. Concerned proposed link from Silverstream Boulevard. between Island Rd & Adderley Terrace hasn't been built. Mistake not to provide entry/exit to new Woodend bypass at Pineacres. Need roundabout at Pineacres instead of overbridge.</p> |

New Zealand Transport Agency (NZTA)**Growing Communities**

General policy direction for growth is supported. Support concentration of growth to main townships from a transport perspective. Easier infrastructure provision (key routes within and between towns and Christchurch) and ability to have choice in how people move. More distributed growth limits ability to provide acceptable levels of service. No view of growth directions for townships. Support intensification.

Rural Area and Small Settlements

Ideally rural settlement growth should be on smaller sites, more tightly managed and around townships due to growing pressure on transport infrastructure and desire to move to more multi modal ways of travelling. Rural living does not support this. Strategy should more strongly advocate desire to develop communities that provide for travel choice. Rural living will only be able to service private vehicles with limited ability to walk, cycle or provide public transport. At some point intensified rural res may become dormitory residential areas but with limited transport options and connectivity.

Connections

Need to think about smarter ways of travel, i.e. more people in less vehicles, greater focus on travel behaviour to manage future demand. Support focus on walking & cycling but change language to reflect "more efficient transport network with increased transport choices". Connect Woodend to Kaiapoi and Christchurch through walking & cycling. Plan and complete internal networks and improve perceived safety. Need to further expand on potentially significant role of technology changes in assisting with people's transport choices, e.g. smartphone technology for determining most efficient choice of mode. Balance language of needing transport improvements with 'how we travel'. Need to acknowledge joint work of Ecan, CCC and NZTA in Exec Summary. Need to promote individual modes within a 'transport system'. Need to outline a transport vision and how this would support urban growth outcomes (liveability, connectivity, affordability). E.g. Waimakariri River will always be a constraint and need to change behaviour to manage constraint, key links between Kaiapoi/Rangiora and Woodend/Rangiora, improve mobility/accessibility, and optimise changing technology. Clarify (pg26) that southbound lane on bridge is for high occupancy vehicles at morning peak. Support reducing reliance on private vehicles and providing more public transport. Add development of Travel Demand Management programme to 'transport network liaison and advocacy' implementation action (pg51).

Economy

Employment trends are the major causes of traffic (commuting) - need to be captured in District snapshot (pg5).

Centres

Wishes to continue to be involved in with Council's planning on location, form and function of North Woodend KAC. Commentary of Woodend/Pegasus town centre (pg35) should recognise value of SH1 as significant link from Picton (Wellington) to Christchurch. Role and function to be considered with design of future developments. Need to consider design and function of KAC and potential impact on future bypass, which might be less effective (as will no longer be bypassing Woodend).

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| | <p>Other Comments</p> <p>District Snapshot page, expand headings to 'What does this Strategy cover?' and 'Why do we need a growth Strategy?' and separate out the 'What' into outcomes and responses. Development process diagram (pg9) should make reference to how Strategy will be implemented (District Plan, LTP etc.). Local planning framework diagram (pg11) doesn't identify how strategy will be implemented.</p> |
| 88 | <p><u>Anonymous</u></p> <p>Environment</p> <p>Need to help mitigate effects of climate change.</p> <p>Community Spaces and Places</p> <p>Parks such as Victoria Park and MainPower Oval benefit from beautiful plants, rather than native plants. Natives don't flourish or provide shade and coolness when fully grown. Plant shade giving trees now where possible as they take a long time to grow.</p> |