

<u>Transport Function</u>	- <u>Interconnected network of roads, car parking, footpaths, and public spaces</u>
<u>Amenity</u>	- <u>Street enhancements including landscaping and street furniture</u> - <u>Public open spaces and facilities</u> - <u>Signage mostly small scale</u>
<u>Parking</u>	- <u>On-site parking located to the rear of buildings</u>
<u>Built form</u>	- <u>Predominantly small scale buildings</u> - <u>Buildings set towards the front of the site</u> - <u>Significant glazing of shop fronts</u>
<u>Distribution of floorspace</u>	- <u>Largest total area of retail and administrative floorspace in Oxford</u>
<u>Function</u>	- <u>Community focal point for:</u> - <u>business;</u> - <u>retail;</u> - <u>administration;</u> - <u>entertainment;</u> - <u>service.</u>

Reason

The Business 1 Zones are located within the centre of the District's main towns and provide the dominant focal point for the business sector and for the towns and their surrounding areas including the Rural Zones. The dominant activities that occur in the town centres are business, retail, administrative, recreational, entertainment and service orientated. The amenity, environmental quality and built form of the town centres arises from the appropriate management of buildings and public spaces, including the transport network as well as the mix of activities that locate there. ~~This policy~~ **Policies 16.1.1.3 and 16.1.1.4** recognises and provides for the role of the town centre as the focal point for the community and seeks to ensure town centre amenity, built form design and environmental standards that are compatible with business, retail, and service activities while at the same time providing a pleasant, attractive, and safe environment for the community.

CROSS REFERENCE: Policies 12.1.1.1 and 12.1.1.4, 15.1.1.1 and 15.1.1.3

Amend Method 16.1.1.3.2 as follows:

Controls on retail activity outside the Business 1 Zones and the "Town Centre" at Pegasus

Standards for pedestrian facilities **and built form** on nominated frontages.

Amend Method 16.1.1.3.3 as follows:

Town Centre Development Strategy 16.1.1.3.3

Adopted Rangiora Town Centre Strategy, Oxford Town Centre Strategy and Kaiapoi Town Centre Plan which set out a number of strategic directions for the future development and management of the Rangiora, Oxford and Kaiapoi town centres.

Amend and renumber Policy 16.1.1.4, as follows: Policy 16.1.1.5

Provide for dwellinghouse development within the Key Activity Centre areas of Rangiora and Kaiapoi, and the Woodend and Oxford Business 1 Zones, that:

- a. ensures business activities are predominant within the site and across the zone;
- b. locates above buildings used for business activities to maximise ground floor business space; and
- c. achieves high levels of amenity, including mitigation of reserve sensitivity effects between business and residential activity.

Chapter 18. Constraints

Retain Objective 18.1.1

Amend Policy 18.1.1.1(e) as follows:

- e. maintain and enhance the environmental characteristics of adjoining zones, and the environment of the zone within which the proposal is located, as set out in Policies 14.1.1.2, 14.1.1.3, 14.1.2.1, 15.1.1.1, 16.1.1.1, 16.1.1.3, 16.1.1.4, 16.1.1.5, 16.1.1.7, 16.1.1.8, 17.1.1.2, 17.1.1.3 and 17.1.1.2.5;

Retain Policy 18.1.1.1 (h), (i) and (w)

Chapter 31. Health, Safety and Wellbeing - Rules

Retain Rule 31.1.1.15

Amend Table 31.1 to read as follows:

All Business 2, 3, 5 and 6 Zones and the Woodend Business 1 Zone, other than: (a) the Business 1 Zone at Pegasus, and (b) any Business 4 Zone, and (c) the Business 1 Zones at Rangiora and Kaiapoi, where the site is adjacent to a Residential Zone or a Rural Zone boundary	The zone boundary, or where the zone boundary is a road, the road boundary	10m
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Amend Rule 31.1.1.27 to read as follows:

31.1.1.27 Any structure in a Business 4 ~~or 2 or 6~~ Zone shall not exceed a height of 15m, ~~except:~~

- ~~a. for the Business 1 Zone in Pegasus, where any structure shall not exceed a height of 10m.~~
- ~~b. the Business 1 Zone (Rangiora and Kaiapoi), where any structure shall not exceed a height of 12m.~~

Add Rule 31.1.1.28 to read as follows:

31.1.1.28 Any structure in a Business 1 Zone shall not exceed a height of:

- a. 8m in Oxford;**
- b. 10m in Pegasus;**
- c. 12m in Rangiora and Kaiapoi; and**
- d. 15m in Woodend.**

Amend exemption 31.1.2.9 as follows:

31.1.2.9 Within any Business 1, 2, 4 or 5 Zone, the following structures are exempt from complying with structure height Rules 31.1.1.27 to 31.1.1.342:

- a. structures less than 10m² floor area and less than 3m in height;
- b. poles and masts up to 6m in height;
- c. lines, wires and utility support structures carrying up to 110kV lines up to 18.5m in height;
- d. antennas which do not project more than 2m above the highest point of the rest of the structure; and
- e. non-lattice support structures for radio communication facilities up to 18.5m in height, where the support structure does not exceed a diameter of 0.5m at a point 4m above ground level.

Amend exemption 31.1.2.10 as follows:

31.1.2.10 Sites within the Business 1 Zone (Rangiora, Oxford and Kaiapoi), which share a boundary with a Residential Zone and where that zone boundary is along a road, shall be exempt from Rule 31.1.1.35.

Amend exemption 31.1.2.11 as follows:

31.1.2.11 Within the Business 1 Zone (Rangiora, Oxford and Kaiapoi) the following are exempt from complying with structure height Rule 31.1.1. ~~27 (b)~~8:

- a. any decorative feature, steeple, finial, chimney, clock tower, spire or partial storey where located on a building on a corner site, provided that it is located at the road frontage corner and does not exceed 50% of the length of either road frontage.

Amend Rule 31.3.1 to read as follows:

31.3.1 Except as provided for by Rules 31.1.2, 31.2, 31.4 any land use which does not comply with one or more of Rules 31.1.1.10 to 31.1.1.567, is a discretionary activity.

Amend Rule 31.4.5 to read as follows:

31.4.5 The erection of any dwellinghouse at ground floor level within the Business 1 Zone at Kaiapoi, Rangiora, and Woodend and Oxford is a non-complying activity.

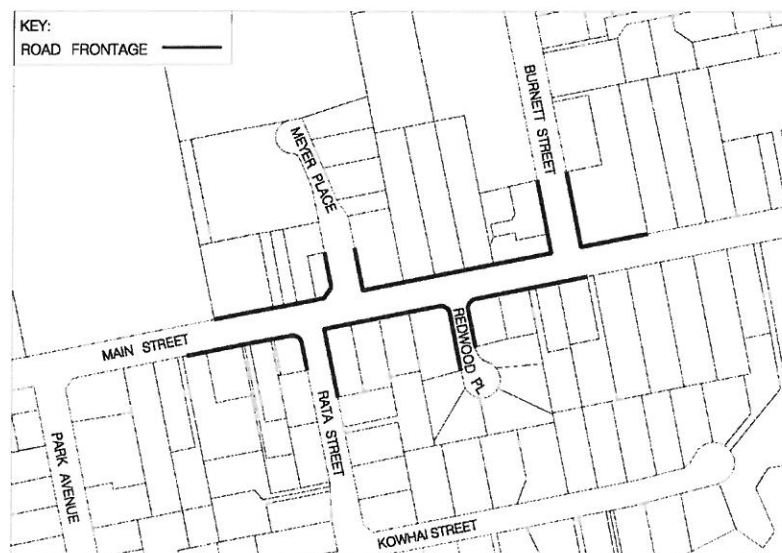
Add new Rule 31.20.1.6 as follows:

31.20.1.6 Buildings in the Oxford Business 1 Zone with road frontage shown by Figure 31.3, shall:

- a. locate road facing walls within 4m of the road boundary;**
- b. limit any front fencing to a maximum of 0.9m;**
- c. be landscaped along the length of the road boundary, except where set back less than 2m from the road boundary or where necessary to provide pedestrian and vehicle access;**
- d. position any on-site car parking to the rear of the building;**
- e. occupy the full frontage of the site, except where necessary to provide pedestrian and vehicle access to the rear of the site;**
- f. contain clear glazing to a minimum of 60% and a maximum of 90% of the ground floor road frontage for the display of goods and services;**
- g. contain clear glazing to a minimum of 20% and a maximum of 80% on any upper floor road frontage;**
- h. include pedestrian access directly from the road frontage; and**
- i. demonstrate modulation where frontages exceed 8m in length.**

Add new Figure 31.3 as follows:

Figure 31.3: Oxford Building Frontages



Amend Rule 31.23.2 as follows:

31.23.2 Any building in the Key Activity Centre Areas **and the Oxford Business 1 Zone** that:

- a. has a net floor area of 450m² or greater; or
 - b. is located on a site with a road frontage or public open space frontage of 20m or greater in length
- is a discretionary activity.

Amend the second point of Matter 31.23 x, as follows:

- x. the effects of the proposal on the characteristics of the zone as set out in:
 - Policies 16.1.1.1, 16.1.1.3, **16.1.1.4**, 16.1.1.5 and 16.1.1.7 for Business Zones, or

Amend Matter 31.23 xvi, as follows:

xvi. in addition to matters i to xiv listed above, and in respect to the Key Activity Centres of Rangiora and Kaiapoi **and the Oxford Business 1 Zone**:

- the extent to which the proposal addresses the road frontage, public open space and provides for pedestrian and vehicular connectivity within a site, between sites, roads and public open spaces and considers the relationship of buildings with sunlight and daylight to the street;
- the extent to which the proposal contributes to the built character of the town centre, taking into account height, location of doors for primary pedestrian access and glazing provision;
- the provision of façade modulation and articulation, and the avoidance of blank walls;
- the extent to which the proposal complements heritage buildings or the setting of heritage buildings;
- the extent to which the proposal provides pedestrian verandahs along road frontages, taking into account weather protection for pedestrians;
- the design, including plantings, hard paving, and fences and intended use of land adjacent to the road frontage;
- the location and design of vehicle access, maneuvering areas and any effects on adjoining activities, sites and the transport network;
- the avoidance of car parking between the building and any road;
- safety and security as it applies to public open spaces, roads and footpaths;
- the extent to which building materials and colour appropriately relate to existing buildings and town centre character;
- the effects of shading by buildings on roads and public open space; and
- the design guidelines for the Business 1 Zones of Rangiora and Kaiapoi.

Amend any consequential renumbering throughout the District Plan as necessary.

Appendix 2: Scale and Significance Rating Assessment

SCALE AND SIGNIFICANCE RATING OF A PROPOSAL

Variable	High / large +1	Moderate 0	Low / small -1
1. Importance of the issue that the plan change seeks to address given the context in which it arises		0	
2. Extent of change from the status quo		0	
3. Size of geographical area that is affected by the plan change			-1
4. Number of people likely to be affected		0	
5. Degree of risk and uncertainty			-1

Rating score	Scale / significance	Level of detail required
3 to 5	High	Comprehensive / detailed report that thoroughly addresses all aspects of s32 Expert assessments likely to be required
-2 to 2	Moderate	Moderate level of detail focussing on key points
-3 to -5	Low	Basic evaluation without need for much detail

Score = -2

Notes for variables identified:

1. Due to the relatively small geographical area of the Business 1 Zone a building which is erected and is incongruous with the existing built form has the potential to have significant effects on the amenity and character of the Town Centre.
2. There is a moderate change in the status quo in terms of what is permitted by current District Plan standards, however there is little change from the status quo in terms of the existing built form of the Zone.
3. The plan change provisions will apply to the Business 1 Zone of the Oxford Town Centre, which is a small and clearly defined geographical area, although some rules apply to a central area of the zone only. The provisions will not have any wider effects on areas outside of the zone.
4. A moderate number of people will be effected by the proposal as the effects are not simply limited to land owners in the Business 1 Zone but also relate to residents of Oxford and visitors.
5. The degree of risk and uncertainty is low as patterns of development within the Business 1 Zone are steady and not subject to rapid fluctuations and the changes proposed are moderate and are unlikely to inhibit development of the scale anticipated for Oxford.

Appendix 3: Urban Design Report – Context Urban Design

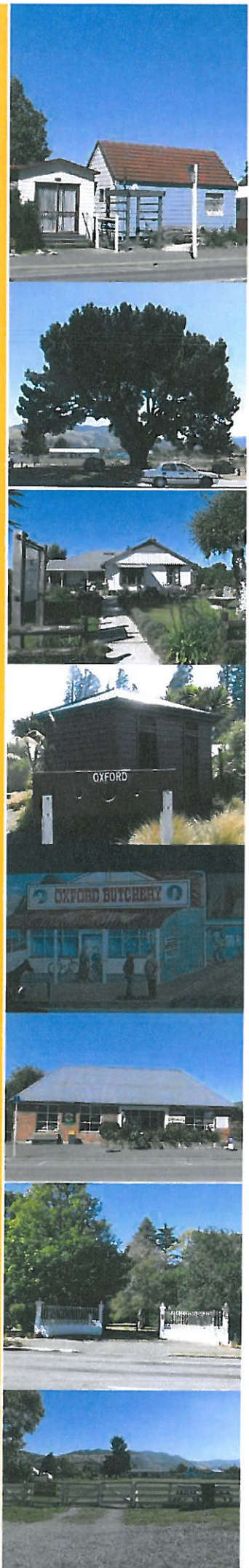
OXFORD TOWN CENTRE STRATEGY

Urban Design Report

Prepared for
Waimakariri District Council

April 2014

Context Urban Design



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2. Existing form and character of Oxford town centre	3
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FIGURE 1 Oxford Town Centre	2

1. Introduction

This report has been prepared to assist in the preparation of a town centre strategy for Oxford. It contains the results of investigations into the urban design issues facing the central area of the town. It has been informed by: the Oxford Area Community Survey, Waimakariri District Council, 2013; the Waimakariri District 2010 Business Survey Analysis Report, Waimakariri District Council Policy and Strategy Team, August 2011; a public meeting held in Oxford on 26th February 2014 and subsequent additional feedback, and the Oxford Town Centre Strategy Steering Group. It sets out a number of ideas for addressing urban design issues.

Figure 1 overleaf identifies the Business 1 zone and the business properties and community facilities in the centre of the township. A Reserve Management Plan and a Master Plan for Pearson Park are to be prepared over the coming year and this report also suggests some matters which could be considered during the development of the Plan.



1. Oxford Service Centre, Library and Post Office, Corner of Main Street and Burnett Street



FIGURE 1: Oxford Town Centre

- | | | |
|--|--|----------------------------|
| 2, 78: Seagars cooking school, café & B&B | 49: Oxford Pharmacy, Marmalade clothes & gifts, craft centre | 30: Oxford Town Hall |
| 76: Shop | 44: Oxford Butchery | 27: Police Station |
| 55: Motel, Under the Oaks café, Antique shop | 43: Wilhelminas art, garden & gifts | 6: Sycamore Garden plants |
| 52: SuperValue supermarket | 39: Oxford Physiotherapists | 2: Petrol Station & Garage |
| 53: Emma's gift & book shop, hairdressers | 37: Oxford Community Trust, Cottage Crafts | |
| 51: Café 51 | 35: Old Post Office | |
| 50: DVD shop | 33: Queenette Dairy | |
| 48: Village Foods café | 34: Oxford Service Centre, Library & Post Office | |
| 46: New commercial building | | |
- Business 1 Zone

2. Existing form and character of Oxford town centre

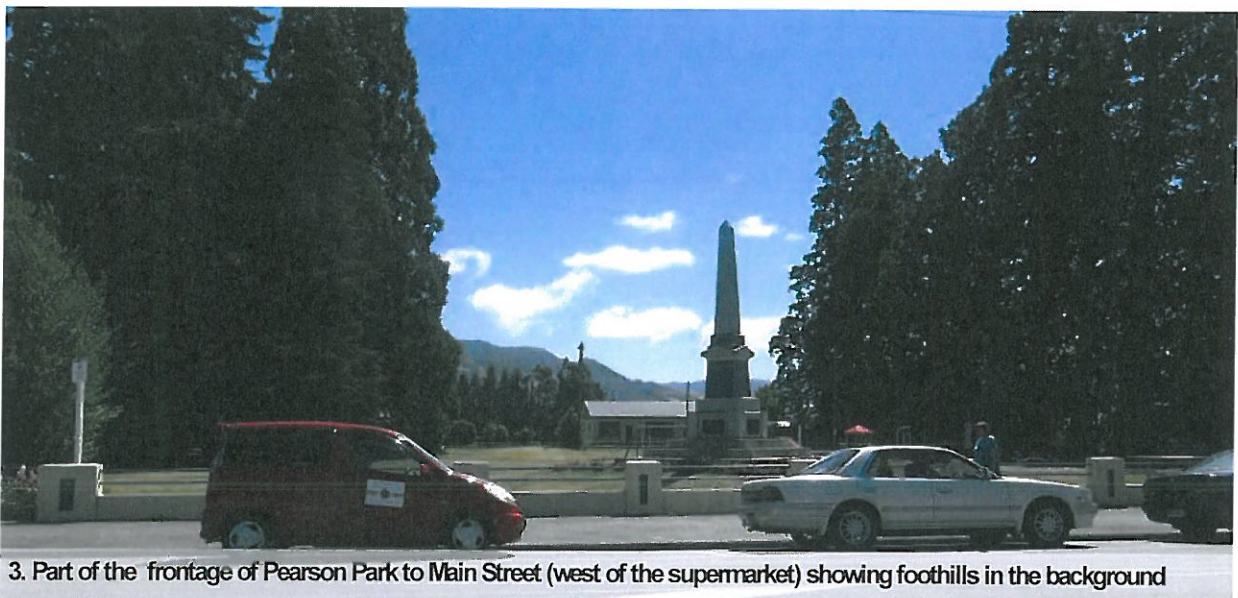
The town of Oxford is centred around Main Street (State Highway 72) which runs in an east-west direction. Secondary streets lead off of Main Street both to the north and to the south. Most of these streets are residential in nature, with the exception of the fire station in Burnett Street and High Street, north of Main Road, which contains commercial, industrial and community buildings dating from a time when High Street was of more importance in the functioning of the town. Oxford began as a sawmilling town in Colonial times and originally comprised two adjacent settlements of East Oxford and West Oxford.



2. Looking east along Main Street, the supermarket is on the left

The town centre is located on Main Street between Bay Road at its western end and High Street at its eastern end. The focus of the town centre is within the land zoned for business use (Business 1 Zone, see Figure 1). A major feature of the town centre is the extensive Pearson Park on the north side of the town, with two stretches fronting on to Main Street, as well as a frontage to Burnett Street.

One of the defining characteristics of the town centre is the backdrop, to the north, of the foothills. Views are afforded to the hills along Bay Road, Burnett Street and High Street and across Pearson Park. Large pine trees in Pearson Park near to the Main Street frontage are a dominant feature in the street scene.



3. Part of the frontage of Pearson Park to Main Street (west of the supermarket) showing foothills in the background

Main Street between Bay Road and High Street contains an eclectic mix of buildings dating from the late 19th Century to the present day. Outside the Business 1 (B1) Zone, most of the properties are in residential use. Included in their number are some attractive character buildings such as Redwood at no. 17 Main Street and the villa at no. 75 Main Street. Residential buildings are mainly stand alone, single storey, set back from the street with boundary hedging or low fencing and planted front gardens.



4. 75 Main Street

Exceptions to this typical format are the Elmswood Retirement Village complex on the corner of Park Avenue(no.3), which has a wide, open frontage and the recent house at 55 Main Street (which is just within the B1 Zone) which is two storey and has a high wall on the street frontage.



5. 55 Main Street

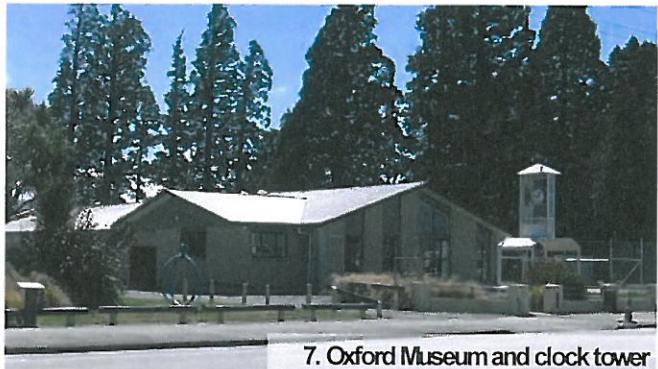
Non-residential buildings are nearly all single storey, although they vary in height (i.e some such as the Town Hall are 'tall' single storey), they include:

- The attractive two-storey weatherboard building at no. 2 Bay Road with a more recent single storey addition fronting Main Street (no.78), built in a similar style. The complex of buildings is currently used as Seagars cooking school, café and bed and breakfast.
- The small timber heritage jail built in 1875 and now on display to the public (front cover).



6. 2 Bay Street

- The Oxford Museum built in 1980 with handmade clay bricks and the Town Clock in front of it.
- The brick fronted building at no. 52 Main Street which was the Farmers Co-operative building and is now the SuperValue supermarket.
- The Oxford Town Hall opened in 1931 (no. 30 Main Street) and currently being renovated and earthquake strengthened.
- The small wooden Police Station at no. 27 Main Street. (front cover)
- The Queenette Dairy at no. 33 Main Street, a large weatherboard building with rooms in the roof space.



7. Oxford Museum and clock tower



8. Queenette Dairy

- The Old Post Office at no. 35 Main Street constructed around 1919.
- The red brick Oxford Centennial Memorial Hall at no. 37 Main Street (front cover).



9. Old Post Office

- The timber clad retail building at no. 49 Main Street, containing Oxford Pharmacy and other retail units, built in an alpine style in recent years.



10. 49 Main Street

- The weatherboard Café 51 at no. 51 Main Street



11. 51 Main Street