

Appendix A – Residential Rezoning and Large Lot Residential Rezoning

Notes on drafting

1. Black underlined text and ~~strikethroughs~~ are used to show the final drafting package for development areas. This includes residential rezonings (Mr Wilson), and large lot residential rezonings (Mr Buckley).
2. These changes reflect the following
 - PDP notified drafting
 - V1 changes to drafting
 - Proposed changes following Stream 10A FUDA Right of Reply, which recommended that the issue of certification to be resolved after residential rezoning submissions were considered.
 - Proposed changes following Stream 12E and V1 rezoning recommendations, including content arising from statements and discussions with rezoning submitters. This includes the substantial strikethroughs to remove the certification provisions.
 - Proposed changes arising from integration. This includes the integration decision to remove most of the notified narrative text.
3. Given the number of changes, using different symbology for each change would have resulted in an unreadable document.

Scope

4. Each residential rezoning area has a primary submitter or submitters. This scope is outlined at the beginning of each development area, using the approach taken in Mr Wilson's Hearing 12E reports that have set this out.

Treatment under either PDP or Variation 1 if rezoning submission recommendation accepted

5. For areas recommended for MDRZ rezoning difference in drafting if the underlying area is approved for rezoning, under either the PDP or Variation 1, or both. There are only two areas recommended for general residential zoning, and neither have rule packages or ODPs.

Treatment under either PDP or Variation 1 if rezoning submission recommendation declined

6. If the rezoning recommendation is declined, then the drafting would be removed entirely. This would include the outline development plans.

Treatment under either PDP or Variation 1 if certification remains

7. If the Panel/s are to decline recommendations to remove the certification provisions, then the drafting would need to return to what was notified in the PDP.

Drafting approach

8. It is recommended that the “existing”, and “new” development area chapters of the PDP are combined with a singular chapter entitled “development areas”.

WR - West Rangiora Development Area

Scope

West Rangiora new development area	Decision under PDP		Decision under Variation 1	Decision under Mr Fowler's interpretation of Variation 1
<i>South Block</i>				
199 Johns Rd etc Carolina Homes Limited, Allan Downs Ltd, Michael Skelley, Robert Jack Paterson, R J Paterson Family Trust, M & J Schluter, John and Coral Broughton, Survus Consultants Limited	RECOMMEND ACCEPT	Additional 28 ha gross (over and above 20ha proposed for rezoning to MRZ under V1). 8 submitters (all landowners within the block) seek rezoning from rural to GRZ/MRZ	Not within scope of Variation 1, do not rezone under Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.
<i>Middle Block</i>				
Alphons and Elisabeth Sanders Nick and Cilla Taylor Dalkeith Holdings Miranda Hales Survus	RECOMMEND ACCEPT	Additional 28 ha gross, 4 submitters (all landowners) seek rezoning from rural to GRZ/MRZ	Not within scope of Variation 1, do not rezone under Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.
<i>North Block</i>				

Blakemore Zahner Survus	RECOMMEND ACCEPT	2 submitters (both landowners)	Not within scope of Variation 1, do not rezone under Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.
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Mapping to occur

- Planning maps updated to outlined land use, following rezoning decisions
- Lehmans Road drain/swale
- SWR development area to be identified as a separate area, with a black border
- Removal of 20 and 24 Angus Place from the ODP
- Option A and Option B transport outlines for Brick Kiln Lane (North Block) to be added
- Primary and secondary roads removed and replaced with either strategic/arterial, collector, or local roads.
- NPS symbology to be used on ODPs.

Introduction

The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, and fixed and flexible features. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design. If public transport is provided to this site then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-WR-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. West Rangiora has been identified as a Development Area.

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Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.

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The provisions in this chapter are consistent with the matters in Part 2—District Wide Matters—Strategic Directions and give effect to matters in Part 2—District Wide Matters—Urban Form and Development.

Objectives	
DEV-WR-O1	Development area West Rangiora Development Area contributes to achieving feasible development capacity for residential activities.
Policies	
DEV-WR-P1	Future urban development Provide for future urban development in a Development Area (in accordance with DEV-WR-APP1—West Rangiora Outline Development Plan) through a certification process by the District Council's Chief Executive Officer or their delegate when: <ol style="list-style-type: none">1. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term);2. water supply, wastewater system and stormwater infrastructure capacity is sufficient to support the proposed development; and

	3. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater system and stormwater infrastructure, open space and recreation land and transport infrastructure.
DEV-WR-P2	Subdivision and activities Only allow subdivision and activities where: <ol style="list-style-type: none"> after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the West Rangiora Outline Development Plan.

Activity Rules Land use, development, and subdivision ~~if certification has been approved~~

DEV-WR-R1 Activities provided for in General Residential Zone West Rangiora Development Area Outline Development Plan	
Activity status: PER Where this activity complies with the following activity rules/standards in the General Residential Zone: <ol style="list-style-type: none"> GRZ-R1 to GRZ-R18; and all General Residential Zone Built Form Standards;: <ol style="list-style-type: none"> <u>Land use, development, and subdivision is in accordance with DEV-WR-APP1 and the relevant built form standards and/or rules.</u> 	Activity status when compliance not achieved: see activity status for GRZ-R1 to GRZ-R18DIS
Advisory Note For the avoidance of doubt, where an Activity of Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.	
Activity status: RDIS	Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21

Where this activity complies with the following activity rules/standards in the General Residential Zone: 3. GRZ-R19 to GRZ-R21; and 4. all General Residential Zone Built Form Standards.	
Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. GRZ-R22 to GRZ-R28; and 6. all General Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. GRZ-R29 to GRZ-R40; and 8. all General Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the General Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R2 Activities provided for in Medium Density Residential Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 1. MRZ-R1 to MRZ-R17; and 2. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:	Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20

<p>3. MRZ-R18 to MRZ-R20; and</p> <p>4. all Medium Density Residential Zone Built Form Standards.</p>	
<p>Activity status: DIS</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <p>5. MRZ-R21 to MRZ-R28; and</p> <p>6. all Medium Density Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28</p>
<p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. MRZ-R29 to MRZ-R40; and</p> <p>8. all Medium Density Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and</p> <p>b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.</p>	
<p>DEV-WR-R3 Activities provided for in Local Centre Zone</p>	
<p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <p>1. LCZ-R1 to LCZ-R20; and</p> <p>2. all Local Centre Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20</p>
<p>Activity status: RDIS</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <p>3. LCZ-R21 to LCZ-R24; and</p> <p>4. all Local Centre Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24</p>

Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 5. LCZ-R25; and 6. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R25
Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: 7. LCZ-R26 to LCZ-R27; and 8. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R4 Activities provided for in Open Space Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone: 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R16
Activity status: DIS	Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18

Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R17 to OSZ-R18; and 6. all Open Space Zone Built Form Standards.	
Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R5 Subdivision Activities in the Development Area if certification has been approved	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision:	Activity status when compliance not achieved: see activity status for SUB-R9

5. SUB-R9; and 6. all Subdivision Standards.	
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	

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Activity Rules – if certification has not been approved

DEV-WR-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. RLZ-R1 to RLZ-R16; and 2. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23
Activity status: DIS	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38

Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and 6. all Rural Lifestyle Zone Built Form Standards.	
Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and 8. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-WR-APP1.	
DEV-WR-R7 Subdivision activities in the Rural Lifestyle Zone	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision:	Activity status when compliance not achieved: see activity status for SUB-R9

5. SUB-R9; and 6. all Subdivision Standards.	
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R10 to SUB-R11; and 8. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-WR-S1 are met; and b. The activity is in general accordance with the residential development requirements of DEV-WR-APP1.	

Development Areas Standards

DEV-WR-S1 Certification for West Rangiora Development Area – Criteria <u>West Rangiora Development Area Outline Development Plan</u> Fixed Features	
1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the West Rangiora Development Area: a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and	Activity status where compliance is not achieved: N/ADIS

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| <p>b. residential development within the West Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:</p> <ul style="list-style-type: none">i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;ii. on-demand water schemes will have to capacity to deliver greater than 2000 litre connections per day at peak demand;iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time;iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released; <p>c. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;</p> <p>d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;</p> | |
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- e. ~~a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~
- f. ~~a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~
- g. ~~a staging plan including:~~
 - i. ~~the amount of new residential sites created in the development subject to the application for certification;~~
 - ii. ~~number of stages for the development; and~~
 - iii. ~~how many sites will be created per stage;~~
- h. ~~an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.~~

~~2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.~~

1. For the purposes of DEV-WR-R1, the following are fixed features on the ODP:

- a. Location of the commercial/business centre at the juncture of Oxford Road and the north/south road
- b. Green link with cycleway adjoining the north/south road

<ul style="list-style-type: none"> c. <u>Location of stormwater corridor at eastern edge of the West Rangiora Development Area</u> d. <u>Separated shared pedestrian/cycleway at Johns Road and southern part of new north/south road</u> e. <u>Cycleways at Oxford Road, the new north/south road, Johns Road, Lehmans Road and southern flow path</u> f. <u>Integrated road connections with 77A Acacia Avenue (Lot 605 Deposited Plan 407405), Beech Drive, Walnut Way and Sequoia Way</u> g. <u>Flow paths and adjoining green links and cycleways, including any required water body setbacks</u> h. <u>Option A and Option B roading layout for North Block</u> 	
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Advice Notes

DEV-WR-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-WR-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-WR-S1 are met.
DEV-WR-AN3	<p>The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows:</p> <ol style="list-style-type: none"> 1. Residential capacity will be calculated at least annually. 2. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model.

	3. Water and wastewater capacity in Rangiora will be calculated at least annually.
DEV-WR-AN4	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
DEV-WR-AN5	Guidance on the certification process is available on the District Council's website.

Appendix

~~DEV-WR-APP1 – West Rangiora Outline Development Plan~~

~~Land Use Plan~~

~~The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, with medium density residential activity located along a key north/south primary road connection and along Johns and Oxford Roads, as these are suitable to have public transport links and associated higher amenity areas. Locating medium density residential activity along these maximises opportunities for alternative transport, including walking and cycling, to local amenity and services. The location of a concentration of medium density residential activity, at a minimum ratio of 70% medium density and a maximum of 30% general density, at either side of this primary road as shown in the Outline Development Plan is therefore fixed. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the West Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.~~

~~A neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of the north/south primary road and Oxford Road, to which the medium density residential activity in this vicinity connects well. This enables access to local convenience goods and services to a maximised proportion of the Development Area's resident population, which has positive flow-on effects on neighbourhood businesses' sustainability. For these reasons, together with the centre's deliberate location on a strategic road (Oxford Road) and primary road (north/south primary road), this is a fixed component of the Outline Development Plan. An optional second, smaller neighbourhood/local centre is located on Johns Road, to provide local convenience goods and services to the largely southern catchment of the Development Area.~~

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Land near the Southbrook Stream at the south of the Development Area is likely to be affected by Ashley River/Rakahuri flooding in a 1 in 200-year localised flooding and Ashley River/Rakahuri breakout event. Feasibility of residential development in this area is going to be more challenging as a result.

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An area to the west of the main north/south primary road is future proofed for a potential small community facility. A new primary school, Te Matauru Primary School, is completed at Pentecost Road. It could be feasible that preschool(s) are established in the Development Area.

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

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Movement Network

The Outline Development Plan for the West Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the West Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

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A key movement network feature for the West Rangiora Development Area is a main north/south primary road parallel to Lehmans Road through the centre of the growth area that intersects with Oxford Road in the north of the Development Area and curves to meet Townsend Road in the southeast of the Development Area. This north/south primary road provides structure, connectivity and a high amenity corridor. A green corridor conducive to walking and cycling adjoins it on one side, and medium density residential activity sleeves it, which is also located along Johns Road, as these have public transport links and maximise the proportion of residents accessing high amenity and connectivity areas. This primary road will be designed to promote reduced vehicle speeds and increased safety to other street users. Intersection treatment and/or upgrades need to be considered at the main intersections of the north/south primary road and Oxford/Johns Roads to reduce traffic speeds and enhance safety.

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East/west movement patterns, largely through a number of secondary roads, provide subdivision structure, are integrated with existing roading connections east of the Development Area, and reflect intentions signalled through current Outline Development Plans for adjacent zoned land in the south-eastern portion of the Development Area to connect to Townsend Road and further to Pentecost Road. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic. Te Matauru Primary School is located at the juncture of Pentecost Road and Johns Road and the anticipated movement network connects the residential growth area to the school well.

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No new east/west roading connections will intersect with Lehmans Road to recognise and reinforce this western urban edge and continue to ensure the safety and legibility of Lehmans Road for bypassing traffic. However the Outline Development Plan identifies two key greenways connecting to Lehmans Road to allow future flexibility in this regard. The exact locations of these are flexible, and subject to detailed subdivision design, however their provision is required including the appropriate widths to enable conversion into a roadway if necessary in the future.

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Development of the Brick Kiln area north of Oxford Road is envisaged to function optimally with a road through the centre of the existing property boundaries that then connects to Charles Upham Drive. Brick Kiln Road to the east, and the currently shared accessway to the west, will be formalised into roads.

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Cycling infrastructure is provided within a number of key movement corridors. A separated shared cycling path adjoins the main north/south primary road, continues along the edge of the southern stormwater management reserve and connects to a cycling path along the South Brook. A separated shared use path also connects the main north/south primary road to Te Matauru Primary School to provide a safe, active journey. Driveways to new properties immediately adjoining separated shared use paths must be provided from the rear to avoid vehicle/cyclist/pedestrian conflict. A green link along the length of Lehmans Road includes a cycleway, and further on-road cycling infrastructure is shown at key routes along Oxford Road and Johns Road. These connect to the wider cycling network for Rangiora west, outside of the Development Area.

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Pedestrian footpaths will be provided on at least one side of each internal road. The movement network plan should be read in conjunction with the green network plan which also provides key informal cycling and walking corridors, such as along green linkages. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the West Rangiora Development Area indicates two open space reserve locations together with a network of stormwater management areas and green corridors throughout the site.

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One open space reserve is located to the west of the key north/south primary road, and adjoins a green link and small community facility. The total size of this asset will be approximately 0.5ha. A second open space reserve is located south of Johns Road, east of the north/south primary road shown for the Development Area. These reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the West Rangiora Development Area. Flexibility of the exact location of the reserves is possible, as long as they are accessible within a 500m radius of the northern and southern residential areas in the West Rangiora Development Area respectively. To provide functionality, access and visibility, open reserves must be bordered by at least one road and either a second road or public accessway, such as a green link.

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A network of green links is shown, some of which provide formal cycling paths as outlined in the movement plan. Green links must be bordered by at least one road frontage to provide appropriate access, visibility, amenity and safety for users (except where they provide short connections or serve to future proof the option of a roadway). Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

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Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

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Existing Oak trees on the north side of Oxford Road near the Lehman's Road intersection should be retained, including one notable tree listed in the District Plan at 100 Oxford Road. New trees could be planted on the south of Oxford Road to compliment these and strengthen the west Rangiora gateway.

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The key north/south primary road through the centre of the West Rangiora Development Area includes a green corridor adjacent to it that is conducive to walking, cycling and recreation. This strip provides high amenity for the neighbouring medium density residential developments. This green corridor allows for additional plantings for street enhancement and a physically separated cycling and walking path from the primary road. Green links also join up to stormwater management reserves and corridors that can have a passive recreational purpose for walking, cycling and playing, such as along the eastern edge of the Development Area. This stormwater corridor, which is anticipated to be approximately 15m wide, is required to avoid runoff in larger rainfall events entering the existing urban area of Rangiora.

-

A network of stormwater reserves are identified for the West Rangiora Development Area to respond to separate stormwater catchments: immediately north of Johns Road, and at the south and south-eastern points of the Development Area. The southern stormwater reserve east of Lehman's Road is proposed to be constructed in the Ashley River breakout zone, as this land would not be particularly suitable for the construction of residential dwellings. The ground in this area is known to have relatively high groundwater and therefore it is assumed this would need to be a wet basin. The south-eastern stormwater reserve west of Townsend Road, already constructed for the Townsend Fields development, are all wet basins which have allowances for conveyance of spring water. The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land. However, fragmented property ownership within the Development Area north of Oxford Road and consequently, a possibly site by site development pattern may dictate alternative stormwater management solutions, such as the use of on-site smaller (temporary or otherwise) stormwater reserves, soak pits, swales and/or raingardens. Therefore, stormwater management must be investigated and considered by individual landowners in reference to neighbouring development opportunities and servicing implications in order to achieve, as much as possible, an integrated solution.

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Streams, springs and waterways are protected and included in the stormwater reserves where relevant, particularly in the south where they are present. Both southern flow paths are protected and green links provided at either side. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan.

Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged, together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. It is possible that some springs could feed directly into whanau mahinga kai areas and engagement with mana whenua is important.

-
Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of the Johns Road stormwater reserve in particular provides opportunities for the adjacent medium density residential areas to look out onto it and benefit from its amenity. Stormwater will be managed by an appropriately designed stormwater treatment system with high amenity values. All of West Rangiora Development Area's stormwater catchment discharges to ground or to the South Brook. All stormwater ponds are subject to design detailing. The Outline Development Plan for the West Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the West Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

-
Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

-
A number of water network upgrades are required to service West Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. New mains along key roads are required to upgrade the Southwest Rangiora Supply Main, Johns Road West Supply Main, Lehman's Road Ring Main and Ayers Street Supply Main.

-
Development in the West Rangiora, North East and East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

-

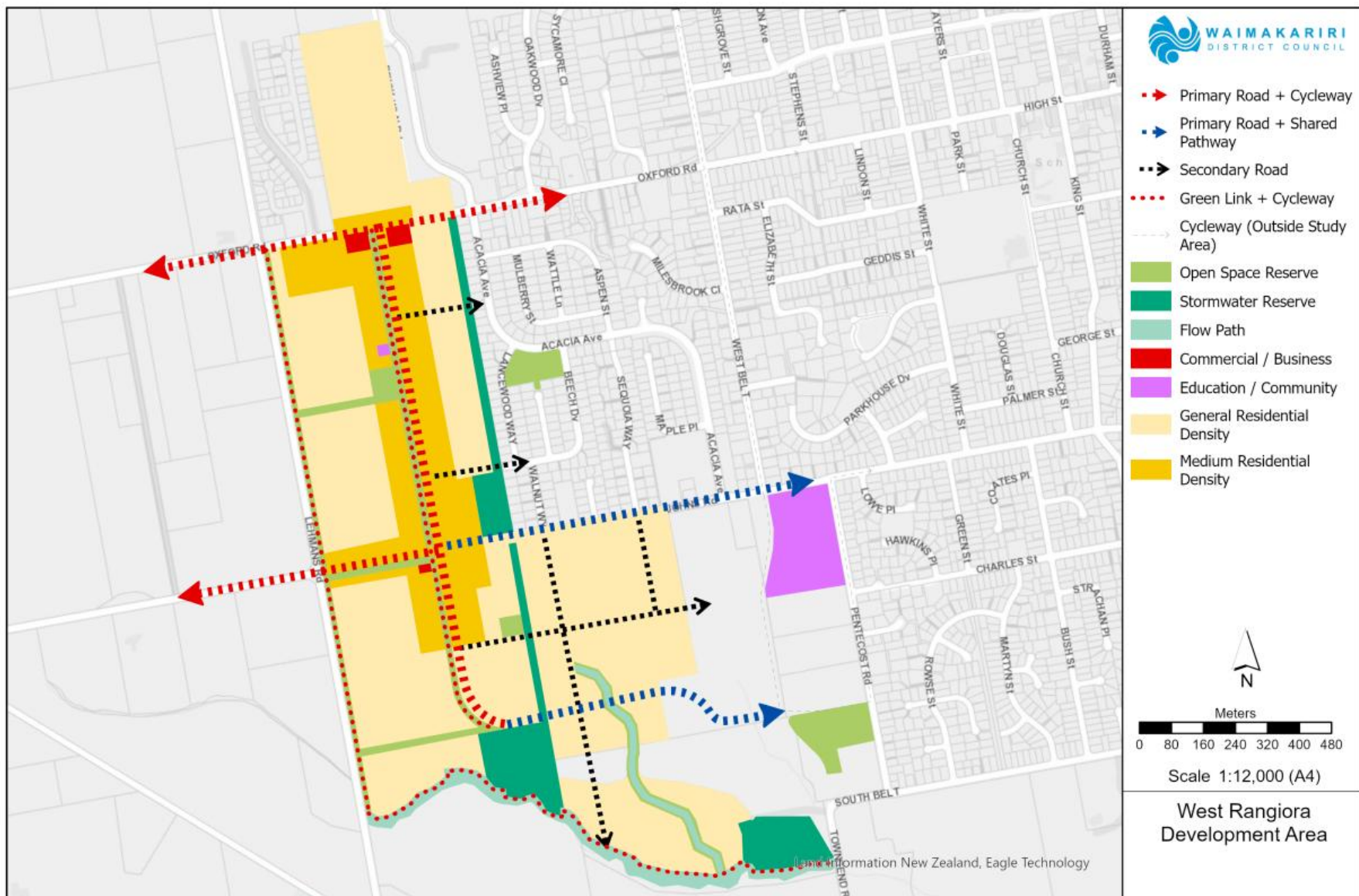
Existing water reticulation extends to the edge of the West Rangiora Development Area, making it straight forward to connect to the scheme. High groundwater levels in the very southern portions of the Development Area may lead to some elevated costs.

- Gravity wastewater infrastructure will service the West Rangiora Development Area and only the key trunk infrastructure is shown. Trunk mains run through the centre of the catchments to eventually connect to the Townsend Fields trunk main (and the Rangiora Central Sewer Upgrades). Ideally, the network would be constructed from south to north, so that there is infrastructure for subsequent catchments to connect into. Temporary solutions would need to be discussed if development was to occur in the north first.

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

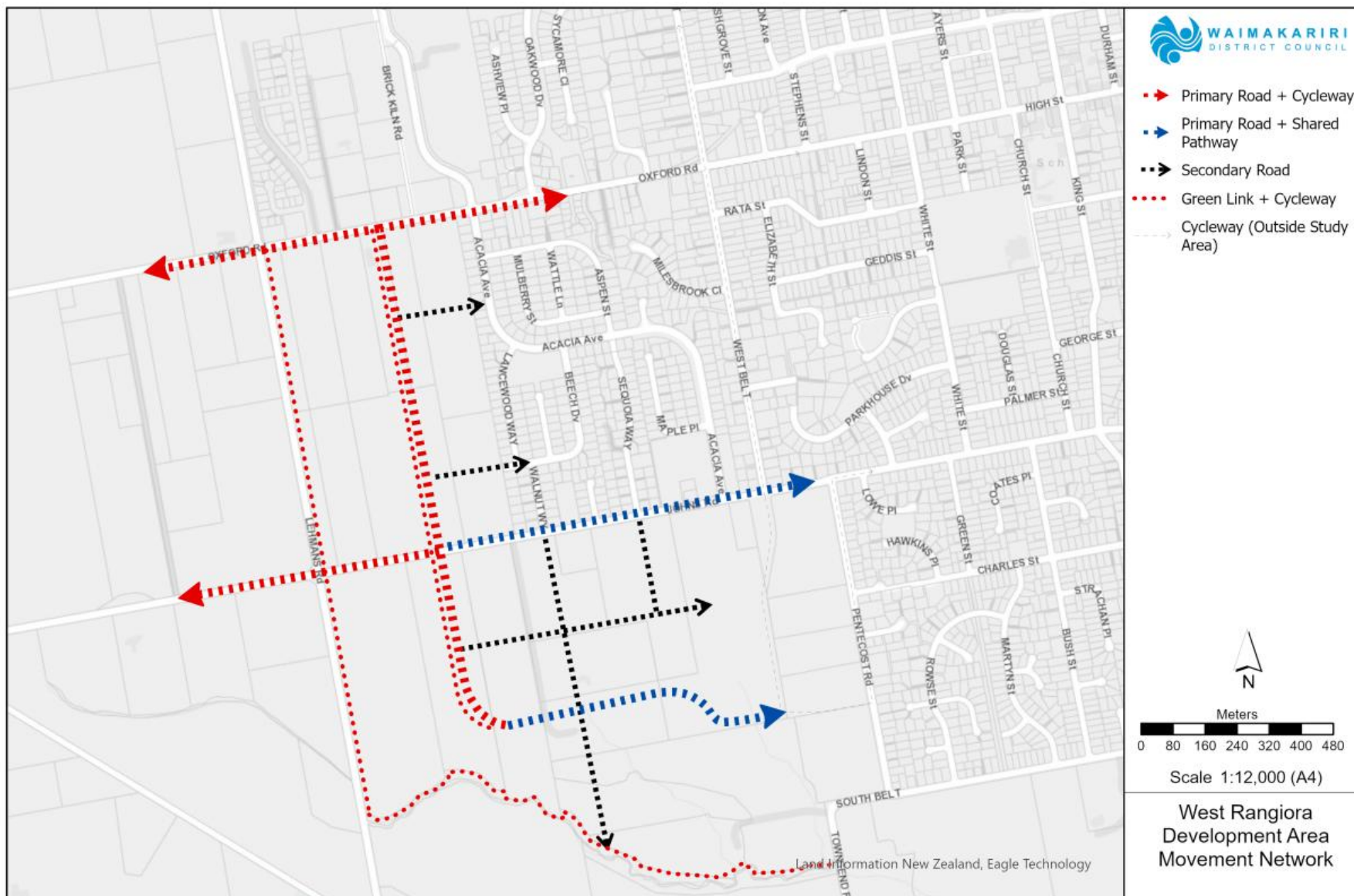
- Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) immediately adjoining the new north/south road
- Location of the local/neighbourhood centre at the juncture of Oxford Road and the north/south road
- Green link with cycleway adjoining the north/south road
- Location of stormwater corridor at eastern edge of the West Rangiora Development Area
- Separated shared pedestrian/cycleway at Johns Road and southern part of new north/south road
- Cycleways at Oxford Road, the new north/south road, Johns Road, Lehmans Road and southern flow path
- Integrated road connections with 77A Acacia Avenue, Beech Drive, Walnut Way and Sequoia Way
- Flow paths and adjoining green links and cycleways, including any required water body setbacks

Rangiora West Outline Development Plan - Overall



Rangiora West Outline Development Plan - Land Use

Rangiora West Outline Development Plan - Movement Network



Rangiora West Outline Development Plan - Open Space and Stormwater Reserve



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Rangiora West Outline Development Plan - Water and Wastewater



NWR - Northwest Rangiora Development Area

Scope

North West Rangiora development area extension	<i>Decision under PDP</i>		<i>Decision under Variation 1</i>	<i>Decision under Mr Fowler's interpretation of Variation 1</i>
Doncaster	RECOMMEND ACCEPT	1 submitter (primary landowner and developer)	Recommended for rezoning under the PDP to MDRZ. Not within scope of Variation 1.	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m ² . Immediately adjacent to an area proposed for rezoning.

Mapping

- Alter planning maps from rural to medium density residential, following rezoning decisions
- Include 266 Lehmans Road within rezoning.
- Identify the proposed intersection between Parrott Road and Lehmans Road
- Update ODP to reflect NPS symbology and Doncaster's most recent version, including cycleway connections, Lehmans Road layout in respect of arterial.

Introduction

The Northwest Rangiora Development Area is located to the east of Lehmans Road and to the south of the Rangiora Racecourse. National Grid lines run through the development area. ~~The area includes a mixture of General Residential Zone and Open Space Zone land, as well a Local Centre Zone as part of the Arlington Shops.~~ If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design. If public transport is provided to this site then this would likely be on the collector road and good walking and cycling connectivity needs to be provided

through to this collector road and its public transport network.

The DEV-NWR-APP1 area includes:

- ~~connections from the development through to Lehmans Road;~~
- ~~pedestrian/cycle connections;~~
- ~~stormwater treatment areas; and~~
- ~~identified reserve areas at Arlington Park.~~

Activity Rules

DEV-NWR-R1 Northwest Rangiora Development Area Outline Development Plan

Activity status: PER

Where:

1. Land use, development and subdivision shall be in accordance with DEV-NWR-APP1.

Activity status when compliance not achieved: DIS

Advisory Note

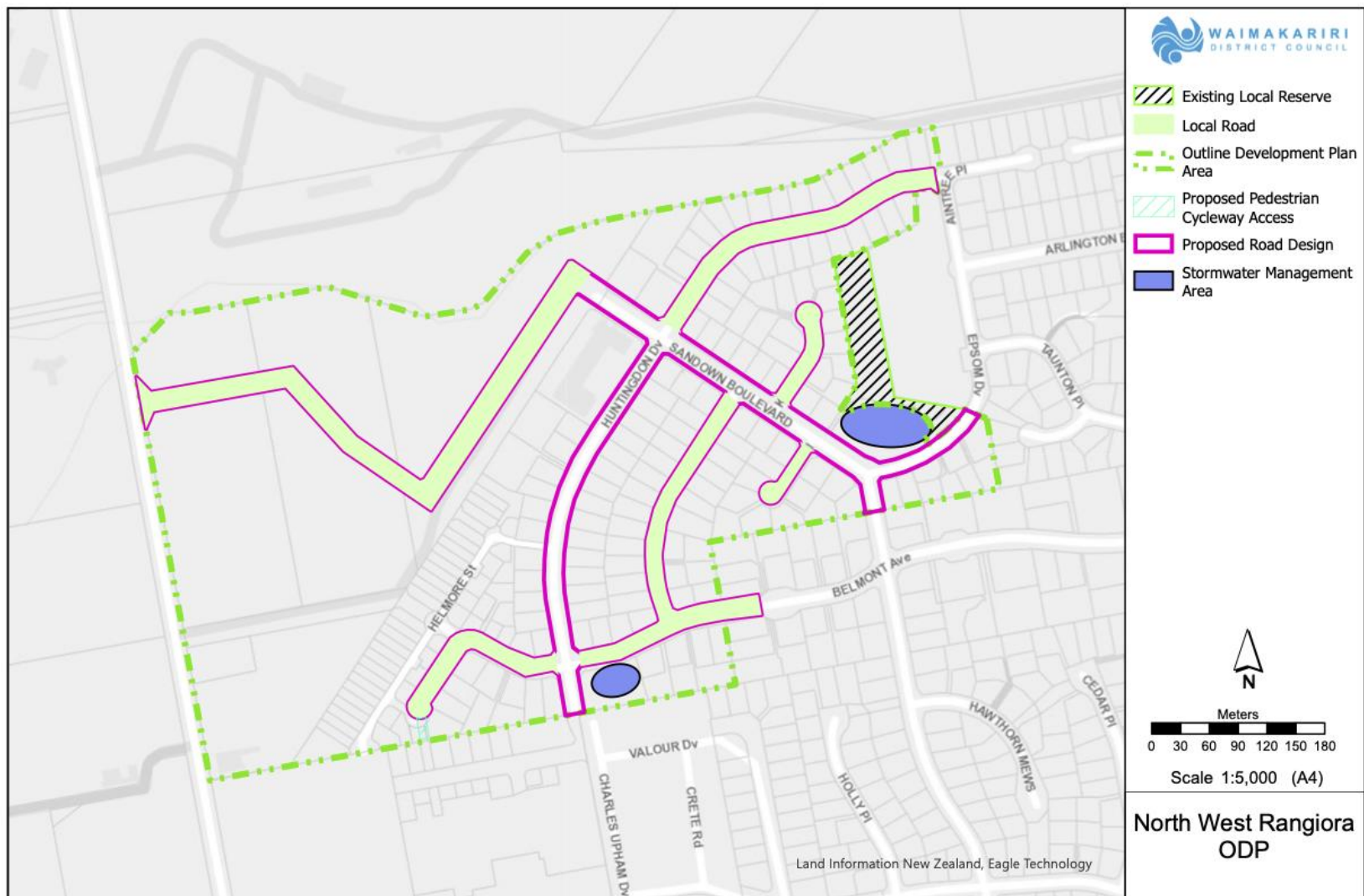
- For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.

Built Form Standards

There are no area-specific built form standards for the Northwest Rangiora ODP area.

Appendix

DEV-NWR-APP1 Northwest Rangiora ODP



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NRG - North Rangiora Development Area Extension

Please disregard the version in the 12E Right of Reply. The existing North Rangiora Development Area should remain.

Scope

North Rangiora development area extension – GRZ overlay	<i>Decision under PDP</i>		<i>Decision under Variation 1</i>	<i>Decision under Mr Fowler's interpretation of Variation 1</i>
North Rangiora Owners Group, Chaoting Ni and Luyan Qian	RECOMMEND ACCEPT	2 submitters (1 is the North Rangiora residents group, 1 is a landowner)	No submission scope for rezoning to MDRZ	No submission scope for rezoning to MDRZ

Mapping

- Update planning maps to show general residential zoning, this includes the area west of the operative district plan ODP within the GRZO overlay.

NER - Northeast Rangiora Development Area

Scope

North East Rangiora new development area	Decision under PDP	Decision under Variation 1	Decision under Mr Fowler's interpretation of Variation 1
Bellgrove Rangiora Ltd The Board of Trustees of Rangiora High School Survus Consultants Limited	RECOMMEND ACCEPT	Bellgrove North is proposed for rezoning to MDRZ within Variation 1, and my recommendation is to rezone under Variation 1	Recommended for rezoning under Variation 1 as within scope of the Variation, if I were to apply Mr Fowler's test in respect of Bellgrove North only, my recommendation would be the same.
Carolyn Hamlin David Whitfield James Lennox Nick Thorp Survus Consultants Limited Rachel Hobson and Bernard Whimp	RECOMMEND ACCEPT	Not within scope of Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I would also recommend this area is rezoned under Variation 1.

Mapping changes:

- Change planning maps to rezone area as medium density residential
- Include ODP for Hobson and Whimp within NER ODP.
- Adjust symbology accordingly to adhere to NPS.
- There is an existing large mature pine tree on the boundary of 35 Golf Links Road, part of the proposed Taranaki Stream corridor and adjacent to the stormwater management area for Bellgrove Stages 2 to 5 . This tree is of some historical interest, being part of the original boundary of the Inch farm, and adding landscape values and urban tree cover. The tree is to be retained on the increased esplanade reserve managed by Council until it is no longer safe or viable.
- Increased esplanade width on Taranaki Stream adjacent to 35 Golf Links Road to incorporate existing tree.

There are two development options for the North East Rangiora Development Area, and the realisation of one option over the other is likely to take some time and is subject to agreement between all the relevant landowners and parties involved. The key difference between the options is the exact location of the education precinct. If this shifts slightly north from its current location, as per Option A, there are implications for a number of other development features predominantly

present in the western portion of the North East Rangiora Development Area. Other Outline Development Plan development features remain largely unaffected. The below sections identify where there are specifically different development outcomes under the two options.

Land Use Plan

The Outline Development Plan for the North East Rangiora Development Area provides for a variety of site sizes, medium density residential activity, with the primary development being Bellgrove North, but the development area now extends east to Golf Links Road and the Hobson and Whimp area beyond. There is substantial additional capacity within the area, however, this land is currently utilised as the Rangiora school farm, and this land use may continue for the long term. If public transport is provided to this site then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.

is located in the general south/southwest portion of the Development Area, closest to the Rangiora town centre, and immediately adjacent to a neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, located at the key north/south primary road that connects Kippenberger Avenue to Coldstream Road. This maximises opportunities for walking/cycling proximity to local amenity and services, and enables access to local convenience goods and services to a maximised proportion of the Development Area's resident population which has positive flow-on effects on neighbourhood businesses' sustainability.

Option A, which sees the education precinct shifted slightly north, enables the land located in the south-west of the North East Rangiora Development Area to be utilised for medium density residential development. Locating medium density residential activity close to the Rangiora town centre takes advantage of the opportunity of a maximised resident population being able to access the Rangiora town centre in close proximity, and reinforces the intent of the Council's Rangiora Town Centre Strategy. The latter anticipates an enhanced pedestrian/cycling connection between the centre's north-eastern 'Station Corner' precinct and the residential growth area, with a possible additional crossing over the railway to connect to Keir Street. Option B, which retains The education precinct **is retained** within its current footprint, enables less medium density residential development in the south-west of the Development Area. Under both options and the multi-sports precinct would ultimately be extended to the land south of the existing Cricket Oval grounds east of East Belt.

For both options, the location of these medium density residential areas are fixed in the Outline Development Plan. This requires a concentration of medium density in these locations, meaning a minimum ratio of 70% medium density residential zone density and maximum of 30% general residential zone density. Additionally, medium density residential development could be located adjacent to the Rangiora Golf Course at the north-eastern edge of the Development Area, as well as adjacent to any internalised stormwater management areas or open space reserves, such as shown in the north-eastern reserve. This takes advantage of opportunities to overlook such high amenity features and offset limited private outdoor space feasible in medium density residential development. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m².

Overall, The North East Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.

The neighbourhood/local centre is strategically located to take advantage of high visibility, activity and traffic flow, including public transport, generated by the north/south primary road, in a location

to which the medium density residential activity in this vicinity connects well. The co-location of the neighbourhood/local centre with a flow path in both development options offers opportunities for the commercial activity, particularly hospitality, to benefit from adjacent high amenity natural features. For these reasons, this is a fixed component of the Outline Development Plan.

The Rangiora High School is located within the North East Rangiora Development Area. Development option A for this Development Area anticipates that the education precinct moves slightly northward to border the recreation and sports sites at the north, allowing greater connection to adjacent sports facilities and maximised opportunities for residential development closer to the town centre. This remains subject to agreement of all directly affected landowners and parties. Option B sees the **The** education precinct ~~will~~ remain in its existing location. The school grounds also encompass the North Canterbury Community College. It is also feasible that preschool(s) are established in the Development Area. The historic Belgrove farmhouse and setting, located at 52 Kippenberger Avenue, has historic heritage value and is protected under the District Plan as a heritage site (HH052).

Development within the North East Rangiora Development Area is to be contiguous the Outline Development Plan does not anticipate physically separated or ad hoc development. **Where it is not feasible to achieve contiguous development, it must be demonstrated that it can be efficiently serviced and integrated with the remainder of the development area.**

Movement Network

The Outline Development Plan for the North East Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and the ability to match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the North East Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the North East Rangiora Development Area is a main north/south primary road which forms part of a wider future key Rangiora eastern north/south road connection that extends southward through the Rangiora North East Development Area and beyond to connect to Lineside Road. This road's entry into the North East Rangiora Development Area is fixed at the site of 76 Kippenberger Ave, to enable it to connect to MacPhail Avenue south of Kippenberger Avenue. The latter has been installed at a configuration that future-proofs it to fulfil this wider roading function. The northern exit of this north/south primary road connection must intersect with Coldstream Road between the District Council's Multi Sports Facility site at the northwest of the Development Area, and the Golf Course at the northeast of the Development Area. This primary road will be suitable for public transport, and will include separated shared pedestrian and cycle paths to allow for active modes. Its design will promote reduced vehicle speeds and increased safety to other street users. Rear access for driveways must be provided to new properties immediately adjoining the separated shared use path to avoid vehicle/cyclist/pedestrian conflict. The installation of **An appropriate intersection has already been established at with Kippenberger Avenue and MacPhail Avenue as part of the development of Bellgrove North Stage 1, and will be required, as well as at its exit to Coldstream Road will need to be appropriately designed and installed as part of subsequent development.**

Intersecting the main north/south primary road will be a number of secondary roads, to provide subdivision structure and logical east/west movement corridors for vehicles, pedestrians and cyclists. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic. A fixed component of the movement network is a secondary road that connects the north/south primary road with East Belt in the west, and includes cycling facility. This optimises opportunities foreshadowed in the District Council's Rangiora Town Centre Strategy, which anticipates an enhanced pedestrian/cycling connection between the centre's north-eastern 'Station Corner' precinct and the residential growth area through a possible additional crossing over the railway to connect to Keir Street. It also strengthens the close proximity between the North East Rangiora Development Area and the Rangiora town centre.

A secondary road connection into the North East Rangiora Development Area from the south (**from Kippenberger Avenue**) is located west of Devlin Avenue, which extends into the South East Rangiora Development Area.

As well as cycleways at key roading corridors, the network of cycling infrastructure for the North East Rangiora Development Area includes cycleways along the two flow paths and references the wider cycling network beyond the Development Area.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the North East Rangiora Development Area indicates two open space reserves locations together with a network of stormwater management areas, identified and protected overland flow paths, and green links throughout the site.

The two open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the Development Area. One open space reserve is shown in the northeast within the site, and is connected by green links to the east and west of it. A second open space reserve is located near the centre of the site. This reserve is located adjacent to a flow path, and lies within the medium density residential area, making this key amenity particularly accessible to a large number of residents. Some flexibility of the exact location of the open space reserves is possible, as long as they are accessible within a 500m radius of the respective north-eastern and south-western residential areas. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one road, and a second either road or public accessway such as a green link.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

There are two flow paths through the North East Rangiora Development Area that to the southeast form the Taranaki Stream (northern flow path) and the Cam River (southern flow path), together with springs partway along. Protection of the flow paths, their carrying capacity, and appropriate setbacks is critical in any development, in order to convey floodwater in a localised flooding event and/or Ashley River breakout. Springs, identified or discovered, need to be protected and the downstream channel separated from proposed stormwater management areas.

Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged, together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. It is possible that some springs could feed directly into whanau mahinga kai areas and engagement with mana whenua is important.

A green link sleeves both sides of the flow paths, to enable high amenity planting and community value through walking and cycling paths. Appropriate waterbody setbacks apply where required by the Natural Character and Freshwater Bodies Chapter of the District Plan. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users. Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

The site is split into three stormwater catchments. For ecology reasons, it is a requirement to maintain flow quantities into waterways. Stormwater for the North East Rangiora Development Area discharges into the Taranaki Stream and Cam River. **A stormwater management area is shown to the south-east of the Development Area, with the first stage of this area established as part of Bellgrove North Stage 1.** An attenuation basin is shown in the downstream southeast area of the area north of the Taranaki Stream to service the catchment north of the Taranaki Stream. Another attenuation basin is shown downstream in the south-eastern area of the Development Area to service the catchment south of the Cam River. The section of land between the two flow paths contributes runoff to the Taranaki Stream and Cam River. The catchment discharge is piped under the waterways and into the basins for the larger catchments either side of the flow paths. Two smaller stormwater basins are shown in the south-eastern corner of the Development Area to service the smaller catchments of development of properties at the eastern edge of the site along Golf Links Road. All stormwater basins for the North East Rangiora Development Area are assumed could be dry basins, allowed by well-draining land. Alternative solutions for stormwater management could be proposed, provided the flow of water into the Taranaki Stream and Cam River are maintained **and not increased** and all future lots in the stormwater catchments can discharge into the appropriate basins.

Stormwater reserves provide attractive open space and visual relief in a built-up residential environment, and can present opportunities for residential development adjacent to them to look out onto it and benefit from their amenity. Stormwater management reserves can also have a passive recreational purpose for walking, cycling and playing. Streams, springs and waterways are protected and included in the stormwater reserves where relevant. All stormwater ponds are subject to design detailing, but will be managed by an appropriately designed stormwater treatment system with high amenity values. The Outline Development Plan for the North East Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the North East Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades and constructions are required to service the Rangiora North East Development Area's three catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. Requirements include new pipes and upgrades related to the East Belt Booster Main, East Rangiora Northern Link Main, North Northeast and Northeast Rangiora Supply Main, East Rangiora Northern Link Main, and Northbrook Road Booster Main.

Development in the Rangiora West, North East and East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

Three catchments make up the North East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pumpstations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network. There is sufficient capacity in the existing network to service the catchment that forms roughly the western half of the North East Rangiora Development Area, which can be discharged into the existing pipeline along MacPhail Avenue. A small catchment at the southeast of the North East Rangiora Development Area can be discharged into the existing pipeline along Devlin Avenue, provided the pipeline is extended to Northbrook Road. A third large catchment to the east of the Development Area **is serviced by** requires a new pumpstation **on Kippenberger Avenue established as part of Bellgrove North Stage 1** (at the south-eastern point of the Development Area and pumped into a new rising main to Northbrook Road, where it would join onto a rising main to the treatment plant.

Fixed Outline Development Plan Features for the North East Rangiora Development Area:

Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) in the southwest of the Outline Development Plan (Option A) or south of the Outline Development Plan (Option B) as well as immediately adjacent to the local/neighbourhood centre

- Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue **(established as part of Bellgrove North Stage 1)**
- A road to connect the new north/south road to East Belt
- A road to connect the new north/south road to Golf Links Road
- Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks
- Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path
- Separated shared pedestrian / cycleway at the north/south road corridor

DEV-NER-R1 North East Rangiora Outline Development Plan

Activity status: PER

Activity status when compliance not achieved: DIS

Where:

1. Land use, development, and subdivision
shall be in accordance with DEV-NER-APP1 and the relevant built form standards

DEV-NER-BFS1 North East Development Area Outline Development Plan Fixed Features

For the purposes of DEV-NER-R1, the following are fixed features on the ODP:

Activity status when compliance not achieved: DIS

- Roading alignment through Hobson and Whimp ODP
- Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks
- Location of esplanade reserves
- Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path
- Location of roading connection of north/south road to MacPhail Avenue at Kippenberger Avenue (**established as part of Bellgrove North Stage 1**)
- A road to connect the new north/south road to East Belt
- A road to connect the new north/south road to Golf Links Road
- Location of flow paths and adjoining green links and cycleways, including any required waterbody setbacks
- Location of the local/neighbourhood centre at the north/south road corridor, in proximity to a flow path

- | | |
|--|--|
| <ul style="list-style-type: none">• <u>Separated shared pedestrian / cycleway at the north/south road corridor</u> | |
|--|--|

South East Rangiora Development Area

Scope

South East Rangiora new development area	Decision under PDP	Decision under Variation 1	Decision under Mr Fowler's interpretation of Variation 1
Survus Consultants Limited	RECOMMEND ACCEPT	Not considered to be within scope of Variation 1	Recommended for rezoning under Variation 1 as within scope of the Variation, if I were to apply Mr Fowler's test.
Bellgrove Rangiora Limited			
Gregory E Kelley			
Richard and Geoff Spark	RECOMMEND ACCEPT	Not considered to be within scope of Variation 1	Recommended for rezoning under Variation 1 as within scope of the Variation, if I were to apply Mr Fowler's test.

Mapping

- ODPs to be consistent with NPS symbology
- Sparks Block C precinct to be mapped as a rectangle of land extending up 500m northwards from the eastern and western edge of the Rangiora wastewater treatment ponds and parcel of WDC land. All land within this boundary to be rezoned as LIZ, with the PRECT overlay.
- Apply buffer between Kelley land and Bellgrove South additional parcel as per Bellgrove South evidence.
- Highlight esplanade requirements on Cam/Ruataniwha River
- Apply Bellgrove South ODP as per evidence.
- Apply Kelley ODP as per statement
- If decisions are to rezone, amend planning maps to apply zoning as per the ODPs.
- Include Thomson, Leech, and Kelley land as medium density residential zoning, if similarly, decisions are to rezone.

- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.

Introduction

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-SER-APP1 if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. South East Rangiora has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.

The provisions in this chapter are consistent with the matters in Part 2 – District Wide Matters – Strategic Directions and give effect to matters in Part 2 – District Wide Matters – Urban Form and Development.

Objectives	
DEV-SER-O1	Development Area South East Rangiora Development Area contributes to achieving feasible development capacity for residential activities.
Policies	
DEV-SER-P1	Future urban development Provide for future urban development in a Development Area (in accordance with DEV-SER-APP1 – South East Rangiora Outline Development Plan through a certification process by the District Council's Chief Executive Officer or their delegate when: <ol style="list-style-type: none"> the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term); water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply,

	wastewater and stormwater infrastructure, open space and transport infrastructure.
DEV-SER-P2	<p>Subdivision and activities</p> <p>Only allow subdivision and activities where:</p> <ol style="list-style-type: none"> 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and 2. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South East Rangiora Outline Development Plan.

Activity Rules - if certification has been approved Land use, development and subdivision

DEV-SER-R1 South East Rangiora Outline Development Plan Land use, development, and subdivision, provided for in General Residential Zone Development and subdivision	
<p>Activity status: PER</p> <p>Where <u>land use, development, and subdivision</u> shall be in accordance with DEV-SER-APP1, DEV-SER-BFS1, DEV-SER-BFS2 this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ol style="list-style-type: none"> 1. GRZ-R1 to GRZ-R18; and 2. all General Residential Zone Built Form Standards. <p><u>Where it is not feasible to achieve contiguous development, it must be demonstrated that it can be efficiently serviced and integrated with the remainder of the development area.</u></p>	<p>Activity status when compliance not achieved: see activity status for <u>MRZ-R1 to MRZ-R18</u> GRZ-R1 to GRZ-R18</p>
<p>Activity status: RDIS</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ol style="list-style-type: none"> 3. GRZ-R19 to GRZ-R21; and 4. all General Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for <u>GRZ-R19 to GRZ-R21</u></p>
<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: see activity status for <u>GRZ-R22 to GRZ-R28</u></p>

Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. GRZ-R22 to GRZ-R28; and 6. all General Residential Zone Built Form Standards.	
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. GRZ-R29 to GRZ-R40; and 8. all General Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and b. The activity is in general accordance with the residential development requirements of DEV-SER-APP1.	
DEV-SER-R2 – Marsh Lane Block C Industrial Precinct	
Activity status: PER 1. <u>Within the area marked as Marsh Lane Block C PRECT, no completion certificate shall be issued under section 224 of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes), until such time as the Rangiora Eastern Link road (REL) has been made operational between Boys Road and Marsh Road; or Marsh Road has been upgraded between the site and Southbrook Road including upgrades to the Rail Level Crossing; and</u> 2. <u>A geotechnical assessment and flood assessment for the area has been prepared for this area demonstrating that any identified risks contained within the assessments can be mitigated as part</u>	Activity status when compliance not achieved: DIS. <u>When compliance with any of DEV-SER-SUB1, 2 – 4 is not achieved: DIS</u>

of subdivision design and consent;
and

3. A transport effects assessment has been developed for this area demonstrating that any effects identified within the assessment can be mitigated as part of subdivision design and consent; and
4. Subdivision shall be in general accordance with be in accordance an Outline Development Plan and associated bespoke Precinct rules prepared by a suitably qualified and experienced practitioner that is in accordance with SUB-P6 and, as a minimum, includes:
 - a. an indicative stormwater management area in the vicinity of the REL-Marsh Road;
 - b. appropriate edge treatment along the interfaces with the adjoining lifestyle blocks and appropriate building set backs that manage effects on amenity and potential reverse sensitivity effects.;
 - c. proposed primary and secondary roads within the Precinct, and external connections.
 - d. safe and convenient pedestrian or cycle linkages providing connectivity to adjoining and nearby neighbourhoods.

DEV-SER-R3-Activities provided for in Medium-Density Residential ZoneSpark Lane Cultural Precinct

<p>Activity status: PER</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <ol style="list-style-type: none"> 3. MRZ-R1 to MRZ-R17; and 4. all Medium Density Residential Zone Built Form Standards. <ol style="list-style-type: none"> 1. <u>The following built form standards apply:</u> <ol style="list-style-type: none"> a. <u>SPZ(MCC) BFS 1-4, 6</u> 	<p>Activity status when compliance not achieved: RDI<u>see activity status for MRZ-R1 to MRZ-R17</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>SPZ(MCC) MD1 – Urban design¹</u></p> <p><u>SPZ(MCC) MD2 – Internal boundary setback</u></p> <p><u>SPZ(MCC) MD3 – Internal boundary landscaping</u></p>
<p>DEV-SER-BFS1 South East Rangiora Development Area Outline Development Plan Fixed Features</p>	
<p><u>For the purposes of DEV-SER-R1, the following are fixed features on the ODP:</u></p> <ul style="list-style-type: none"> • <u>Extension of Devlin Avenue with an adjoining green link containing a cycleway</u> • <u>Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway</u> • <u>Location of new north/south road connecting Kippenberger Avenue with Northbrook Road</u> • <u>Realignment of Northbrook Road to cross Devlin Avenue extension and connect to the new north/south road east of Devlin Avenue</u> • <u>Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane</u> • <u>Location of flow paths and adjoining green links, cycleways, and required water body setbacks</u> 	

¹ Currently wrongly entitled as “Internal boundary landscaping” in the PDP, also recommend cl 16(2) change to “urban design”

DEV-SER-BFS2 Vehicle Crossings and Intersections on the Rangiora Eastern Link Between Boys Road and the Northbrook Stream

Activity status: PER

1. For the section of the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream there shall be:
 - a. A maximum of 12 vehicle crossings; and
 - b. The minimum spacing between any two vehicle crossings on the same side of the road, shall be 30m, measured from the closest point of each vehicle crossing.
2. New road intersections to the Rangiora Eastern Link located between the intersection with Boys Road and the Northbrook Stream shall:
 - a. Be limited to three roads intersecting with the REL on the eastern side, and two roads intersecting with the REL on the western side, and
 - b. Be separated a minimum distance of 75m from another road intersection, and
 - c. The separation distance shall be measured along the Rangiora Eastern Link between the points

Activity status when compliance not achieved: RDIS

Matters of discretion are restricted to:
In respect of 1. Vehicle Crossings:
Effects of additional vehicle crossings on the safety and efficiency of the Rangiora Eastern Link, including cyclists and pedestrians.
In respect of 2. Intersection Spacing:
TRAN-MD1 - Road design
TRAN-MD20 - Extent of effects

<p style="text-align: center;"><u>where the road centrelines intersect.</u></p> <p><u>Where the requirements in 1. and 2. above conflict with any rule in the Transport Chapter, the above requirement will prevail and replace the requirement of the Transport Chapter.</u></p>	
<p>Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <ul style="list-style-type: none"> 5. MRZ-R18 to MRZ-R20 and 6. all Medium Density Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20</p>
<p>Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ul style="list-style-type: none"> 7. MRZ-R21 to MRZ-R28; and 8. all Medium Density Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28</p>
<p>Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ul style="list-style-type: none"> 9. MRZ-R29 to MRZ-R40; and 10. all Medium Density Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ul style="list-style-type: none"> c. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and d. The activity is in accordance with the residential development requirements of DEV-SER-APP1. 	
<p>DEV-SER-R3 Activities provided for in Local Centre Zone</p>	
<p>Activity status: PER Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <ul style="list-style-type: none"> 3. LCZ-R1 to LCZ-R20; and 	<p>Activity status when compliance not achieved: see activity status for LCZ-R1 to LCZ-R20</p>

4. all Local Centre Zone Built Form Standards.	
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 5. LCZ-R21 to LCZ-R24; and 6. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R21 to LCZ-R24
Activity status: DIS Where this activity complies with the following activity rules/standards in the Local Centre Zone: 7. LCZ-R25; and 8. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R25
Activity status: NC Where this activity complies with the following activity rules/standards in the Local Centre Zone: 9. LCZ-R26 to LCZ-R27; and 10. all Local Centre Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for LCZ-R26 to LCZ-R27
For any activity statuses, any activity will need to comply with the following general activity standards: c. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.	
DEV-SER-R4 Activities provided for in Open Space Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone: 3. OSZ-R1 to OSZ-R15; and 4. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R16; and	Activity status when compliance not achieved: see activity status for OSZ-R16

6. all Open Space Zone Built Form Standards.	
Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R17 to OSZ-R18; and 8. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18
Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 9. OSZ-R19 to OSZ-R21; and 10. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21
For any activity statuses, any activity will need to comply with the following general activity standards: c. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.	
DEV-SER-R5 Subdivision Activities in the Development Area if certification has been approved	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R1 to SUB-R3; and 4. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R4 to SUB-R8; and 6. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R9; and 8. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9

Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 9. SUB-R10 to SUB-R11; and 10. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: c. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.	

Activity Rules – if certification has not been approved

DEV-SER-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R1 to RLZR16; and 4. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R17 to RLZ-R23; and 6. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23
Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R24 to RLZ-R38; and 8. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38
Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 9. RLZ-R39 to RLZ-R41; and	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41

10. all Rural Lifestyle Zone Built Form Standards.	
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>c. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and</p> <p>d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.</p>	
DEV-SER-R7 Subdivision activities in the Rural Lifestyle Zone	
<p>Activity status: CON</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>3. SUB-R1 to SUB-R3; and</p> <p>4. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3</p>
<p>Activity status: RDIS</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>5. SUB-R4 to SUB-R8; and</p> <p>6. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8</p>
<p>Activity status: DIS</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>7. SUB-R9; and</p> <p>8. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for SUB-R9</p>
<p>Activity status: NC</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>9. SUB-R10 to SUB-R11; and</p> <p>10. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>c. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and</p> <p>d. The activity is in accordance with the residential development requirements of DEV-SER-APP1.</p>	

Development Areas Standards

DEV-SER-S1 Certification for South East Rangiora Development Area – Criteria	
<p>3. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area:</p> <ul style="list-style-type: none"> a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and b. residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice: <ul style="list-style-type: none"> i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ii. on-demand water schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand; iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and 	<p>Activity status where compliance is not achieved: N/A</p>

<p>iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released;</p> <p>e. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;</p> <p>d. there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;</p> <p>e. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;</p> <p>f. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;</p> <p>g. a staging plan including:</p> <ul style="list-style-type: none"> i. the amount of new residential sites created in the development subject to the application for certification; ii. number of stages for the development; iii. how many sites will be created per stage; <p>h. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.</p>	
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4. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.	
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Advice Notes

DEV-SER-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-SER-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-SER-S1 are met.
DEV-SER-AN3	The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: 4. Residential capacity will be calculated at least annually. 5. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 6. Water and wastewater capacity in Rangiora will be calculated at least annually.
DEV-SER-AN4	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
DEV-SER-AN5	Guidance on the certification process is available on the District Council's website.

Appendix

DEV-SER-APP1 - South East Rangiora Outline Development Plans

Introduction

The South East Rangiora Development Area is located to the east of Rangiora town. It consists primarily of two developments:

- Bellgrove South
- Sparks

Land Use Plan

The Outline Development Plan for the South East Rangiora Development Area provides for medium density residential activity. enables the option for some variety of site sizes. Some medium density residential activity could be developed at key locations adjacent to natural flow paths or stormwater reserves, in order to take advantage of opportunities to overlook such high amenity facilities and offsetting limited private outdoor space feasible in higher density residential development. However this component of the Outline Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in these locations. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the South East Rangiora Development Area shall achieve a minimum residential density of 12 households per ha. If public transport is provided to this site then this would likely be on the collector road and good walking and cycling connectivity needs to be provided through to this collector road and its public transport network.

Bellgrove South

This area comprises approximately 36 hectares, inclusive of additional land, and is situated on the eastern side of the ODP provides for the integrated development of this new residential area that will yields around 500 housing units over the next 10-15 years

Sparks

This area comprises approximately 57 hectares and is situated on the south-east side of the ODP provides for the integrated development of this new residential area that will yields around 600 housing units over the next 10-15 years.

The development is anticipated to progress in three sequential stages from north to south as depicted on the ODP as Blocks A, B and C. The new Rangiora Eastern Link Bypass Road (REL) traverses Block A north of Boys Road.

Block C Precinct (DEV-SER-PRECT-O1)

The ODP identifies Block C as an 'odour constrained' area comprising a wetland area and a future light industrial zone (LIZ). The detailed design and layout for Stage C to be determined once details of future road alignments and level crossings in the area have been finalised. The land has been zoned LIZ, with a PREC overlay and rule DEV-SER-SUB1 that precludes subdivision of this land for industrial purposes prior to the completion of specified works and investigations.

Additional land

There are parcels of additional land rezoned in the development area:

- Thomson, Leech, and Kelley, forming approximately 10 ha in the north east. Some of this land is bisected by the Cam / Ruataniwha River. Whilst no primary developer currently exists for this land, it has been rezoned.

- East of Sparks – there is approximately 34 ha of additional land east of Sparks, with no primary developer. This land remains within the development area, but has not been rezoned.

A small optional neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of Northbrook Road and Spark Lane. The latter will form part of the future north/south primary road connection that extends northward through the South East Rangiora Development Area and southward to connect to Lineside Road. Locating the neighbourhood/local centre at this strategic location offers a high degree of visibility which has positive flow-on effects on neighbourhood businesses' sustainability.

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The land in the South East Rangiora Development Area north of an extension of Cassino Street is likely more suitable for urban development than the land south of it, due to the presence of artesian water south of this location, together with modelled effects of a 200-year localised flooding event. Groundwater south of a Cassino Street extension is artesian and close to the surface, which will likely result in more challenging construction of infrastructure.

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Rangiora New Life School and Southbrook School are located south of Boys Road. It is subject to Ministry of Education consideration whether an additional primary school is required in the South East Rangiora Development Area in the future to service its catchment. It could be feasible that preschool(s) are established in the Development Area. The South East Rangiora Development Area also contains the Northbrook Museum and Rossburn Receptions, a community asset, at Spark Lane.

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Development within the Rangiora South East Development Area is to be contiguous; the Outline Development Plan does not anticipate physically separated or ad-hoc development.

Movement Network

The ODP comprises four 'layers' comprising a 'blue network, green network, movement network and (resulting) land use pattern. The purpose of this methodology is to provide an integrated approach to managing the natural environment that maximises the opportunities to protect and enhance natural environmental features and integrate these into the built environment.

The Outline Development Plan for the South East Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the South East Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

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A key movement network feature for the South East Rangiora Development Area is an extension of Devlin Avenue at the western boundary of the area connecting to Boys Road, with a green link incorporating a cycling path adjoining the length of it. A new north/south primary road connection off Kippenberger Avenue curves to also connects to the existing Northbrook Road portion that runs in a south-eastern direction. This is coupled with also extending the existing Northbrook Road at the south of the existing developed and zoned land and intersecting it through the Devlin Avenue extension to meet the new north/south connection. Feedback provided by local property owners is that the existing bend at Northbrook Road causes

dangerous driving conditions, and it is proposed that a small section of Northbrook Road at this location is stopped to allow the new road alignment. A cycleway will also be provided along Northbrook Road, which links into the wider cycling network within and outside of the Development Area.

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The Outline Development Plan for the South East Rangiora Development Area also identifies the existing MacPhail Avenue and its extension along Spark Lane and to Boys Road as the main north/south primary road which forms part of a wider future key Rangiora eastern north/south road connection that will ultimately extend to meet Lineside Road in the south and meets Coldstream Road in the north through the South East Rangiora Development Area. This primary road will be adjoined by a green link with a cycleway and be suitable for public transport. Its design will promote reduced vehicle speeds and increased safety to other street users. The installation of appropriate intersections with Northbrook Road and Boys Road will be required.

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East/west movement patterns through a number of secondary roads provide subdivision structure and connectivity, and are integrated with existing roading linkages west of the Development Area. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic.

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As well as cycleways at key roading corridors, the network of cycling infrastructure for the South East Rangiora Development Area includes cycleways along the two key southern flow paths and references the wider cycling network beyond the Development Area.

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Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides key informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

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Open Space and Stormwater Reserves

The Outline Development Plan for the South East Rangiora Development Area shows ~~three~~four open space reserve locations together with a network of stormwater management areas and green corridors throughout the site.

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The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the Development Area. One open space reserve is located east of the new north/south primary road connection off Kippenberger Avenue, and ~~north~~south of a ~~Cassino Street~~ Galatos Street extension, and is connected by green links. Flexibility of the exact location of the reserve is possible, as long as it is accessible within a 500m radius to the north-eastern residential areas in the South East Rangiora Development Area.

A ~~second~~third open space reserve is located in the south of the site, east of the Northbrook Stream flow path, and the same philosophy of flexibility in exact location applies. A ~~third~~ fourth optional smaller open space reserve is located further south, east of the Northbrook Waters, adjacent to the extended Spark Lane which will form part of the main north/south primary road. This reserve is proposed in this location to maximise access to, and enjoyment of, the Northbrook Waters reserve which provides community amenity through attractive landscaping and walking/cycling paths. To maximise functionality, accessibility and visibility, open space reserves

must be bordered by at least one local road, and a second either local road or public accessway such as a green link.

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Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

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A network of green links is anticipated throughout the Development Area, including alongside flow paths and connecting key amenity features such as open space and stormwater reserves. Green links provide safe and attractive active mode corridors and play opportunities, can have a role in stormwater management, and offer visual relief from otherwise built up residential areas. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users. Where green links border both sides of a flow path, one road frontage between both sides is the minimum requirement.

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There are three flow paths in the South East Rangiora Development Area. Streams, springs and waterways are protected and included in the stormwater reserves where present. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan. Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. Efforts must be made to ensure any adverse impacts on kēkēwai (waikoura freshwater crayfish), which are present in the culturally significant mahinga kai area of the Northbrook Stream (the flow path linking Northbrook Road and Boys Road in the Rangiora South East Development Area), are avoided.

A network of stormwater reserves are identified for the South East Rangiora Development Area to respond to five stormwater catchments: just north of Northbrook Road at the eastern edge of the Development Area, (split into one large area within Bellgrove South (Lot 2 DP 452196) and one smaller on the eastern most point north of Northbrook Road (within Lot 2 DP 306045 (52 Northbrook Road)), north of Boys Road at the south-eastern point of the Development Area, and a small stormwater reserve north of Boys Road south Northbrook Waters, with proposed attenuation basins. The ground in this area is known to have relatively high groundwater and therefore it is assumed that these would all be wet basins.

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Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of them provide opportunities for adjacent higher density residential areas to look out onto them and benefit from their amenity. Stormwater will be managed by an appropriately designed stormwater treatment system with high amenity values. The South East Rangiora Development Area's stormwater catchment discharges to the North Brook. All stormwater ponds are subject to design detailing. The Outline Development Plan for the South East Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure.

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Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the South East Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed,

noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

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Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

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A number of water network upgrades and constructions are required to service the South East Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. Requirements include new mains related to South Belt Booster Main and Boys Road Booster Main.

-

Development in the Rangiora West, North East and South East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

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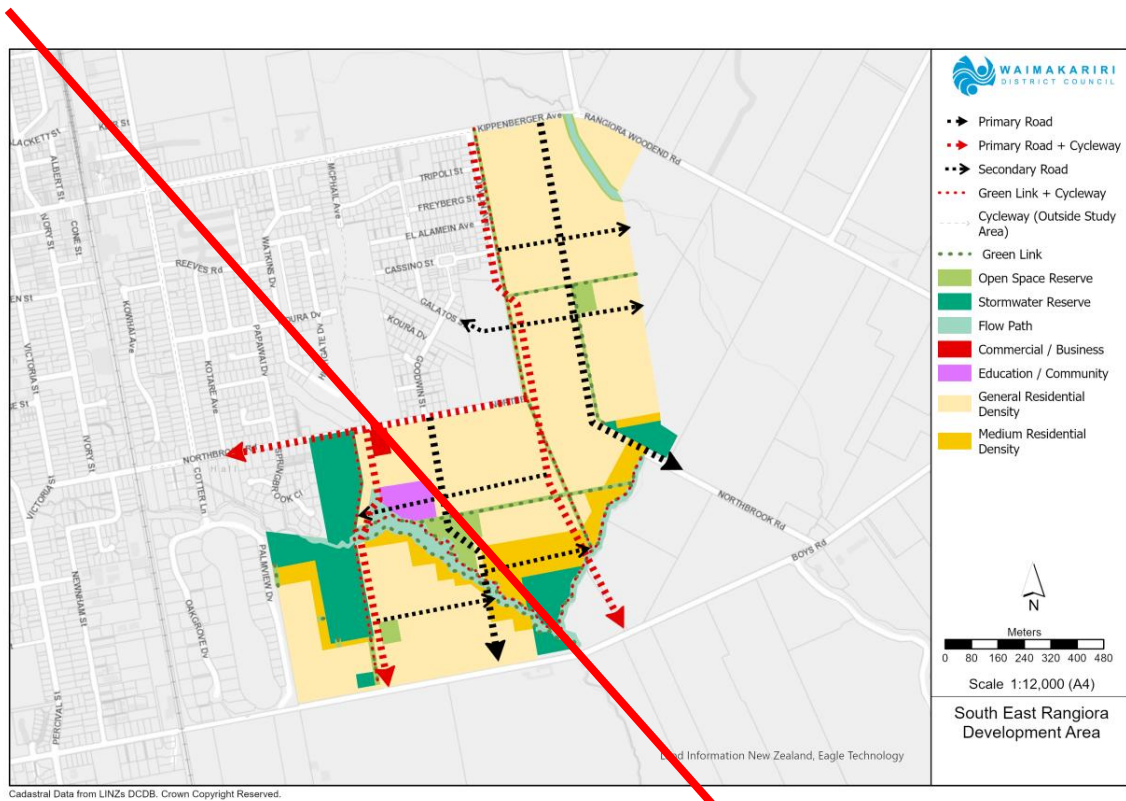
Four catchments make up the South East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pumpstations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network.

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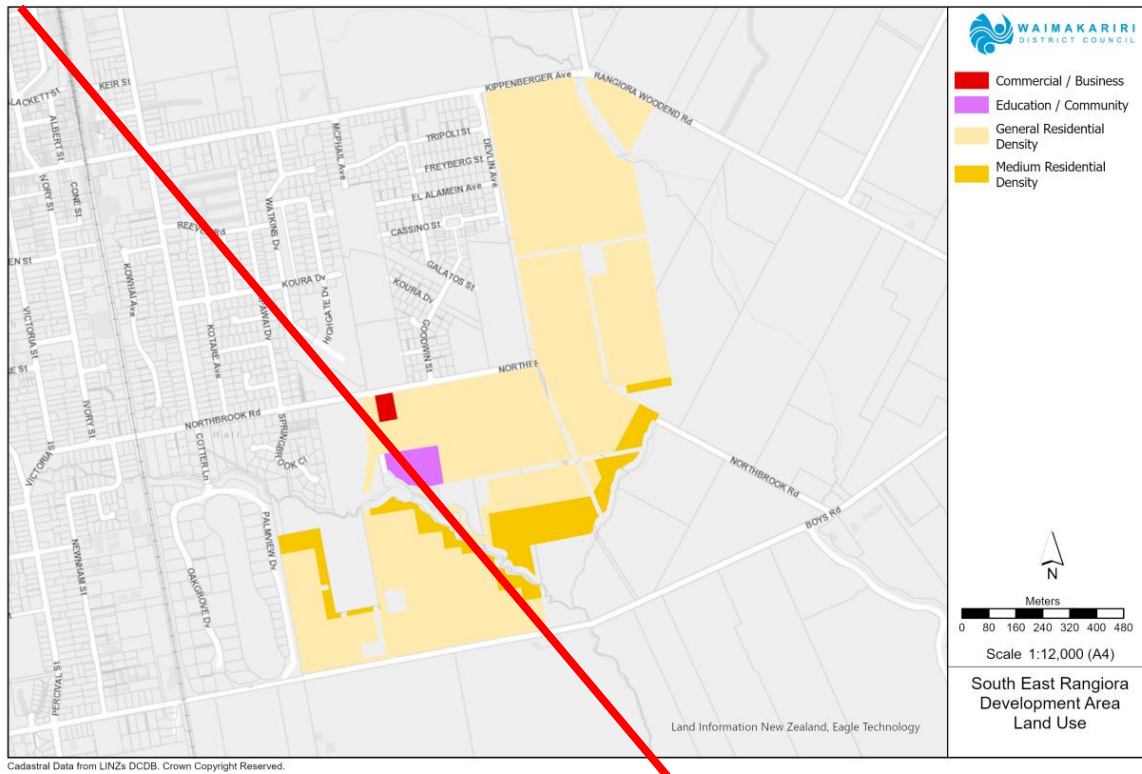
The catchment directly east of Devlin Avenue and north of Northbrook Road requires a new pumpstation at the eastern end point of the South East Rangiora Development Area at Northbrook Road. It will pump to the existing pump station at Northbrook Road, which then discharges to the Rangiora Wastewater Treatment Plant via an existing rising main. and pumping into a new rising main to join onto a shared rising main for the north-eastern catchment (in the Rangiora North East Development Area) to the Rangiora Wastewater Treatment Plant. A second catchment south of Northbrook Road, east of the North Brook Stream discharges into a new proposed booster pumpstation at eastern Boys Road, which discharges into a fourth pumpstation at Boys Road/Spark Lane extension via a new rising main. Finally, two smaller catchments west of the North Brook Stream discharge directly into the fourth proposed pumpstation.

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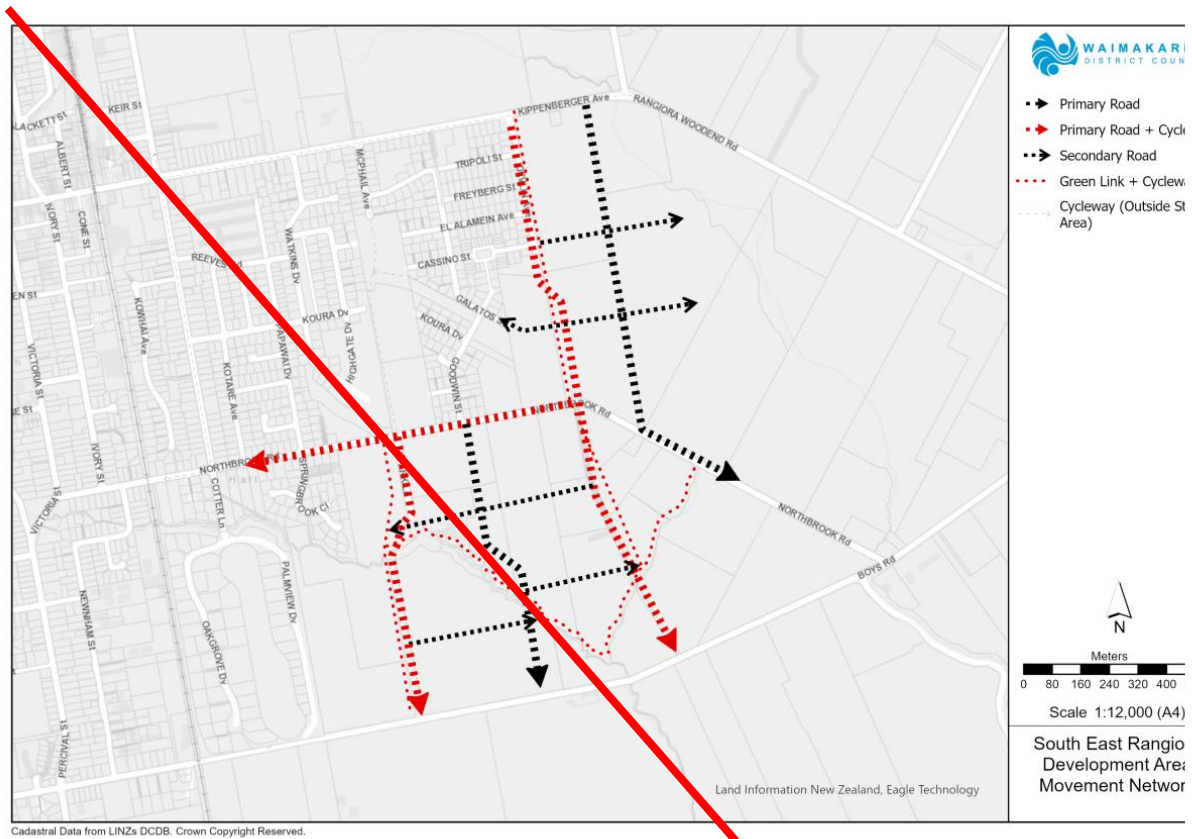
It should be noted that artesian water is located roughly south of an extension of Cassino Street in the remainder of the South East Rangiora Development Area, east of Devlin Avenue, and groundwater is close to the surface. This likely makes construction of infrastructure challenging and will likely carry higher than typical costs, particularly when developing large catchment areas. A pressure system may need to be considered for the South East Rangiora Development Area's catchments if gravity reticulation cannot be kept shallow enough. Such considerations will inform development feasibility.



Rangiora South East Outline Development Plan - Land Use



Rangiora South East Outline Development Plan - Movement Network



Rangiora South East Outline Development Plan - Open Space and Stormwater Reserves



Rangiora South East Outline Development Plan - Water and Wastewater



GD – Gressons Road Development Area

Scope

Gressons Road development area	Decision under PDP	Decision under Variation 1	Decision under Mr Fowler's interpretation of Variation 1
B and A Stokes	Recommended for rezoning under the PDP to MDRZ, subject to a PRECINCT overlay that requires the potential flooding issue to be addressed	Not considered to be in scope of Variation 1.	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. I have recommended a PRECINCT overlay and rule that addresses the potential flooding issue on the site, however as this rule, once the matters in it are addressed, will not limit density on the site, I do not consider that it needs to be applied as a qualifying matter

Mapping

- ODPs to be consistent with NPS symbology
- Roading connections (through WDC land) between Stokes and Ravenswood to be incorporated onto Stokes supplied ODP.
- PRECT overlay to be mapped onto Stokes ODP, showing constraint.
- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.

Introduction

The Gressons Road Development Area covers a 144ha area located between Ravenswood and Waikuku. The development provides for a Residential Medium Density Zone, with a small community hub towards its centre. The area includes two north-south collector roads that link through the site between Gressons Road and the Ravenswood commercial area. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design for

collector roads.

The key features of DEV-GD-APP1 include:

- Retention and enhancement of Stokes Drain and the formation of a central west-east flood by-pass channel and separate waterway along the area's southern boundary;
- Extensive stormwater management areas and associated landscaping along the eastern boundary with State Highway 1 that are designed to attenuate stormwater flows to a 1:50 AEP event;
- Retention Protection of a wāhi tapu site that is to be kept free of urban development;
- Provision of a central park that is at least 3.2ha in area; and
- Provision of a pedestrian and cycle network that is integrated with the blue/ green networks and collector roads.

Activity Rules

DEV-GD-R1 Gressons Road Development Area Outline Development Plan	
<p><u>Activity status: PER</u></p> <p><u>Where:</u></p> <p>1. <u>Land use, subdivision, and development shall be in accordance with DEV-GD-APP1 and the relevant built form standards</u></p>	<p><u>Activity status when compliance not achieved: DIS</u></p>
<p><u>Advisory Note</u></p> <ul style="list-style-type: none">• <u>For the avoidance of doubt, where an Activity or built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</u>	
DEV-GD-R2 Gressons Road Development Area Drainage	
<p><u>Activity status: PER</u></p> <p><u>Where:</u></p> <p>1. <u>Land use, subdivision, and development within the area marked as Gressons Road Development PRECT can only occur when a suitably qualified person has determined by hydraulic modelling of the Gressons Road catchment, including downstream environment, that stormwater capacity and drainage</u></p>	<p><u>Activity status when compliance not achieved: RDIS</u></p>

sufficient for a 1 in 50 ARI can be achieved.	
Advisory Note <ul style="list-style-type: none"> For the avoidance of doubt, where an Activity or built Form Standard is in conflict with this ODP, the ODP shall substitute the provision. 	

DEV-GD-BFS1 Gressons Road Development Area Outline Development Plan Fixed Features

For the purposes of DEV-GD-R1, the following are fixed features on the ODP:

- ~~A minimum density of 12 15hh/ha is achieved;~~
- Two collector road connections are to be provided through the site between Gressons Road and the Ravenswood commercial area;
- Pedestrian and cycle connections are to be provided between the Development Area and the Ravenswood commercial area;
- Stokes Drain is to be retained and its riparian margins enhanced with predominantly indigenous species;
- Formation of a centralised west-east overland flow channel and a southern interceptor channel parallel to Wards Road;
- The wāhi tapu site is to remain free of urban development and is to be provided with a landscaped buffer comprised of indigenous species;
- The community hub shall have a maximum Gross Floor Area of 1,500m²;
- Site edges, waterways, and collector roads are to be general accordance with the dimensions and facilities shown in the cross-sections which form part of the ODP.

Activity status when compliance not achieved: DIS

Appendix

DEV-GD-APP1—Gressons Road ODP

Land Use Plan

This Outline Development Plan for the Gressons Road Development Area provides for a range of section sizes and housing types to respond to the wider needs of the community, with a minimum density of 12-15 households per hectare, reflecting set within the site's extensive green/ blue network. Intensification of residential density is to be prioritised near to key open spaces and/or within easy walking distance (400m-800m) of the Ravenswood commercial area, with larger lots prioritised on the outer edge of the ODP area where it adjoins Rural Lifestyle zoning or Gressons Road.

Subdivision may include the creation of super lots in order to achieve the required 12-15 hh/ha density. If super lots are proposed within the subdivision, a minimum residential unit yield shall be registered by way of consent notice on the individual super lots, to ensure the minimum density overall is achieved.

The boundary treatment of sites adjacent to the Rural Lifestyle Zone and Gressons Road is to be undertaken in general accordance with cross-sections that form part of the ODP.

The Community Hub identified in the ODP shall have a total Gross Floor Area between 1,000m²–1,500m². It shall provide for small-scale commercial tenancies, along with community facilities such as a preschool or medical centre that directly support the daily needs of the immediate residential neighbourhood, with no individual retail tenancy anticipated to be larger than 250m². The scale of commercial activity is to remain small so as not to detract from the Ravenswood Commercial area as a focal point for commercial activities. The Community Hub is to be located adjacent to the central park and an internal collector road to facilitate accessibility and to help activate the open space. At the time of subdivision, consultation with the Ministry of Education will consider whether it is appropriate and necessary for any land to be provided for education purposes within the Development Area.

Movement network

The Outline Development Plan for the Gressons Road Development Area provides access to this growth area through a network of primary collector and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network shown on the ODP. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan.

A key movement network feature for the Gressons Road Development Area are two main north/south primary collector roads running through the site from Gressons Road to the Ravenswood commercial area. These north/south primary collector roads provide structure, a high degree of connectivity to the Key Activity Centre, and are designed to facilitate future public transport services. A complementary north-south pedestrian and cycle route is provided along the

western edge of the large stormwater management area that is located along the full length of the Development Area's eastern boundary.

East/west movement through the site is provided via two collector roads. Connections are provided to the rural land to the west, to facilitate movement to the west in the event that this adjacent land is urbanised at some point in the future. Three east-west pedestrian and cycle corridors are provided via integration with the water networks.

Walkability and connectivity are key principles of the ODP, with a hierarchy of street types and connections provided throughout the area. The aim of the movement network is to provide a range of modal options for residents, to reduce car dependency for short local trips, while recognising private vehicle use is necessary for longer trips. In addition to off-road cycle and pedestrian routes integrated with greenspace, the ODP anticipates that collector roads will include sufficient road reserve width to allow the provision of a shared pedestrian/cycle path, separate from the main vehicle carriageway.

The provision of a roundabout to the Gressons Road/ State Highway 1 intersection is enabled in the ODP to assist in improving the safety and efficiency of this intersection but is not a requirement of subdivision.

The formation of roads and adjacent green/ blue networks is to be undertaken in general accordance with the cross-sections which form part of the ODP.

Open Space and Stormwater Reserves

An integral component of the ODP is the need to deliver ecologically enhanced spring-fed waterways and the separate management, detention, and treatment of stormwater and overland flood flows while integrating these blue networks with open space and reserves where appropriate.

Stokes Drain runs through the northern third of the Development Area in a west-east direction. This waterway is to be retained and enhanced with riparian native planting and provision for adjacent cycle and pedestrian routes. Existing farm drains are to be rationalised into a second waterway with associated native riparian planting to be established parallel with the Development Area's southern boundary with Wards Road. These two spring fed waterways are to be kept separate from stormwater utility functions.

Overland flood flows entering the Development Area from the west are to be captured via a green link running along the western boundary and then directed into a central flood by-pass channel which passes through the middle of the site. The central flood by-pass channel is to be sized to accommodate a 1:200 AEP event. Stormwater is to be separately piped into a large stormwater management area located on the Development Area's eastern boundary with the basins sized to attenuate a 1:50 AEP event. Culverts under State highway 1 are to be sized to accommodate at least the pre-development flows generated by a 1:50 AEP event.

These three types of water-based networks provide opportunities for ecological restoration and enhancement, along with providing important amenity and passive recreation opportunities.

A wāhi tapu site located in the northeast of the Development Area is to be retained as open space and kept free of urban development. This area is to be buffered by an ecological restoration area that forms part of the wider stormwater management area. The treatment and management of the wāhi tapu site is to be informed by consultation with mana whenua.

In addition to the extensive water network and associated green space, the ODP includes a large central open space reserve located towards the middle of the Development Area west of the key north/south primary road, and adjoining Stokes Drain and a small community hub. The total size of this central park will be approximately 3.2ha. A second smaller open space reserve is located south of a strip of established oak trees in the northwest of the area. This 0.8ha reserve provides for the retention of these mature trees and also aligns with Stokes Drain. Small local parks are also anticipated, especially in areas with higher density housing typologies, with their size and location to be determined through the subdivision consent process.

Water and Wastewater network

An application for subdivision of the ODP area shall include supporting infrastructure assessments, with detailed design for the provision of water, sewer and stormwater to any allotments proposed. Wastewater is to be reticulated and connected with the Woodend Wastewater Treatment Plant.

Fixed Outline Development Plan features for the Gressons Road Development Area:

- A minimum density of 12 15hh/ha is achieved;
- Two collector road connections are to be provided through the site between Gressons Road and the Ravenswood commercial area;
- Pedestrian and cycle connections are to be provided between the Development Area and the Ravenswood commercial area;
- Stokes Drain is to be retained and its riparian margins enhanced with predominantly indigenous species;
- Formation of a centralised west-east overland flow channel and a southern interceptor channel parallel to Wards Road;
- The wāhi tapu site is to remain free of urban development and is to be provided with a landscaped buffer comprised of indigenous species;
- The community hub shall have a maximum Gross Floor Area of 1,500m²;
- Site edges, waterways, and collector roads are to be general accordance with the dimensions and facilities shown in the cross-sections which form part of the ODP.

Chinnerys Road

Mapping

- No ODPs required as area is small, principal roads are already in place, and rezoning is to general residential
- Rezone to general residential and adjust planning maps accordingly

South Woodend Development Area

Scope

South Woodend development area	Decision under PDP	Decision under Variation 1	Decision under Mr Fowler's interpretation of Variation 1
Woodwater	RECOMMEND ACCEPT	Not considered in scope of Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m ² . Immediately adjacent to an area proposed for rezoning.

Mapping

- ODPs to be consistent with NPS symbology
- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.
- Alter planning maps to rezone area as medium density residential

DEV-SWED South East Woodend Development Area

Introduction

The South East Woodend Development Area comprises approximately 32 hectares of rural land between Judsons Road and Petries Road, in southeast Woodend, and a portion (7.8ha) of Copper Beach LLRZ zone adjoining to the east. The latter property has been included in the ODP area to show how the primary road will eventually connect through to Woodend Beach Road. If higher densities are developed then good connectivity to walking and cycling networks needs to be provided in subdivision design for collector roads.

The ODP provides for the integrated development of this new residential area that will yield around 530 residential units over the next 5-10 years. The ODP also illustrates how the development will be integrated with the LLRZ zoned land to the south, which will have an anticipated development yield of 11 allotments.

Land-use

The development area shall achieve a minimum net density of 15 households per hectare (hh/ha), averaged over the area of the Site, except for the LLRZ zoned area where the LLRZ densities apply. The MRZ zoning supports a variety of site sizes to achieve this minimum density requirement. As this area is being developed in stages, an assessment will be required at the time of subdivision of each

stage as to how the minimum net density of 15 household per hectare for the overall ODP area (excluding the LLRZ area) can be achieved.

Development within the Site is supported by adjacent amenities that include key open spaces including neighbourhood parks, stormwater management areas and a green corridor adjoining McIntosh Drain and in locations adjoining or close to principal roads.

Cultural values

The Site is within a Silent File area (SASM-001) and this matter will need to be acknowledged and recognised and provided for as part of subdivision consent (as required under DEV-SEWD-MCD7). Environmental improvements required by this ODP including naturalisation along the alignment of McIntosh Drain, protection of a wetland with potential for environmental enhancement and creation of a second stormwater management area with appropriate indigenous planting to address known values associated with this SFA. Resolution of any identified issues of land contamination is also expected to benefit water quality.

Open Space and Stormwater Reserves

The blue network consists of three key spatial elements which are to be recognised and provided for during the development of the ODP area.

McIntosh Drain

McIntosh Drain runs in a north-south direction across the ODP area and connects with the existing Drain to the south which has been naturalised and is located on the western boundary of the Copper Beech LLR subdivision. A 10 m wide green corridor is proposed which will provide sufficient space for naturalising the waterway with riparian planting and incorporating a walkway/cycleway link with the existing reserve to the north.

Stormwater management area

The stormwater management areas shown on the ODP will be multi-functional. Most of the time they will be dry and provide amenity and passive recreation areas for local residents. Their principal function is surface water attenuation and filtering out contaminants prior to water entering the McIntosh Drain. The stormwater management area in the northeast corner of the ODP is an existing stormwater reserve located on Council land. A second area is proposed in the southeast portion of the ODP area on part of the undeveloped portion of the Copper Beech LLR zone. This is intended to be the principal area for stormwater management associated with

development of the ODP land.

Wetland

The wetland identified on the ODP on the LLRZ land is naturally occurring, and has connectivity to the nearby McIntosh Drain during wet periods. It's ecological and landscape values are to be enhanced, with the removal of all exotic species, to be replaced with native tree and shrub species such as harakeke (Phormium tenax), Austroderia toetoe, Hebe salicifolia Juncus edgariae, Carex secta and cabbage trees (Cordyline australis) as well as others. If retained in private ownership, consideration should be given to its long term protection by way of covenant.

Ecological green space

The ecological values of the wetland and McIntosh Drain are to be improved with removal of all exotic trees and replacement with suitable native tree and shrub species. Planting should have particular regard to the guidelines set by Environment Canterbury (2011).

The Council-owned stormwater retention basin adjacent to the proposed development (to the east) may require enlargement during the development process. This will increase permanent habitat availability for all aquatic fauna present in the catchment. If permanent or near-permanent surface water is expected in the proposed stormwater retention basin to the south of the wetland, it should be planted with native wetland plants, and be accessible for fish via McIntosh Drain.

Open space and recreational green space and stormwater water management areas (SMAs)

A neighbourhood reserve is proposed which will complement existing nearby reserves, including on the north side of Petries Road and the large stormwater management area in the northeast part of the ODP area. The location of existing and proposed recreational reserves has been determined based on the number of reserves established in the wider area and to ensure people living within the development block have access to open space/reserve within a 500m walking radius of their homes. These local parks will provide passive recreation opportunities which is essential for the level of residential density proposed. The precise location and scale of the reserve will be determined at the time of subdivision consent

Pedestrian and cycle paths are required to integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

Green links

The green network comprises three key spatial and functional elements:

- Ecological green space integrated into the blue network and providing important protection to the ecological functions of the existing McIntosh Drain and wetland;
- Open space and recreation – neighbourhood park(s) to provide for a range of active and passive recreation activities;
- Green links for internal amenity and fine grain connectivity

The ODP identifies a key green link along McIntosh Drain, with a minimum building setback of 10m.

Movement network

The green network comprises three key spatial and functional elements:

The ODP provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

The ODP features a primary north-south route that provides a connection point from Petries Road to Woodend Beach Road and a main east-west primary route along Judsons Road. A number of roading upgrades are required to ensure that the residential development can be integrated safely and efficiently into the surrounding road network. Development is proposed to start with an initial stage of 170 lots accessing Petries Road, followed by subsequent development stages required to be coordinated with these upgrades.

The ODP provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision

design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

The ODP features a primary north south route that provides a connection point from Petries Road to Woodend Beach Road and a main east-west primary route along Judsons Road. A number of roading upgrades are required to ensure that the residential development can be integrated safely and efficiently into the surrounding road network. Development is proposed to start with an initial stage of 170 lots accessing Petries Road, followed by subsequent development stages required to be coordinated with these upgrades as shown in the Table 1 below.

Activity Rules

DEV-SEWD-R1 South East Woodend Development Area Outline Development Plan

Activity status: **PER**

1. Where land use, development, and subdivision shall be in accordance with DEV-SEWD-APP1 and the relevant Built Form Standards.

Activity status when compliance not achieved: **DIS**

DEV-SEWD-R2 South East Woodend Development Area Precinct (SEWD PREC)

Activity status: **PER**

Overall transport constraints

1. No completion certificate shall be issued under section 223(2(a) of the Act (other than for a boundary adjustment or creation of an allotment solely for utility purposes) beyond the 170th residential allotment in the ODP area accessible via Petries Road, until such time as the Petries Road / SH1 intersection is upgraded OR Woodend Bypass has been constructed and an integrated transport assessment (ITA) has confirmed that the road network can receive traffic from the additional lots; and

Judsons Road requirements

2. No road connection shall be formed from the Site to Judsons Roads prior to relocation of Judsons Road/Woodend Beach Road to the south, as shown on the ODP; and
3. No road connection shall be formed to Judsons Road from the ODP area until such time as Judsons Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and
4. No road connection shall be formed to Judsons Road from the ODP area until such time as Judsons Road has been widened in accordance with TRAN-4

Activity status when compliance not achieved: **RDIS**

Matters of discretion are restricted to:

- **TRAN-MD1 – Road design**
- **TRAN-MD11 – High traffic generators**

<p><u>and upgraded across the ODP area frontage to an urban standard; and</u></p> <p><i>Petries Road requirements</i></p> <p>5. <u>No road connection shall be formed from the Site to Petries Road from the ODP area until such time as Petries Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard to the satisfaction of Council; and</u></p> <p>6. <u>No road connection shall be formed to Petries Road from the ODP area until such time as Petries Road has been widened in accordance with TRAN-4 and upgraded across the ODP area frontage to an urban standard; and</u></p> <p><i>Woodend beach road connection requirements</i></p> <p>7. <u>No road connection shall be formed to Woodend Beach Road from the ODP area until such time as Woodend Beach Road has been upgraded across the ODP area frontage to a collector road standard; and</u></p>	
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DEV-SEWD-BFS1 Setbacks from McIntosh Drain	
<p>Activity status: PER</p> <p>1. <u>Where residential activities will provide a 10m setback from the McIntosh Drain / Stream corridor.</u></p>	<p>Activity status when compliance not achieved: DIS</p>

DEV-SWD-APP1 – Outline Development Plans

Kaiapoi Development Area

Scope

South Woodend development area	Decision under PDP	Decision under Variation 1	Decision under Mr Fowler's interpretation of Variation 1
Colin Moore, Momentum Developments Limited, Survus Consultants Limited Suburban Estates Limited, Momentum Developments Limited, Survus Consultants Limited	RECOMMEND ACCEPT	Not considered in scope of Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning. The Suburban Estates land (i.e. north of Momentum) has a recommended PRECINCT overlay that shows the potential constraint on the Beach Road roundabout, and a rule that sets out what must be addressed. As this rule applies to the whole site, and does not limit density, I do not consider that it would need to be applied as a qualifying matter, as the proposed zoning rules are the same as the rest of the MDRZ zone

Mapping

- ODPs to be made consistent with NPS
- Area A precinct – north of Momentum, to be mapped
- Primary and secondary road to be classified
- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.

Activity Rules

DEV-K-R1 Kaiapoi Development Area Outline Development Plan

Activity status: PER

Where:

1. Land use, development, and subdivision shall be in accordance with DEV-K-APP1 and any relevant built form standards as set out below

Activity status when compliance not achieved: DIS

~~see activity status for MRZ-R1 to MRZ-R18~~

Activity status: ~~RDIS~~

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~~Where this activity complies with the following activity rules/standards in the General Residential Zone:~~

~~Activity status when compliance not achieved: see activity status for GRZ-R19 to GRZ-R21~~

<p>3. GRZ-R19 to GRZ-R21; and</p> <p>4. all General Residential Zone Built Form Standards.</p>	
<p>Activity status: DIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>5. GRZ-R22 to GRZ-R28; and</p> <p>6. all General Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28</p>
<p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. GRZ-R29 to GRZ-R40; and</p> <p>8. all General Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-K-S1 are met; and</p> <p>b. The activity is in general accordance with the residential development requirements of DEV-K-APP1.</p>	
<p>DEV-K-R2 Activities provided for in Medium Density Residential Zone</p>	
<p>Activity status: PER</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p>	<p>Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17</p>

<ol style="list-style-type: none"> 1. MRZ-R1 to MRZ-R17; and 2. all Medium Density Residential Zone Built Form Standards. 	
<p>Activity status: RDIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <ol style="list-style-type: none"> 3. MRZ-R18 to MRZ-R20 and 4. all Medium Density Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20</p>
<p>Activity status: DIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ol style="list-style-type: none"> 5. MRZ-R21 to MRZ-R28; and 6. all Medium Density Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28</p>
<p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ol style="list-style-type: none"> 7. MRZ-R29 to MRZ-R40; and 8. all Medium Density Residential Zone Built Form Standards. 	<p>Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <ol style="list-style-type: none"> a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SER-S1 are met; and 	

b. The activity is in accordance with the residential development requirements of [DEV-SER-APP1](#).

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Four areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with [DEV-K-APP1](#) if and when they are required due to a demonstrated sufficiency shortage of [land](#) available in existing [residential zones](#). South East Rangiora has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where [land](#) is released for development by the [District Council](#)'s Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area is identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the [District Council](#) will remove the Development Area layer and rezone the area to the appropriate zones.

The provisions in this chapter are consistent with the matters in Part 2 – [District](#) Wide Matters – Strategic Directions and give [effect](#) to matters in Part 2 – [District](#) Wide Matters – Urban Form and Development.

Objectives

DEV-K-O1

Development Area

–
South East Rangiora Development Area contributes to achieving feasible development capacity for [residential activities](#).

Policies

DEV-K-P1

Future urban development

–
Provide for future urban development in a Development Area (in accordance with [DEV-SER-APP1 – South East Rangiora Outline Development Plan](#) through a certification process by the [District Council](#)'s Chief Executive Officer or their delegate when:

	<ol style="list-style-type: none"> 1. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in <u>UFD-O1</u> (for the medium term); 2. <u>water supply, wastewater and stormwater infrastructure</u> capacity is sufficient to support the proposed development; and 3. an agreement is in place between the <u>District Council</u> and the developer on the method, timing and funding of any necessary <u>water supply, wastewater and stormwater infrastructure</u>, open space and transport <u>infrastructure</u>.
DEV-K-P2	<p><u>Subdivision</u> and activities</p> <p>-</p> <p>Only allow <u>subdivision</u> and activities where:</p> <ol style="list-style-type: none"> 1. after certification by the <u>District Council</u>'s Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant <u>District</u> wide provisions; and 2. prior to certification by the <u>District Council</u>'s Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South East Rangiora Outline Development Plan.

Activity Rules – if certification has been approved-

DEV-K-R1 Activities provided for in General Residential Zone	
<p>Activity status: PER</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <ol style="list-style-type: none"> 2. <u>GRZ-R1 to GRZ-R18</u>; and 3. all General Residential Zone <u>Built Form Standards</u>. 	<p>Activity status when compliance not achieved: see activity status for <u>GRZ-R1 to GRZ-R18</u></p>
Activity status: RDIS	Activity status when compliance not achieved: see activity status

<p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>5. GRZ-R19 to GRZ-R21; and</p> <p>6. all General Residential Zone Built Form Standards.</p>	<p>for GRZ-R19 to GRZ-R21</p>
<p>Activity status: DIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. GRZ-R22 to GRZ-R28; and</p> <p>8. all General Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for GRZ-R22 to GRZ-R28</p>
<p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>9. GRZ-R29 to GRZ-R40; and</p> <p>10. all General Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for GRZ-R29 to GRZ-R40</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>c. The provisions of the General Residential Zone will apply to any part of the Development Area where the Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-K-S1 are met; and</p> <p>d. The activity is in general accordance with the residential development requirements of DEV-K-APP1.</p>	
<p>DEV-K-R2 Activities provided for in Medium Density Residential Zone</p>	
<p>Activity status: PER</p>	<p>Activity status when compliance not achieved: see activity status</p>

<p>-</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <p>3. MRZ-R1 to MRZ-R17; and</p> <p>4. all Medium Density Residential Zone Built Form Standards.</p>	<p>for MRZ-R1 to MRZ-R17</p>
<p>Activity status: RDIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone:</p> <p>5. MRZ-R18 to MRZ-R20 and</p> <p>6. all Medium Density Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20</p>
<p>Activity status: DIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>7. MRZ-R21 to MRZ-R28; and</p> <p>8. all Medium Density Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28</p>
<p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the General Residential Zone:</p> <p>9. MRZ-R29 to MRZ-R40; and</p> <p>10. all Medium Density Residential Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p>	

- c. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the [District Council's](#) Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in [DEV-K-S1](#) are met; and
- d. The activity is in accordance with the residential development requirements of [DEV-K-APP1](#).

DEV-K-R3 Activities provided for in Local Centre Zone

Activity status: PER

-

Where this activity complies with the following activity rules/standards in the Local Centre Zone:

1. [LCZ-R1 to LCZ-R20](#); and
2. all Local Centre Zone [Built Form Standards](#).

Activity status when compliance not achieved: see activity status for [LCZ-R1 to LCZ-R20](#)

Activity status: RDIS

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Where this activity complies with the following activity rules/standards in the Local Centre Zone:

3. [LCZ-R21 to LCZ-R24](#); and
4. all Local Centre Zone [Built Form Standards](#).

Activity status when compliance not achieved: see activity status for [LCZ-R21 to LCZ-R24](#)

Activity status: DIS

-

Where this activity complies with the following activity rules/standards in the Local Centre Zone:

5. [LCZ-R25](#); and
6. all Local Centre Zone [Built Form Standards](#).

Activity status when compliance not achieved: see activity status for [LCZ-R25](#)

Activity status: NC

Activity status when compliance not achieved: see activity status

<p>-</p> <p>Where this activity complies with the following activity rules/standards in the Local Centre Zone:</p> <p>7. LCZ-R26 to LCZ-R27; and</p> <p>8. all Local Centre Zone Built Form Standards.</p>	<p>for LCZ-R26 to LCZ-R27</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Local Centre Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-K-S1 are met; and</p> <p>b. The activity is in accordance with the residential development requirements of DEV-K-APP1.</p>	
<p>DEV-K-R4 Activities provided for in Open Space Zone</p>	
<p>Activity status: PER</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <p>1. OSZ-R1 to OSZ-R15; and</p> <p>2. all Open Space Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15</p>
<p>Activity status: RDIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <p>3. OSZ-R16; and</p> <p>4. all Open Space Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for OSZ-R16</p>
<p>Activity status: DIS</p>	<p>Activity status when compliance not achieved: see activity status</p>

<p>-</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <p>5. OSZ-R17 to OSZ-R18; and</p> <p>6. all Open Space Zone Built Form Standards.</p>	<p>for OSZ-R17 to OSZ-R18</p>
<p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in the Open Space Zone:</p> <p>7. OSZ-R19 to OSZ-R21; and</p> <p>8. all Open Space Zone Built Form Standards.</p>	<p>Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21</p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-K-S1 are met; and</p> <p>b. The activity is in accordance with the residential development requirements of DEV-K-APP1.</p>	
<p>DEV-K-R5 Subdivision Activities in the Development Area if certification has been approved</p>	
<p>Activity status: CON</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in subdivision:</p> <p>1. SUB-R1 to SUB-R3; and</p> <p>2. all Subdivision Standards.</p>	<p>Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3</p>
<p>Activity status: RDIS</p>	<p>Activity status when compliance not achieved: see activity status</p>

<p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <p>3. <u>SUB-R4 to SUB-R8</u>; and</p> <p>4. all <u>Subdivision Standards</u>.</p>	<p>for <u>SUB-R4 to SUB-R8</u></p>
<p>Activity status: DIS</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <p>5. <u>SUB-R9</u>; and</p> <p>6. all <u>Subdivision Standards</u>.</p>	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R9</u></p>
<p>Activity status: NC</p> <p>-</p> <p>Where this activity complies with the following activity rules/standards in <u>subdivision</u>:</p> <p>7. <u>SUB-R10 to SUB-R11</u>; and</p> <p>8. all <u>Subdivision Standards</u>.</p>	<p>Activity status when compliance not achieved: see activity status for <u>SUB-R10 to SUB-R11</u></p>
<p>For any activity statuses, any activity will need to comply with the following general activity standards:</p> <p>a. The provisions of the <u>Subdivision</u> Chapter will apply to any part of the Development Area where the <u>District Council</u>'s Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in <u>DEV-SER-S1</u> are met; and</p> <p>b. The activity is in accordance with the residential development requirements of <u>DEV-SER-APP1</u>.</p>	
<p>-</p> <p>Activity Rules - if certification has not been approved</p> <p>DEV-K-R6 Activities provided for in the Rural Lifestyle Zone</p>	

Activity status: PER

-

Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:

1. ~~RLZ-R1 to RLZR16~~; and
2. all Rural Lifestyle Zone ~~Built Form Standards~~.

Activity status when compliance not achieved: see activity status for ~~RLZ-R1 to RLZ-R16~~

Activity status: RDIS

-

Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:

3. ~~RLZ-R17 to RLZ-R23~~; and
4. all Rural Lifestyle Zone ~~Built Form Standards~~.

Activity status when compliance not achieved: see activity status for ~~RLZ-R17 to RLZ-R23~~

Activity status: DIS

-

Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:

5. ~~RLZ-R24 to RLZ-R38~~; and
6. all Rural Lifestyle Zone ~~Built Form Standards~~.

Activity status when compliance not achieved: see activity status for ~~RLZ-R24 to RLZ-R38~~

Activity status: NC

-

Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone:

7. ~~RLZ-R39 to RLZ-R41~~; and
8. all Rural Lifestyle Zone ~~Built Form Standards~~.

Activity status when compliance not achieved: see activity status for ~~RLZ-R39 to RLZ-R41~~

For any activity statuses, any activity will need to comply with the following general activity standards:

- a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the [District Council's](#) Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in [DEV-SER-S1](#) are met; and
- b. The activity is in accordance with the residential development requirements of [DEV-SER-APP1](#).

DEV-K-R7 [Subdivision](#) activities in the Rural Lifestyle Zone

Activity status: CON

-

Where this activity complies with the following activity rules/standards in [subdivision](#):

1. [SUB-R1 to SUB-R3](#); and
2. all [Subdivision Standards](#).

Activity status when compliance not achieved: see activity status for [SUB-R1 to SUB-R3](#)

Activity status: RDIS

-

Where this activity complies with the following activity rules/standards in [subdivision](#):

3. [SUB-R4 to SUB-R8](#); and
4. all [Subdivision Standards](#).

Activity status when compliance not achieved: see activity status for [SUB-R4 to SUB-R8](#)

Activity status: DIS

-

Where this activity complies with the following activity rules/standards in [subdivision](#):

5. [SUB-R9](#); and
6. all [Subdivision Standards](#).

Activity status when compliance not achieved: see activity status for [SUB-R9](#)

Activity status: NC

-

Where this activity complies with the following activity rules/standards in subdivision:

7. SUB-R10 to SUB-R11; and
8. all Subdivision Standards.

Activity status when compliance not achieved: see activity status for SUB-R10 to SUB-R11

For any activity statuses, any activity will need to comply with the following general activity standards:

- a. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-K-S1 are met; and
- b. The activity is in accordance with the residential development requirements of DEV-K-APP1.

-

Development Areas Standards

DEV-K-S1 Certification for South East Rangiora Development Area – Criteria

1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area:
 - a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and

Activity status where compliance is not achieved: N/A

- b. residential development within the South East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:
- i. firefighting flows within the piped treated [water](#) network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;
 - ii. on-demand [water](#) schemes will need to have capacity to deliver greater than 2500 litre connections per day at peak demand;
 - iii. [water](#) pressure within the piped treated [water](#) network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and
 - iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% [AEP](#)) within the [stormwater](#) network necessary for the servicing of potential development that is being released;
- c. a geotechnical assessment and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of [subdivision](#) design and consent;
- d. there is sufficient capacity available within the Rangiora [Wastewater](#) Treatment Plant for this development;

- e. ~~a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;~~
 - f. ~~a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;~~
 - g. ~~a staging plan including:

 - i. ~~the amount of new residential sites created in the development subject to the application for certification;~~
 - ii. ~~number of stages for the development;~~
 - iii. ~~how many sites will be created per stage;~~~~
 - h. ~~an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.~~
2. ~~If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.~~

DEV-K-BFS1 Kaiapoi Development Area Outline Development Plan Fixed Features

For the purposes of DEV-K-R1, the following are fixed features on the ODP:

- A north/south road corridor that connects with Lees Road in the north and Ranginui Drive in the south, including a separated shared pedestrian/cycleway

Activity status when compliance not achieved: DIS

- Integrated road connections between the new north/south road and Beachvale Drive, Sovereign Boulevard, and Magnolia Boulevard
- Location of stormwater reserve corridor at eastern edge of the Development Area

Advice Notes

DEV-K-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-K-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-K-S1 are met.
DEV-K-AN3	<p>The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows:</p> <ol style="list-style-type: none"> 1. Residential capacity will be calculated at least annually. 2. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model. 3. Water and wastewater capacity in Rangiora will be calculated at least annually.
DEV-K-AN4	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure , the applicant may be required to enter into a Private Development Agreement with the District Council . This will normally be required where the District Council 's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land , to ensure that the developer meets their agreed obligations.
DEV-K-AN5	Guidance on the certification process is available on the District Council 's website.

DEV-K-R2 – Land use, subdivision and development in Area A Precinct

Activity status: PER

Where

1. Subdivision and development in the area shown as “Area A Precinct” on DEV-K-APP1 shall only occur when:
 - a. the impact on the road network, and particularly the intersection of Beach Road, Smith Street and Williams Street, has been assessed and considered to be acceptable by an integrated transport assessment (ITA), or
 - b. where the ITA required by a. finds the road network is not acceptable, the road network improvements identified in the ITA have been completed.

Activity status when compliance not achieved: RDIS.

Matters of discretion

TRAN MD-11 – High traffic generators

Built Form Standards

There are no area-specific built form standards in relation to the Kaiapoi [ODP](#) area.

Appendix

DEV-K-APP1—Kaiapoi Outline Development Plan

[Land Use Plan](#)

The Outline Development Plan for the Kaiapoi Development Area enables the option for some variety of [site](#) sizes. Some medium density [residential activity](#) could be developed adjacent to a neighbourhood park in the north of the [site](#), in order to take advantage of opportunities to overlook a high amenity facility, as well as at the southern portion of the main Development Area north of Ranginui Drive and the smaller Development Area block north of Beach [Road](#). However this component of the Outline Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in this location. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the Kaiapoi Development Area shall achieve a minimum residential density of 12 households per ha.

-

Small optional neighbourhood/local centres, shown in the Outline Development Plan as commercial/business, are located at the centre of the Kaiapoi Development Area at the juncture of a Sovereign Boulevard extension and the north/south primary [road](#) that connects to the Beach Grove development in the south, and in the southern portion of the main Development Area at the juncture of a Magnolia Boulevard extension and the north/south primary road. The Sovereign Boulevard and Magnolia Boulevard extensions form key connecting routes into the Development Area from the adjacent existing residential development. The locations of the neighbourhood/local centres offer a degree of visibility, activity and traffic generated by the north/south primary [road](#), which has positive flow on [effects](#) on neighbourhood businesses' sustainability. However, the exact location of the optional neighbourhood/local centres is a flexible component of the Outline Development Plan, if constructed, so long as they are located along the north/south primary [road](#) to optimise associated opportunities. This recognises some flexibility around staging and implementation of development.

-

The Kaiapoi Development Area is predicted to be affected by flooding from localised rainfall, an Ashley [River](#)/Rakahuri breakout and sea [water](#) inundation. The northern-most [land](#) in the Kaiapoi Development Area north of the current paper [road](#) (which lines up approximately with Lilian Street in the western existing residential [subdivision](#)) is likely most suitable for urban development compared to the [land](#) south of it, due to the shallower depth of predicted flooding from the identified events in this location. Most of the [land](#) within the Kaiapoi Development Area south of the paper [road](#) that approximately lines up with Lilian Street is predicted to be affected by greater flood depths in the identified events. [Filling of land](#) and/or the construction of a bund to mitigate the [effects](#) of these hazards is anticipated to be required for residential development to occur, which will likely affect development feasibility and consequently impact on housing affordability.

-

Kaiapoi North School is located just north of the smaller Development Area block north of Beach [Road](#), and south of the large portion of the Development Area. It could be feasible that [preschool](#)(s) are established in the Development Area.

-

Development within the Kaiapoi Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad hoc development.

-

Movement Network

The Outline Development Plan for the Kaiapoi Development Area provides access to this growth area through a network of primary and secondary [roads](#) that ensure development integration, efficient traffic management and public transport corridors. Only these more significant [roads](#) are identified in the movement network plan. The layout of additional tertiary [roads](#) to service the residential areas will respond to detailed [subdivision](#) design of those areas. The specific roading classification of all [roads](#) will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the [District Plan](#). Primary and secondary [roads](#) for the Kaiapoi Development Area are located to ensure that all existing parcels of [land](#), when developed, can be served by the roading network.

-

The main north/south primary [road](#) is seen as a logical future link for traffic movement around Kaiapoi on the north eastern side. It will be designed to promote reduced vehicle speeds and increased safety to other street users. Some form of intersection treatment and/or upgrades are appropriate at the extensions of existing streets to the west entering the Development Area to ensure good integration, reduced traffic speeds and enhanced safety.

-

Kaiapoi North Primary School is located at the south of the main Development Area and at the northern edge of the small parcel of the Development Area north of Beach [Road](#) and the anticipated movement and green networks connect the residential growth area to the school well.

-

Pedestrian footpaths will be provided on at least one side of each [road](#). The movement network plan should be read in conjunction with the green network plan which also provides informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

-

Open Space and [Stormwater](#) Reserves

The Outline Development Plan for the Kaiapoi Development Area indicates three open space reserve locations together with a [stormwater](#) management area and green links throughout the [site](#).

-

The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, complement existing reserves in the established residential area west and south of Development Area, and are within a 500m radius of all residential households in Development Area 4. One open space reserve is located adjacent to the north/south primary [road](#) in the northern part of the Kaiapoi Development Area, with another two open space reserves further south along the western and eastern edge of the Development Area. Flexibility of the exact location of the reserves is possible, as long as they are [accessible](#) within a 500m radius to the respective residential areas in the Kaiapoi Development Area. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one [road](#), and a second either [road](#) or public [accessway](#) such as a green link. The exception to this is the open space reserve within the wider McIntosh's Reserve and green link network along the eastern boundary.

-

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

-

A number of green links are shown in the Outline Development Plan for the Kaiapoi Development Area. Green links must be bordered by at least one [road frontage](#) (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users.

-

Four [stormwater](#) catchments make up the larger Kaiapoi Development Area and it is the developers'

responsibility to investigate and propose an appropriate and acceptable [stormwater](#) solution to respond onsite to [stormwater](#) for this growth area. Impacting on any investigations for [stormwater](#) solutions will be the [Regional Council](#)'s responses to legislative requirements relating to [freshwater](#) and other matters, and therefore the [Regional Council](#) must be engaged during the formulation of proposals. [Stormwater](#) must be managed by an appropriately designed [stormwater](#) treatment system with high [amenity values](#), and streams, springs and waterways must be protected where present.

-

The [Regional Council](#) identifies the McIntosh [Drain](#) as a natural waterway. [Waterbodies](#) must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving [waterbody](#) ecology must be mitigated. The ground in this area is known to have relatively high [groundwater](#) and it is therefore assumed any proposed [stormwater](#) reserves would be wet reserves.

-

A small [stormwater](#) management reserve is identified in the southeast of the small portion of the Kaiapoi Development Area just north of Beach [Road](#).

-

[Water](#) and [Wastewater](#) Network

The provision of reticulated [water supply](#) assumes a skeleton network for the Kaiapoi Development Area, where only [water](#) pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when [road](#) layouts are confirmed, noting that some identified [road](#) locations as specified under 'Movement Network' are fixed and others are flexible.

-

All of the reticulation upgrades relating to the Kaiapoi Development Area are proposed to be within the growth area. Previous upgrades have already been undertaken to account for this demand on the scheme. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme. Three [District Council](#) driven extra over projects are specified, with upgrades required to maintain the existing levels of service to current and future customers.

Existing [water](#) reticulation extends to the western edge of the large portion of the Kaiapoi Development Area, making connection relatively straight forward. A new main is shown off Beach [Road](#) for the small portion of the Development Area.

-

Four catchments make up the large portion of the Kaiapoi Development Area for [wastewater](#) servicing requirements and only the key trunk [infrastructure](#) and pumpstations/rising mains are shown in the Outline Development Plan. As this area in Kaiapoi is flat, it is anticipated that [earthworks](#) will be undertaken as part of the development, similarly to what was undertaken at Sovereign Palms to regrade the [subdivision](#) for the installation of services. On this basis, three pumpstations in the large northern portion of the Development Area are proposed to service the catchments, with a common rising main to deliver flow to the Kaiapoi [Wastewater](#) Treatment Plant. These pumpstations are located in the northern, middle and southern portion of the large portion of Development Area at a similar latitude to the Sovereign Palms and Moorecroft pumpstations. Each catchment has a central pumpstation, and gravity sewer surrounding it. The exact locations of the pumpstation can be shifted to align with final [road](#) networks.

-

Ideally, the network would be constructed from south to north, so that there is [infrastructure](#) (common rising main) for subsequent catchments to connect into. Temporary solutions would need to be discussed if development was to occur in the north first.

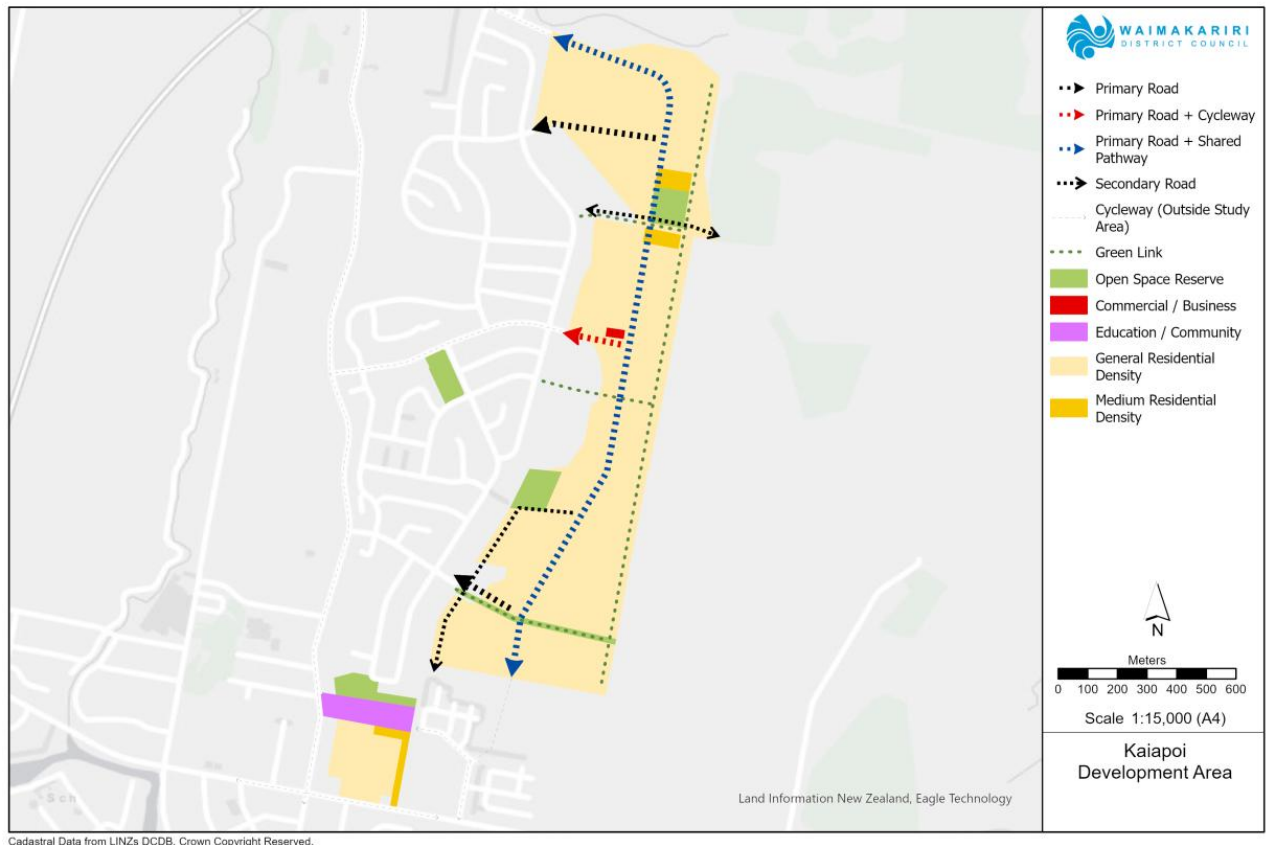
-

High [groundwater](#) is present in the Kaiapoi Development Area together with significant flood risks modelled for localised flooding events, Ashley [River](#)/Rakahuri Breakout events, and coastal

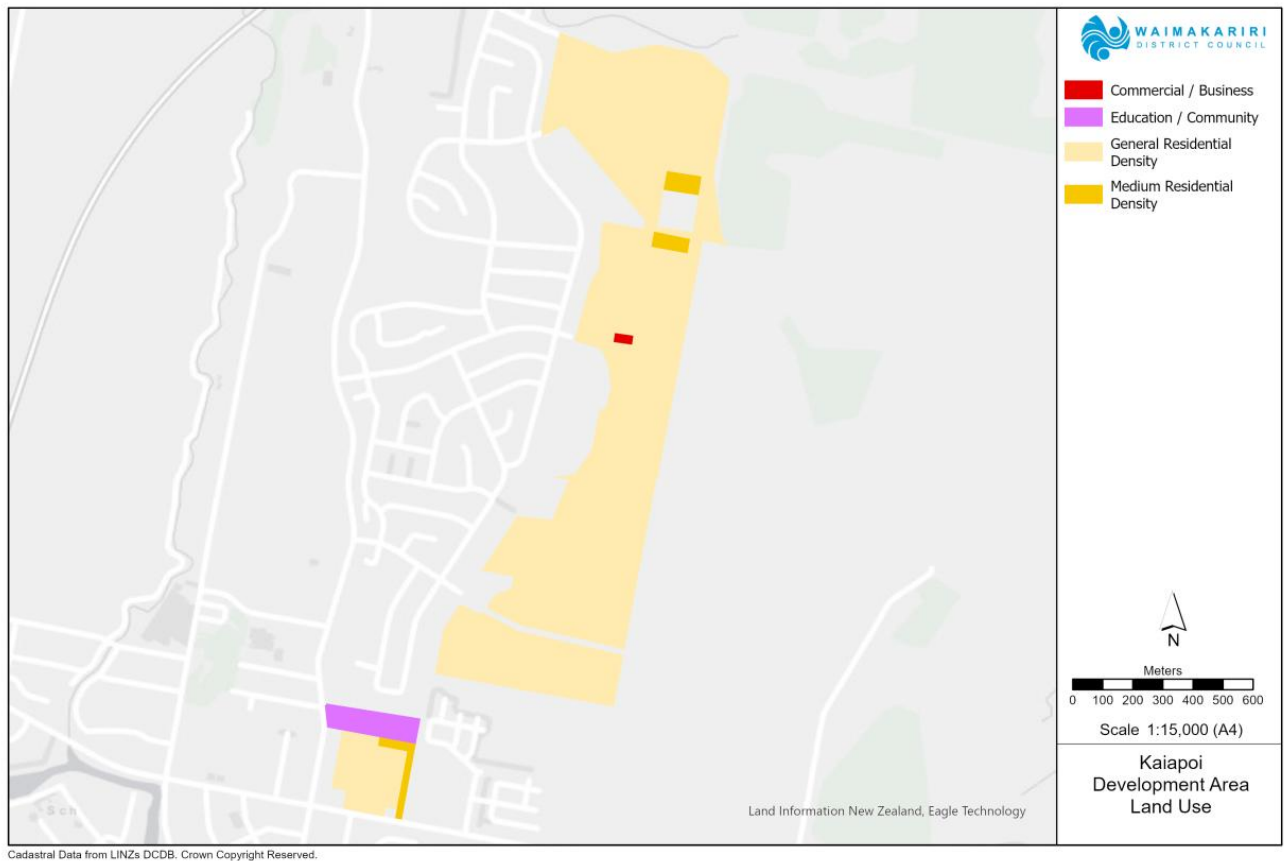
flooding events. Filling of land and/or the construction of a bund to mitigate the effects of these hazards is anticipated to be required for residential development to occur, which will likely affect development feasibility and consequently impact on housing affordability. Due to high groundwater, reticulation may have to be low pressure sewer, however if significant earthworks are undertaken, a gravity sewer network may be possible.

Fixed Outline Development Plan Features for the Kaiapoi Development Area:

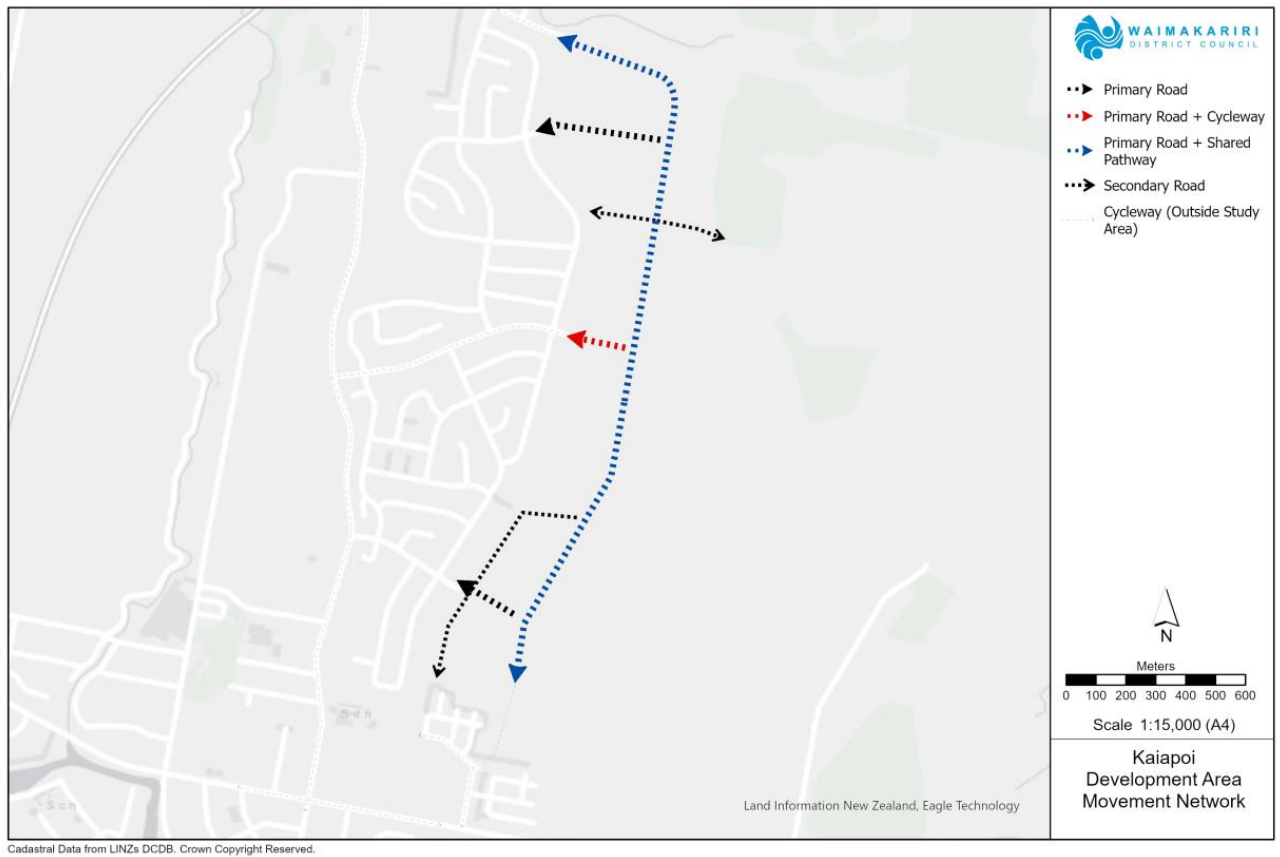
Kaiapoi Outline Development Plan — Overall



Kaiapoi Outline Development Plan - Land Use



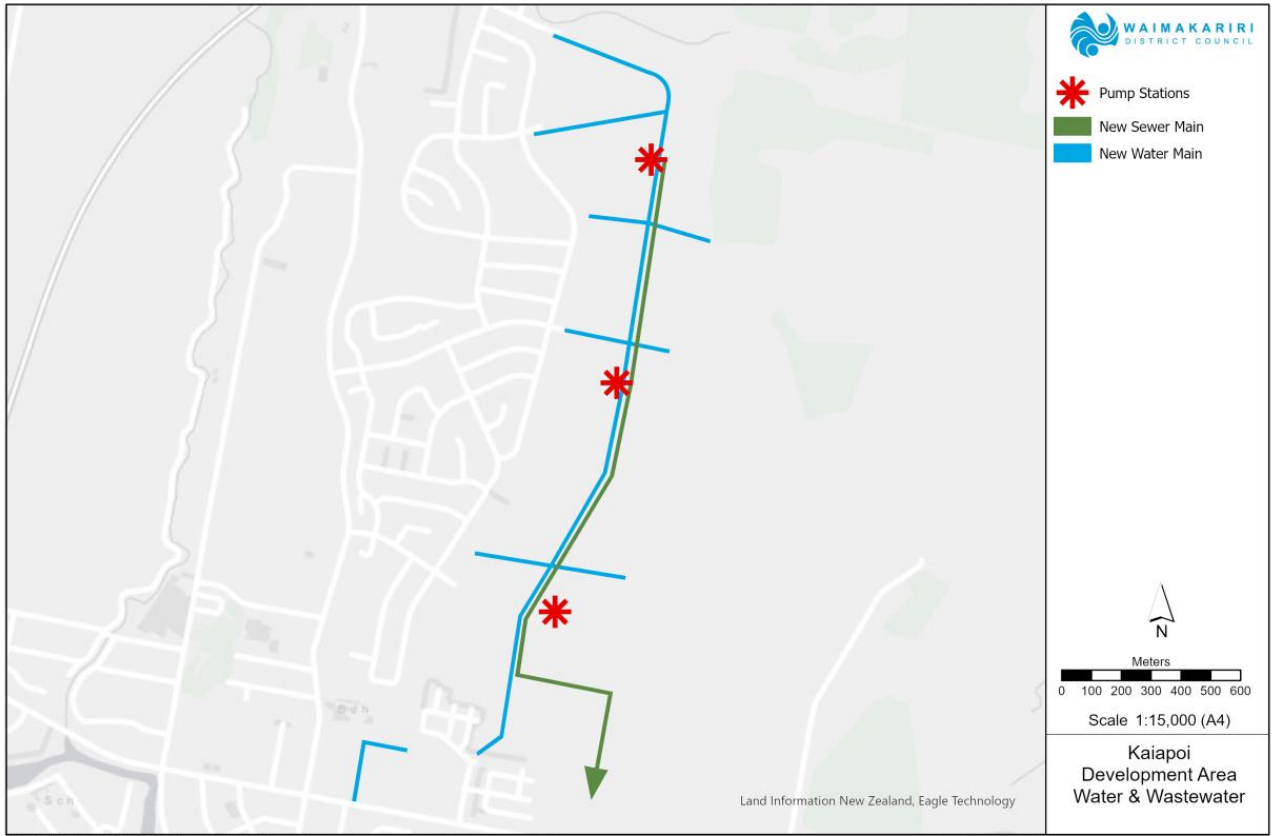
Kaiapoi Outline Development Plan - Movement Network



Kaipoi Outline Development Plan - Open Space and [Stormwater](#) Reserves



Kaiapoi Outline Development Plan - [Water](#) and [Wastewater](#)



SK- South Kaiapoi Development Area

Scope

South Kaiapoi development area	Decision under PDP	Decision under Variation 1	Decision under Mr Fowler's interpretation of Variation 1
Mike Greer Homes, W J Winter and Sons Limited	RECOMMEND ACCEPT	Not considered in scope of Variation 1	Yes, only practical difference is 3 units per site at no minimum allotment sizes versus 1 at 200m2. Immediately adjacent to an area proposed for rezoning.

Mapping

- ODPs to be consistent with NPS
- Proposed planning maps to be updated to reflect ODP intended land use if rezoning recommendations are approved.

Introduction

The South Kaiapoi Development Area is located at the southern end of Kaiapoi and sits between the Main North Road, Kaikainui Stream, the Main North Railway line and Courtenay Stream. The area is a Medium Density Residential Zone that provides for medium density residential activities. The area is within a location that has the potential to experience overland flooding which has the potential to result in flooding impacts if not appropriately managed through subdivision design and development.

Key features of the DEV-SK APP1 include:-

- proposed road and pedestrian layout;
- proposed stormwater management network to provide for new and existing overland flow paths;
- extensive esplanade reserves along Kaikainui and Courtenay Streams;
- landscaping and setback requirements; and
- pedestrian access over the Kaikainui Stream.

Activity Rules

DEV-SK-R1 South Kaiapoi Outline Development Plan	
Activity status: PER Where: 1. <u>development shall be in accordance with DEV-SK-APP1.</u>	Activity status when compliance not achieved: DIS
Advisory Note <ul style="list-style-type: none">For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.	

DEV-SK-BFS1 South Kaiapoi Outline Development Plan Fixed Features	
Activity status: PER The following are fixed features on the South Kaiapoi Outline Development Plan: <ul style="list-style-type: none">Proposed road and pedestrian layout<u>Pedestrian access over the Kaikainui and Stream</u><u>Esplanade reserves along Kaikainui and Courtenay Streams</u><u>Proposed location and size of stormwater ponds</u>	Activity status when compliance not achieved: DIS
Advisory Note <ul style="list-style-type: none">For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.	

Appendix

DEV-SK- APP1 – South Kaiapoi ODP

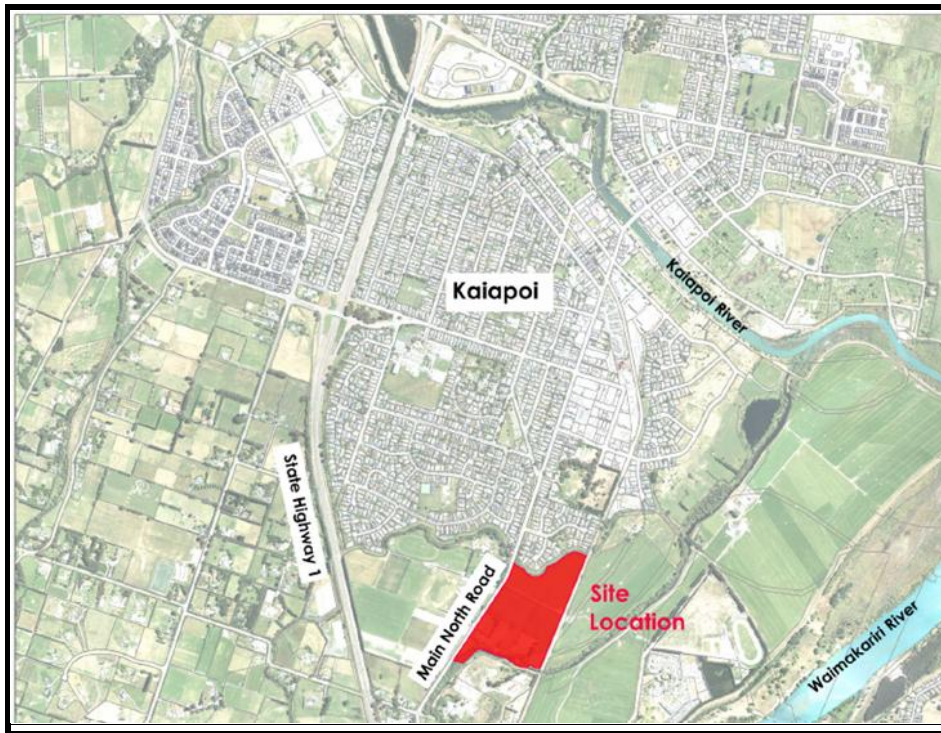


Figure 1

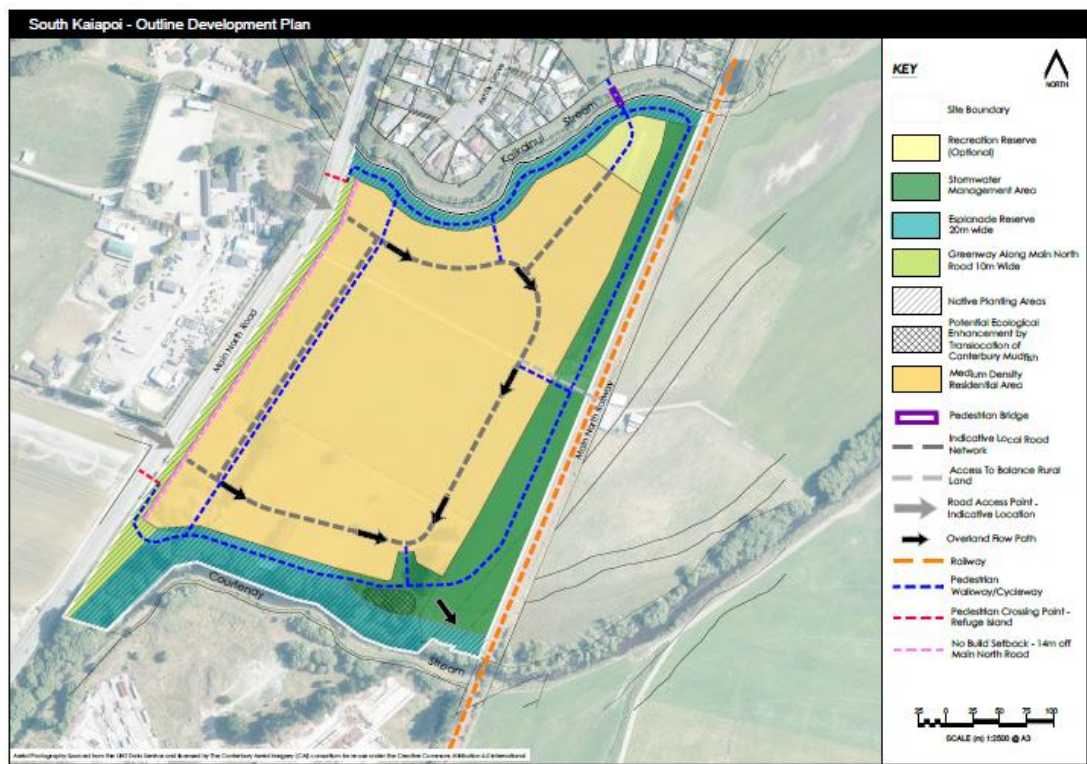


Figure 2 - South Kaiapoi Outline Development Plan (SK-ODP)

North Oxford Outline Development Plan

Introduction

The design and layout of development is dictated by Bay and Ashley Gorge Roads determining the west and east boundaries. To the south is the urban area of Oxford. To the north Somerset Drive provides a further area of transition to the rural area.

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Rules

<u>DEV-NOD-R1 North Oxford Development Area Outline Development Plan</u>	
<u>Activity Status: PER</u> <u>Where:</u> <ol style="list-style-type: none"> <u>Development shall be in accordance with DEV-NOD-APP1.</u> 	<u>Activity status where compliance not achieved: DIS</u>
<u>Advisory Note</u> <ul style="list-style-type: none"> For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with the ODP, the ODP shall substitute the provision. 	

Land use and development in the North Oxford Development Area is subject to LLRZ activity Rules LLRZ-R1 to LLRZ-R44 inclusive.

Subdivision Standards

<u>DEV-NOD-S1 Areas Subject to Outline Development Plan</u>	
<u>Activity Status: CON</u> <u>Where this activity complies with the following activity rules/standards in subdivision:</u> <ol style="list-style-type: none"> <u>SUB-S4A 2. Where the site is subject to the North Oxford Outline Development Plan, no more than 20% of the sites created in any one subdivision shall be rear lots.</u> 	<u>Activity status where compliance not achieved: RDIS</u> <u>Matters of discretion:</u> <ul style="list-style-type: none"> <u>SUB-MCD1 - Allotment area and dimensions</u> <u>SUB-MCD2 - Subdivision design</u> <u>SUB-MCD3 - Property access</u>
<u>DEV-NOD-S2 Areas subject to an ODP</u>	
<u>Activity status: CON</u> <u>Where this activity complies with the following activity rules/standards in subdivision:</u> <ol style="list-style-type: none"> <u>SUB-S4A 3 The green network corridors in the North Oxford Outline Development Plan shall be setback a minimum of 7.5m from the centreline of the two rivers except where the river</u> 	<u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion:</u> <ul style="list-style-type: none"> <u>SUB-MCD1 - Allotment area and dimensions</u> <u>SUB-MCD2 - Subdivision design</u> <u>SUB-MCD3 - Property access</u>

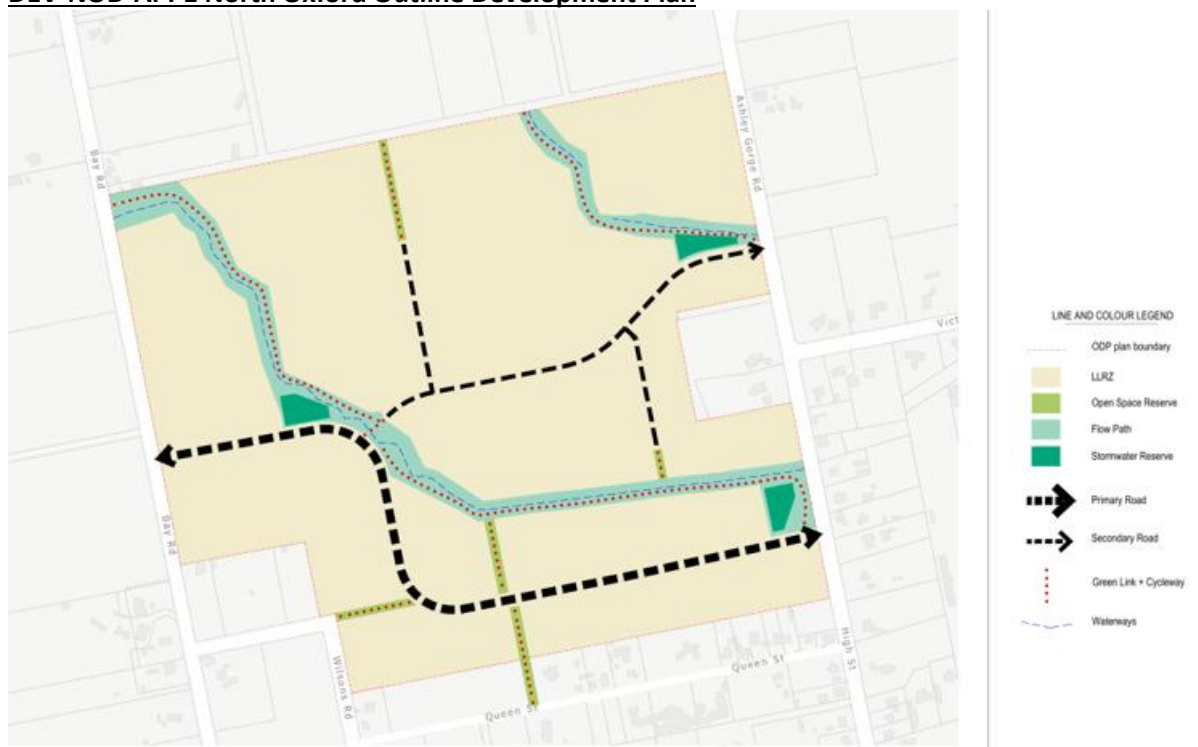
crosses the site of the existing dwelling and accessory buildings in the NE corner of the ODP where a setback will be determined at subdivision.

New Built Form Standards

1. Land use and development in the North Oxford Development Area is subject to LLRZ built form standards LLRZ-BFS1 to LLRZ-BFS7 inclusive.

APPENDIX

DEV-NOD-APP1 North Oxford Outline Development Plan



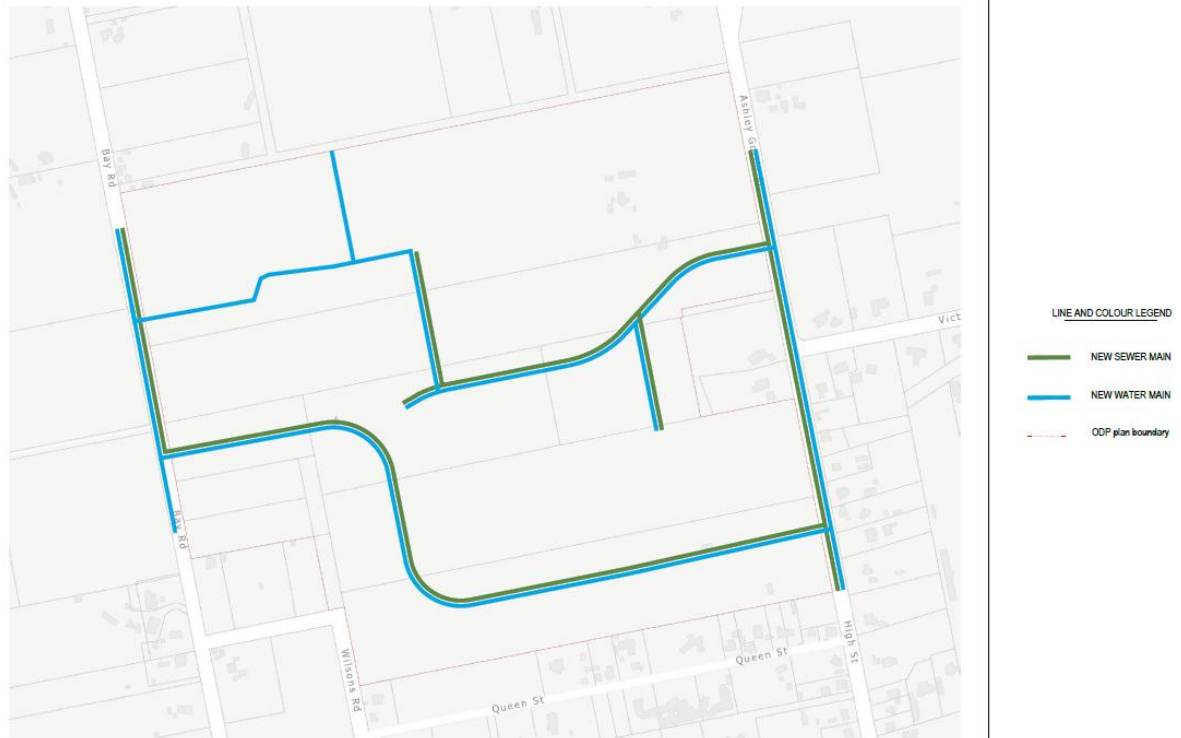
Fixed Outline Development Plan Features for the DEV-NO ODP

- Green links adjoining the two rivers
- Stormwater detention areas subject to specific design including sizing and conditions of subdivision consent

Fixed Outline Development Plan Features for the DEV-NO-ODP

- Green links adjoining the two rivers
- Water body setbacks and buffers
- Attenuation of peak stormwater flows in stormwater detention areas subject to specific design and conditions of subdivision consent
- Two primary road connections to Ashley Gorge Road and one primary access to Bay Road.
- Water and wastewater mains will be laid in the roads.

North Oxford Outline Development Plan – Water and Wastewater



Ashley Village Development – Settlement Zone

Introduction

The land requested to be rezoned at 2 Auckland Street, Ashley, is relatively small (only eight hectares); has three road frontages; and is contained within one single land title. The proposed development is proposed to be zoned Settlement Zone. The development integrates into the surrounding Ashley Village and includes wastewater reticulation.

The DEV-AVD-APP1 provides for:

- A local roads linking Auckland Street to the west, with the potential for a future connection to the north;
- A public reserve is located on the south eastern boundary of the development
- An indicative stormwater management area, in the event detailed design confirms this is required.

Rules

<u>DEV-AVD-R1 Ashley Village Development Area Outline Development Plan</u>	
<u>Activity Status: PER</u> <u>Where:</u> 2. <u>Development shall be in accordance with DEV-AVD-APP1.</u>	<u>Activity status where compliance not achieved: DIS</u>

<u>DEV-AVD-R2 Ashley Village Development</u>	
<u>Activity Status: CON</u> <u>Where:</u> 1. <u>Subdivision where it connects into the Cones Road Wastewater Pumpstation.</u>	<u>Activity status where compliance not achieved: NC</u>

Built form standards

There are no specific built form standards for the development area
The built form standards of the relevant zone apply.

APPENDIX

DEV-AVD-APP1 Ashley Village Outline Development Plan

Ashley Township Lot 1 DP394101
Outline Development Plan



CR – Cones Road Development Area

Introduction

The Cones Road Development Area provides for a comprehensive and carefully considered additional land development capacity that is responsive to the growth of the Waimakariri District. The site is well located with respect to Rangiora, and accessible by multiple transport modes. The area covers approximately 25 hectares to the northeast of the Cones Road and Dixons Road intersection.

Key features of the Cones Road Development Area (DEV-CR-APP1) include:

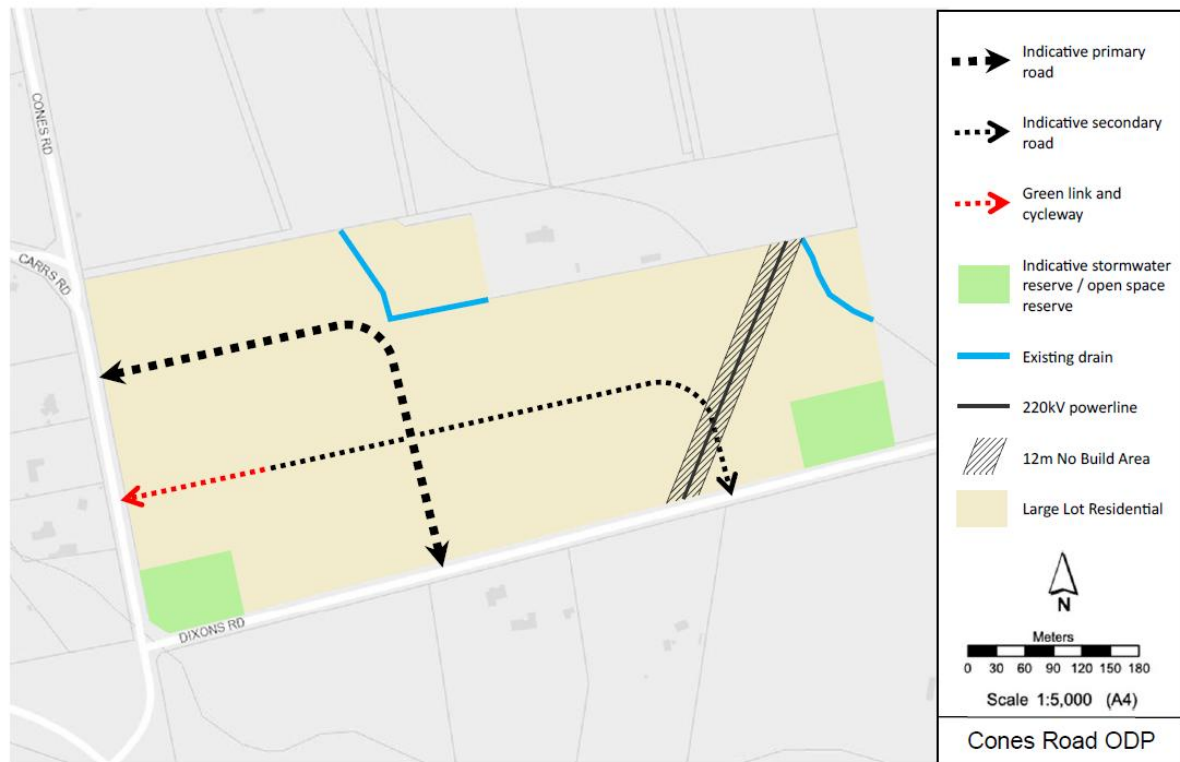
- Indicative primary roads;
- Indicative secondary roads;
- Proposed stormwater / local reserve areas;

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Activity Rules

<u>DEV-CR-R1 Cones Road Development Area Outline Development Plan</u>	
<u>Activity Status: PER</u> <u>Where:</u> 1. <u>development is in accordance with DEV-CR-APP1</u>	<u>Activity status where compliance is not achieved: DIS</u>
<u>Advisory Note</u> <u>For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the provisions of the ODP shall prevail.</u>	

Appendix
DEV-CR-APP1 – Cones Road Zone Outline Development Plan



GSR - Gladstone Road Development Area

Introduction

The Gladstone Road Development Area is located on the eastern edge of Woodend township. The site is located to the south of Gladstone Road and to the north-east of the East Woodend Development Area. The surrounding rural area to the north, east and south is predominantly comprised of variable sized lifestyle properties. To the south-west is existing rural residential development and general residential west. The Woodend Bypass designation runs partially within the eastern area of the site and forms the eastern boundary of the development area. The DEV-GSR-APP1 provides for:

- A Collector Road linking Gladstone Road to the north, with the potential for a future connection to the south
- A Local Road connection from the Collector Road to provide a future connection to the west.
- Pedestrian-cycle network alongside the Collector Road and midblock, providing a potential connect to the west and towards the east.
- The location of the existing overland flow path.
- An indicative stormwater management area, in the event detailed design confirms this is required.
- Landscape treatment and acoustic buffer to the NZTA designation.

Rules

DEV-GSR-R1 Gladstone Road Development Area Outline Development Plan	
Activity Status: PER <i>Where:</i> 3. <i>Development shall be in accordance with DEV-GSR-APP1.</i> Note: refer DEV-GSR-BFS1 for the applicable built form standards.	Activity status where compliance note achieved: DIS

DEV-GSR-R2 Transport provisions	
Activity Status: PER <i>Where:</i> 1. <i>Until such time as the Woodend Bypass is implemented and operational, development of the site shall not exceed the occupation of more than four allotments.</i> 2. <i>Following the implementation and operation of the Woodend Bypass, development shall be in accordance with DEV-GSRAPP1, inclusive of:</i> <i>(a) Gladstone Road shall be upgraded between Copper Beech Road and the full extent of the site frontage to include road design attributes identified in Table TRAN-3.</i>	Activity status when compliance not achieved: NC

DEV-GSR-31 R3 Acoustic buffer	
Activity Status: PER	Activity status when compliance not

1. To manage noise effects on site from strategic infrastructure, a 3m high earth bund shall be proposed along the eastern boundary of the site adjacent to the NZTA designation for the purposes of forming both acoustic and landscape mitigation; and	achieved: DIS
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DEV-GSR-31 R4 Landscaping	
Activity Status: PER Where: <i>1. The eastern boundary shall be landscaped for a width of 6m*, with species planted at 1m centres capable of achieving a minimum height of 5m once established.</i> <i>Species shall include:</i> <i>i. Griselinia littoralis, Broadleaf;</i> <i>ii. Cordyline australis, Ti kouka;</i> <i>iii. Pittosporum tenuifolium, Kohuhu;</i> <i>iv. Podocarpus totara, Totara;</i> <i>v. Phormium tenax, Flax;</i> <i>vi. Dacrycarpus dacrydioides, Kahikatea;</i> <i>vii. Sophora microphylla, SI Kowhai;</i> <i>viii. Korokia species; and</i> <i>ix. Cortaderia richardii, SI Toetoe.</i> <i>*Note this 6m width can encompass the 3m bund.</i>	Activity status when compliance not achieved: DIS

BUILT FORM STANDARDS

DEV-GSR-BFS1 All built form standards

1. The built form standards set out in Large Lot Residential Zone provisions apply.
2. All other rules in **Part 2 – District wide matters** chapters also apply to activities in this Development Area.

APPENDIX

DEV-GSR-APP1 Gladstone Road Outline Development Plan

LEGEND

- - - - - Outline Development Plan Area
- Rural Lifestyle Zone
- Large Lot Residential Zone
- Woodend Bypass Designation
- Overland Flow Path
- Indicative (Collector) Road
- Indicative Local Road Connection
- Indicative Pedestrian-Cycle Network
- S Indicative Stormwater Management Areas
(size and location to be confirmed)
- Landscape Treatment
- A Acoustic Buffer



A. OUTLINE DEVELOPMENT PLAN (SCALE 1:5,000@A3)

Map / image source: CANTERBURY MAPS

Parsonage Road Development

Introduction

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

The Parsonage Road Development Area is located between the eastern edge of Woodend township and the proposed Woodend Bypass. It provides opportunities for medium density residential activity and limited number of large-lot residential sites adjacent to the proposed Bypass.

The development vision for the area responds to the site's unique features and its context. This includes retaining a good buffer to the existing homestead, retaining some of the good quality trees on-site, developing larger lots alongside the NZTA Bypass designation and providing for a core of medium density housing in the west which has outlook over the existing stormwater management area.

The Outline Development Plan shown at DEV-PRD-APP1 provides for:

- Medium Density Residential Zone to the west of the homestead and driveway and Large Lot Residential Zone, including the homestead, to the east.
- Widening of Parsonage Rd adjacent to the site boundary and upgrading of associated road drainage.
- An indicative location for a local road serving the Medium Density Residential Zone.
- Protection of the setting of the Mairangi Homestead through a larger lot area than the LLRZ minimum.
- Retention of an additional mature oak tree in the east of the Development Area and the mature trees on either side of the existing driveway where practical, subject to ensuring that an adequate and safe access and road drainage design can be achieved. The notable trees identified in the ODP are protected by Rule PRD-R2.

The provisions in this chapter give effect to the matters in Part 2 – District Wide Matters - Strategic Directions.

<u>Objectives</u>	
<u>DEV-PRD-O1</u>	<u>Development Area</u> <u>Parsonage Road Development Area contributes to development capacity for residential activities on the eastern edge of Woodend and provides an urban edge of larger lots adjacent to the Woodend Bypass, retaining the notable trees, other mature trees and HNZ listed building Mairangi Homestead in the east which contribute to the area's character.</u>
<u>Policies</u>	
<u>DEV-PRD-P1</u>	<u>Retention of landscape character</u> <u>Subdivision and development design shall:</u> <ul style="list-style-type: none">• <u>Seek to retain, as far as practical, mature trees in addition to the Notable Trees (TREE01, TREE02 and TREE03) which contribute to the Development Area's character, including an additional mature oak tree and mature trees along the existing driveway, subject to ensuring adequate design of the access and drainage.</u>
<u>DEV-PRD-P2</u>	<u>Retention of heritage character</u> <u>Subdivision and development design shall respect the character of the</u>

	<p><u>Mairangi Homestead and grounds by:</u></p> <ul style="list-style-type: none"> • <u>Providing a larger lot around the building than the minimum LLRZ area standard, and</u> • <u>Retaining the District Plan Notable Trees (TREE01, TREE02 and TREE03) within this lot.</u>
<u>DEV-PRD-P3</u>	<p><u>Mitigating Noise Effects on Residential Activities</u></p> <p><u>Subdivision and development of the site shall take into account noise from the proposed Woodend Bypass to the east of the Development Area by application of the District Plan (NOISE-R16) internal noise mitigation requirements for residential units within 80m of an arterial road, strategic road or rail designation. Such mitigation would be in addition to the noise mitigation measures which must be implemented by NZTA Waka Kotahi under the Woodend Bypass designation conditions (Designation NZTA-3, conditions 92-96).</u></p>

Activity Rules

<u>DEV-PRD-R1 Parsonage Road Development Area Outline Development Plan</u>	
<p><u>Activity status: PER</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>Development is in accordance with DEV-PRD-APP1; and</u> 2. <u>Parsonage Road to the south of 110 Parsonage Road shall be upgraded to meet local road standards.</u> 	<p><u>Activity status when compliance not achieved: DIS</u></p>
<p><u>Advisory Note</u></p> <p><u>For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</u></p>	

<u>DEV-PRD-R2 Subdivision - Tree Protection</u>	
<p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>The oak tree marked on the Outline Development Plan in DEV-PRD-APP1 is retained within a lot of at least 2500m²</u> <p><u>Matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> • <u>Matters of control/discretion listed in SUB-MCD13 - Historic heritage and notable trees</u> 	<p><u>Activity status when compliance not achieved: as set out in the relevant subdivision standards</u></p>

Built form standards

There are no specific built form standards for the development area
All other built form standards of the relevant zone apply

Appendix

DEV-PRD-APP1 – Parsonage Road ODP

