

Attachment 5: The Council Strategic Spatial Plans

Ashley Gorge Road Re-zoning to LLRZ

The District Development Strategy 2018

1. The Waimakariri 2048 District Development Strategy (Our District, Our Future) (DDS) of July 2018 specifically addresses how the strategic aim of *consolidated and integrated urban growth that provides housing choice in Oxford (and other centres)* will be achieved.
2. Section 2.4 Our Growing Communities states that:

Community feedback on accommodating the District’s anticipated growth generally supported providing for growth around towns ... as well as Oxford. Such locations would maximise the efficiency of infrastructure, services, amenities and transport, and would create critical mass for business and retail. Generally, the creation of new towns was not supported, principally to retain existing District character and to support efficient use of infrastructure. Intensification within existing towns was well-supported to avoid further urban sprawl whilst also catering for an aging/ mixed population seeking smaller section sizes and diverse housing styles as well as proximity to amenities and services. The majority of comments were not in favour of developing ‘new towns’, for example Eyreton/Eyrewell. Community feedback on the specific proposed growth directions for Rangiora, Kaiapoi, Woodend/Pegasus and Oxford was mixed, with some support and opposition for the areas identified and alternative sites identified.
3. The growth approach and location of future growth directions for Oxford recognises these community comments and the various opportunities and constraints identified such as natural hazards, serviceability and location choice. hazards, serviceability and location choice.



Figure 1: Flood constraints illustrated for Oxford in the DDS

4. The DDS summarises the approach to growth and urban form at Oxford that is required to provide for a 40% increase in the number of households by 2048 to be:

developing existing vacant land and/ or intensifying or changing the density in existing zoned areas, particularly rural residential use at the fringes of the town to the east. Some greenfield growth in Oxford is proposed to the south (page 19).

5. To achieve this the DDS requires provision for an additional 30-40ha of feasible residential greenfield land and some intensification including intensification in existing LLRZ areas. This strategy suggests the loss of some LLRZ land in the next 30 years.
6. The approach to growth is represented in Figure 14 of the DDS:



Figure 2: DDS Figure 14: Oxford

Assessment:

7. I support the approach of the DDS to identify future growth needs for Oxford and to map out an appropriate response in the form of a mix of new greenfield development and some intensification to meet the forecast growth and demand needs of Oxford out to 2048. I would note that a 40% increase in households in a 30 year timeframe is significant in the context of a small population base.
8. The site the subject of this submission is not in an anticipated growth area or direction for Oxford as represented by the DDS but in my opinion it is clear from Figure 14 that the site would serve an in-fill or squaring off function to the north of Oxford extending the established development between Bay and Ashley Gorge Roads. It would extend the existing LLRZ zone either side of Queen Street which may, if the DDS is followed, undergo some intensification as its contribution to the housing needs for the additional 595 households anticipated by 2048.
9. In any event the DDS was further developed a year later in 2019 by specific considerations as to the likely needs for Rural-Residential development in the Waimakariri district. That took the base DDS population projections and provided a finer lens to suitable sites for LLRZ given, in part, the need for some existing

LLRZ land to be redeveloped as full urban to contribute to the housing numbers required in the DDS forecast.

10. The RRDS does not fully follow the DDS. It shows a preference for this site to contribute to the future need for LLRZ land in Oxford.

The Rural Residential Strategy 2019

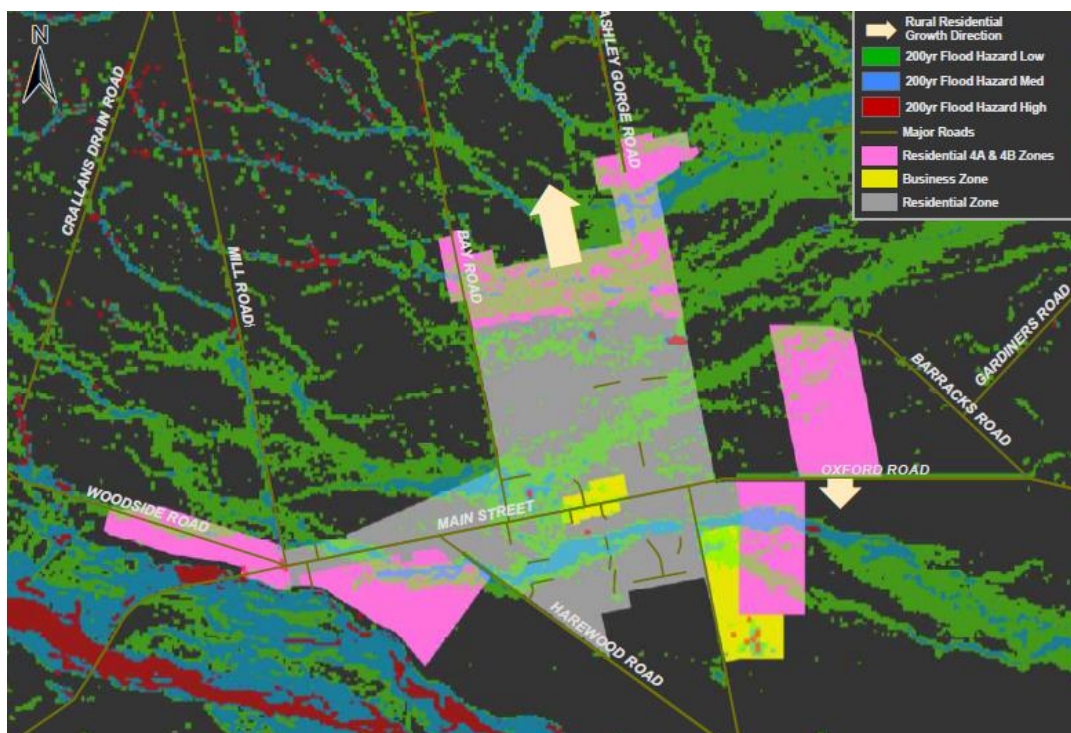


Figure 3: The RRDS Figure 6

11. Part 3 – Making it Happen of the RRDS foreshadows very plainly how the Council saw its strategic spatial planning being given effect to:

Most likely the Proposed Waimakariri District Plan will apply a ‘Rural Residential Growth Area Overlay’ (or similar) which indicates that the area is identified for rural residential development and subsequent rezoning. This will be accompanied by District Plan provisions to enable this approach. Upon notification of the Proposed Waimakariri District Plan, landowners interested in developing their land have the opportunity to submit on the Proposed Waimakariri District Plan, requesting that the land be rezoned rural residential.

The Rural Residential Development Strategy site selection process involved determination of constraints at a relatively high level. Therefore, landowners interested in having their land rezoned will need to provide more detailed assessments to support their submission (or as part of a separate private plan change application) that demonstrate their land is suitable for rezoning for rural residential use.

Assessment

12. There is a compelling process logic, and a well-founded planning rationale, then to the provision of a LLRZ Overlay over this site. It follows directly from the higher level spatial planning exercises undertaken by the Council.
13. The RRDS specifically shows LLRZ growth to the north of Oxford in its Figure 6. It includes the site at 25 Ashley Gorge Road.
14. The RRDS section on Oxford summarises the strengths and constraints relating to Oxford options. From the perspective of a well-functioning urban area I support the proposition that Oxford offers a number of strengths that support further rural residential development. In particular I note and endorse the identification of its existing community and social infrastructure, close proximity to retail and other services, proximity to employment opportunities, good transport networks and connections.
15. From an urban design viewpoint I also support the conclusions that extension of rural residential areas will not have a major impact on the character of existing areas, or the town.
16. The Site can be serviced, there are no special values to be looked after and there is good ground for building.
17. I consider that the constraints that are identified are fair but all have been addressed in technical reports in support of the re-zoning: fault lines/ soil drainage, capacity of services, localised flooding, and highly productive soils.
18. Overall I support the conclusion in the RRDS that LLRZ should be enabled to the north (and southeast) of Oxford.
19. The inclusion of the LLRZ Overlay in the PWDP was the next planning step and one taken up by Submission 250, and in this proposal specifically.