



WAIMAKARIRI
DISTRICT COUNCIL

Our District, Our Future - Waimakariri 2048, District Development Strategy

- Tō Tātou Takiwā, Tō Tātou Wāheke 2048. Te Rautaki Whanake Takiwā

SUMMARY OF THE DRAFT STRATEGY FOR CONSULTATION - June 2017

The Waimakariri District Council would like to hear your views on the future of the Waimakariri District. This brochure summarises the full draft *Our District, Our Future - Waimakariri 2048, District Development Strategy* on which we are inviting submissions.

The Waimakariri District is one of the fastest growing districts in New Zealand. Up to 15,000 houses may be needed to accommodate population change over the next 30 years, together with business, infrastructure and public facility requirements. We need to ensure growth is well planned, integrated and sustainable.

Our District, Our Future - Waimakariri 2048 sets out broad directions for growth and development, acting as a platform to inform decision-making. It proposes:

- Growth directions for housing for Rangiora, Kaiapoi, Woodend/Pegasus and Oxford, while retaining the spatial character of small settlements.
- Guidance for town centres and business land requirements, infrastructure and roading connectivity, and community spaces and places.
- Options for the way that rural and rural residential development is managed, while also proposing that non-agricultural business activities in the rural area are managed better.

Directions signalled in *Our District, Our Future - Waimakariri 2048* are underpinned by environmental and cultural constraints and opportunities, expert advice, and background reports. Key constraints for our District's main towns are shown on page 5.

Importantly, it is also informed by what our community has told us in the months leading up to now about what they value about our District and what they wish to see changed.

Your input now is important to let us know if we got it right and, if not, what needs to be changed and why. Please read this brochure and fill out the feedback form at the back, or provide your feedback by any of the following means:

Write to us: Our District, Our Future - Waimakariri 2048

Waimakariri District Council

Freepost 1667, Private Bag 1005, Rangiora 7440

Email us: records@wmk.govt.nz

Do it online: Waimakariri.govt.nz/DistrictDevelopment

Deliver it: Drop off a feedback form or a letter with your thoughts to any District library or service centre

Bring it along: Bring your completed feedback form to one of our engagement events (keep an eye on our project web page for details)

Follow us on Facebook: [WaimakaririDistrictCouncil](https://www.facebook.com/WaimakaririDistrictCouncil)

We would like your comments by 14 July 2017. A final Strategy, based on comments received and any further information, will be considered by the Council for adoption in late 2017. A hard copy of *Our District, Our Future - Waimakariri 2048* is available at the Council service centres and libraries or download this brochure, the full Strategy, other information and background studies from: waimakariri.govt.nz/DistrictDevelopment.

OUR DISTRICT, OUR FUTURE- WAIMAKARIRI 2048 SNAPSHOT



WHAT?

- The Waimakariri District will likely experience a relatively high level of growth over the next 30 years.
- Approximately 15,000 new houses could be required to meet population growth by 2048.
- Additional feasible greenfield residential land is needed in Rangiora, Kaiapoi, Woodend/Pegasus and Oxford.
- Approximately 10 hectares of additional retail/commercial land will be required in Rangiora/Kaiapoi.
- Approximately 17 to 33 hectares of additional feasible industrial business land will be required in the District, primarily in the wider Kaiapoi area and potentially at Southbrook.
- Intensification opportunities will be explored within areas of Rangiora, Kaiapoi and Woodend/Pegasus.
- In partnership with Ngāi Tūāhuriri, the Council will progress work that supports the development of Papakāinga housing on Maori land in the District.
- The character of existing small settlements in the District will be retained.
- Options to better manage future development (residential and non-rural business activity) in the District's rural areas will be considered.
- Options for further provision of rural residential 'lifestyle' development in the District will be considered.
- New urban growth areas will be integrated into the Council's existing reticulated infrastructure networks.
- Current initiatives will be continued, and opportunities considered to protect and enhance significant areas of native flora and fauna, and to protect and enhance the coastal environment and cultural areas.
- Water quality will be protected and enhanced through continued advocacy and centres will continue to be supported.
- The main town centres of Rangiora and Kaiapoi will be enhanced and expanded, a main centre for Woodend/Pegasus is proposed at North Woodend (Ravenswood) and other centres will continue to be supported.
- Community facilities will match community needs.
- Improvements in the transport network within the District and between the District and Christchurch, including walking and cycling, will be planned and advocated for.

WHY?

- Provides for anticipated growth.
- Achieves a sustainable urban growth pattern.
- Protects our communities from known natural hazards.
- Supports existing towns.
- Supports the efficient provision of infrastructure.
- Retains small settlement and rural character.
- Provides opportunities for environmental enhancement.
- Protects and enhances our District's economy.



A vision for our District

Planning for the future growth of the District needs a clear vision that draws on the wider context, the key issues and opportunities, and early comments received. Such a vision then translates into more tangible strategic aims, which are aspirations in the context of seven key strategic themes that the draft Strategy is based on.



The full draft Strategy document addresses proposals under each of the seven key strategic themes in detail, with a number of questions to prompt thoughts and comments. This summary document highlights the main proposals in a geographic context for each of our main District towns, followed by the rural area and small settlements.

The draft *Our District, Our Future – Waimakariri 2048* identifies a number of key principles for the context, development and implementation of the Strategy. A principle that is particularly important is the Council's relationship with Te Ngāi Tūāhuriri Rūnanga.

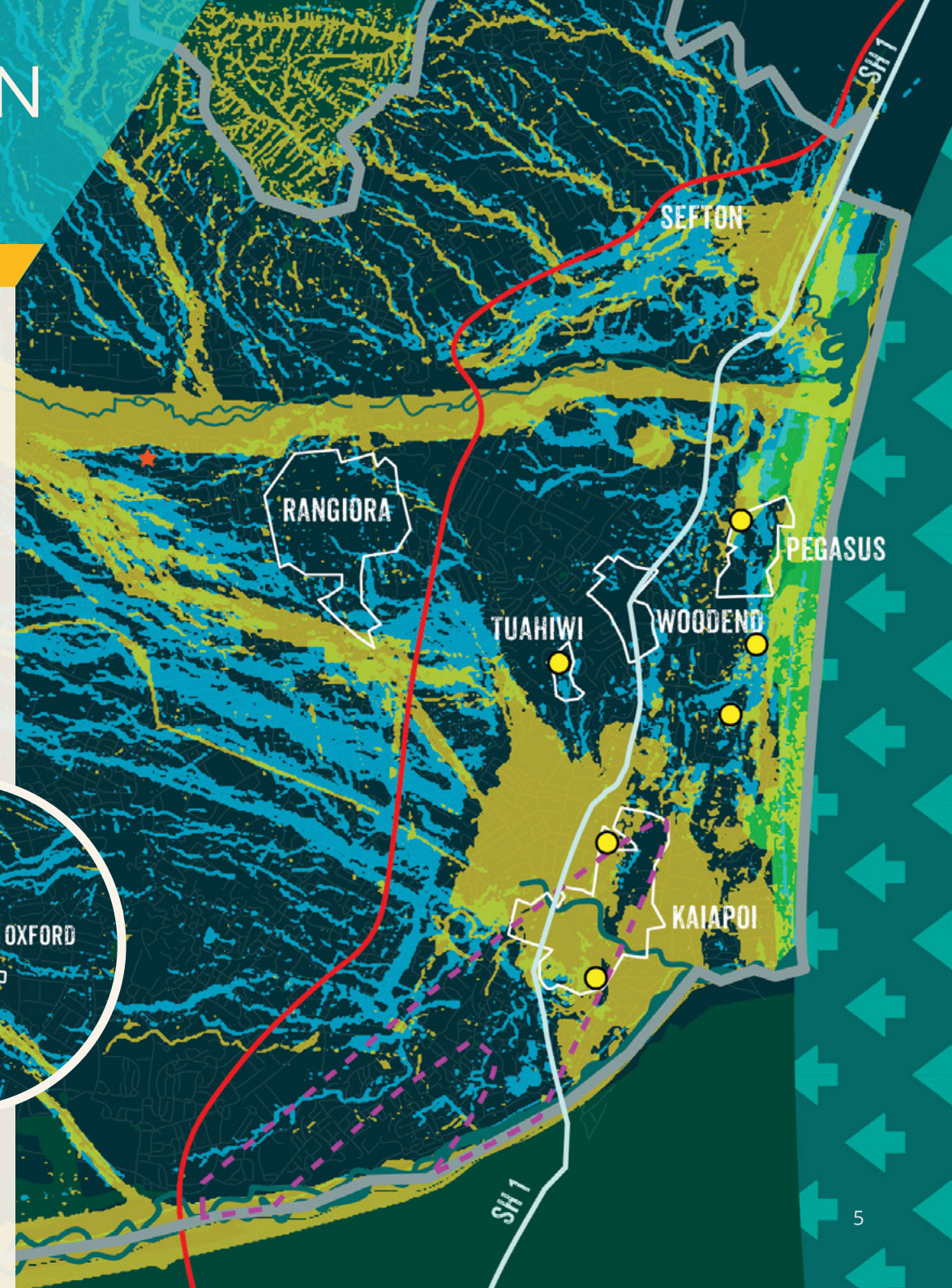
The Ngāi Tūāhuriri kaumatua are knowledge holders of mātauranga mana whenua. Te Ngāi Tūāhuriri Rūnanga and the Waimakariri District Council first entered into a Memorandum of Understanding ("MOU") in 2003 and this has recently been renewed. The goal of the agreement is to give effect to the principles of the Treaty of Waitangi by Council working in partnership with Te Ngāi Tūāhuriri Rūnanga to continue to build our relationship through mutual understanding and shared responsibilities.



DISTRICT'S MAIN TOWN CONSTRAINTS

MAP KEY

- MEDIUM FLOOD HAZARD
- HIGH FLOOD HAZARD IN 1:500 YEAR EVENT
- LIQUEFACTION RISK (EAST OF SOLID LINE)
- COASTAL PARKS
- CULTURALLY SIGNIFICANT SITES
- CHRISTCHURCH INTERNATIONAL AIRPORT NOISE CONTOUR
- COASTAL HAZARDS
- DISTRICT BOUNDARY
- RANGIORA AIR FIELD



WHERE ARE WE NOW?

- Largest town in the District and focus of business activities
- 17,500 – estimated population (2017)
- 7,000 – estimated households
- Accommodates almost one third of the District's residential growth
- 121 – average annual building consents for new houses from (1991-2011)
- 242 – average annual building consents for new houses post-earthquakes (2012-2016)
- 855 hectares of existing zoned residential land, including some large areas yet to be developed at North, East and South West Rangiora
- 202 hectares of existing zoned business land
- 60% of retail activity in the District occurs in Rangiora
- Office activity dominated by Council and professional businesses that serve the local community
- Rangiora Town Centre Strategy adopted in 2010
- Industrial activity in Rangiora services local businesses and rural industries/activities
- Water supply recently upgraded in Rangiora
- Eastern Districts Sewage Scheme services Rangiora
- Rangiora community has access to community facilities such as the town hall, library, meeting spaces, pool, parks and sports fields
- Transport network improvements on key routes
- Increasing demand on the transport network
- Rangiora is served by one public transport bus route



RANGIORA & SOUTHBROOK SNAPSHOT

WHERE ARE WE GOING (2048)?

- Rangiora remains the District's largest town
- 30,000 – estimated population (2048)
- 12,025 – estimated households
- 5,025 - new households in Rangiora
- Continues to accommodate one third of the District's residential growth
- 167 – estimated annual building consents for new dwellings for the next 30 years
- 423 hectares of additional feasible residential land required by 2048 (this includes capacity in remaining stages of existing residential developments as well as new green-field areas inside and outside of the Infrastructure Boundary)
- Future residential growth directions proposed to the east (predominantly) and west of the current town
- Opportunities for intensification/regeneration to be identified
- New growth directions take into account areas of unacceptable natural hazard risk and areas of significant environmental and cultural values
- 6 hectares of additional feasible retail/commercial land (Business 1 Zone) required by 2048
- Regeneration opportunities currently provided in areas of residential and light industrial use within existing Business 1 Zone
- In the longer term, further expansion of Business 1 Zone and large format retailing proposed for east/northeast of the town centre in existing Business 2 (Industrial) Zone
- 60% of retail activity in the District continues to occur in Rangiora
- Office activity continues to be dominated by Council and professional businesses that serve the local community
- Rangiora Town Centre Strategy Review to commence in 2018/19
- 17 to 33 hectares of additional feasible industrial land required in the District. Some of this land could be located in the Southbrook area
- New growth areas to connect into existing sewage and water networks
- Stormwater Levels of Service designed to meet increased performance requirements
- The needs for community facilities such as town hall, libraries, meeting spaces, pools, parks and sports fields of a growing Rangiora and District-wide population continue to be met
- The completion of a number of the Council's local roading projects including walking and cycling
- Protection of strategic corridors
- Improved public transport services within Rangiora and to other towns within Waimakariri and Christchurch City to meet population demand



MAP KEY

- CURRENT BUSINESS ZONED AREA
- CURRENT RESIDENTIAL AREA INCLUDING ZONED & YET TO BE DEVELOPED
- PROPOSED RESIDENTIAL GROWTH DIRECTION
- POSSIBLE FUTURE BUSINESS LAND GROWTH

WHERE ARE WE NOW?

- Second largest town in the Waimakariri District
- Historic river town with distinct character
- 10,300 – estimated population (2017)
- 4,120 – estimated households
- 81 – average annual building consents for new houses (1991 – 2011)
- 289 – average annual building consents for new houses post-earthquake (2012-2016)
- 685 hectares of existing residential land, including remaining stages in Silverstream and Beach Grove
- 51 hectares of existing business land
- 30% of retail activity in the District occurs in Kaiapoi
- Office activity dominated by professional businesses that serve the local community
- Kaiapoi Town Centre Plan adopted in 2011 and largely implemented
- Industrial activity in Kaiapoi services local businesses and rural industries
- Eastern Districts Sewage Scheme services Kaiapoi
- Kaiapoi community has access to community facilities such as the library, pool, parks & sports fields
- Transport network improvements on key routes
- Increasing demand on the transport network
- Kaiapoi is served by public transport bus routes



KAIAPOI
SNAPSHOT

WHERE ARE WE GOING (2048)?

- Remains the second largest town in the District
- The character of Kaiapoi is retained
- 15,000 – estimated population (2048)
- 6,050 – estimated households
- 1,933 – new households in Kaiapoi
- 92 – average annual building consents for new houses
- Further work will need to consider natural hazard risk to Kaiapoi on rezoning additional land post 2039
- Extent of hazard risk to be considered as part of the Council's response to the National Policy Statement on Urban Development Capacity
- 148 hectares of additional feasible residential land required for the next 21 years of growth (this includes capacity in remaining stages of existing residential developments and new greenfield areas)
- Future residential growth directions proposed to the north east of existing Kaiapoi
- Opportunities for intensification and regeneration to be identified
- New growth directions take into account the areas of unacceptable natural hazard risk and areas of significant environment and cultural values
- Nine hectares of additional feasible retail/commercial/mixed use business land already identified through the Red Zone Recovery Plan, which will be sufficient through to 2048
- 30% of retail activity in the District continues to occur in Kaiapoi
- Office activity continues to be dominated by professional businesses that serve the local community
- Kaiapoi Town Centre Plan review to commence in 2017/18, along with the implementation of the Red Zone Recovery Plan
- 17 and 33 hectares of additional feasible industrial land required in the District. Location for some of this land could be south of Kaiapoi township
- New growth areas to connect into existing sewage and water networks
- Stormwater Levels of Service designed to meet increased performance requirements
- Needs for community facilities such as libraries, meeting spaces, pools, parks and sports fields of a growing Kaiapoi and catchment population continue to be met
- Completion of the Western Belfast Bypass (2018) and the Northern Arterial extension (2020)
- A third southbound lane on the Waimakariri Bridge (including a cycle-way) proposed
- The completion of a number of the Council's local roading projects including walking and cycling
- Strategic corridors protected
- Improved public transport services within Kaiapoi and to other towns within Waimakariri and Christchurch City to meet population demand



MAP KEY

- CURRENT BUSINESS ZONED AREA
- CURRENT RESIDENTIAL AREA
INCLUDING ZONED & YET TO BE DEVELOPED
- PROPOSED RESIDENTIAL
GROWTH DIRECTION
- POSSIBLE FUTURE
BUSINESS LAND GROWTH
- NEW ARTERIAL ROAD
(soon to be completed)
- MIXED USE BUSINESS AREA
- REGENERATION AREA

WHERE ARE WE NOW?

- Currently two distinct main urban areas comprising historical Woodend and the new town of Pegasus
- 5,150 – estimated population (2017)
- 2,060 – estimated households
- 37 – average annual building consents for new houses from 1991 – 2011
- 157 – average annual building consents for new houses post-earthquakes (2012-2016)
- 470 hectares of existing zoned residential land, including developments in Ravenswood and remaining stages in Pegasus
- 21.5 hectares of existing zoned business land
- 6% of retail activity in the District occurs in Woodend
- Woodend Pegasus Area Strategy adopted in 2013
- Eastern Districts Sewage Scheme services Woodend
- Woodend community has access to community facilities such as community centre, parks and sports fields
- Increasing demand on the transport network
- Established transport networks to Kaiapoi and Rangiora
- Woodend/Pegasus and Waikuku/Waikuku Beach served by one public transport route

WOODEND/PEGASUS SNAPSHOT

WHERE ARE WE GOING (2048)?

- North Woodend development (Ravenswood) will 'join' Woodend and Pegasus to create a single town with three distinct sub-areas
- 12,116 – estimated population (2048)
- 4,846 – estimated households
- 2,786 – new households in Woodend
- 93 – estimated annual building consents for new houses (from 2017-2048)
- At least 20 hectares of additional feasible residential greenfield land by 2048 (this includes capacity in remaining stages of existing residential developments and new greenfield areas) inside and outside of the Infrastructure Boundary
- Future residential growth directions proposed to the north of Woodend
- Intensification opportunities to be identified
- New growth directions take into account the areas of unacceptable natural hazard risk and areas of significant environment and cultural values
- Commercial (retail and office) land supply sufficient to meet 2048 requirements
- Key Activity Centre (KAC) proposed to be located in new commercial area in North Woodend
- 8% of retail activity in the District occurs in Woodend/Pegasus
- Woodend Pegasus Area Strategy implementation to be monitored
- New growth areas to connect into existing sewage and water networks
- Stormwater Levels of Service designed to meet increased performance requirements
- The needs for community facilities such as libraries, meeting spaces, pools, parks and sports fields of a growing Woodend/Pegasus population are met
- Completion of the Woodend Bypass by 2027
- Completion of a number of the Council's local roading projects including walking and cycling
- Strategic corridors protected
- Public transport services between Woodend/Pegasus and other key District destinations and Christchurch City meet population demand



MAP KEY

- CURRENT BUSINESS ZONED AREA
- CURRENT RESIDENTIAL AREA INCLUDING ZONED & YET TO BE DEVELOPED
- PROPOSED RESIDENTIAL GROWTH DIRECTION
- FUTURE SHORT EASTERN BY PASS

WHERE ARE WE NOW?

- Fourth largest town within the Waimakariri District
- 2,206 – estimated population (2017)
- 882 – estimated households
- 14 – average annual building consents for new houses (1991 – 2016)
- 140 hectares of existing zoned residential land, including some large areas not yet developed east of the town
- 3.2 hectares of existing zoned retail and commercial business land
- 3% of retail activity in the District occurs in Oxford
- 11.5 hectares of existing industrial business land
- Oxford Town Centre Strategy adopted in 2014
- Oxford Sewage Scheme services Oxford
- Oxford community has access to community facilities such as community centre, parks and sports fields



OXFORD
SNAPSHOT

WHERE ARE WE GOING (2048)?

- Remains the fourth largest town within the Waimakariri District
- 3,693 – estimated population (2048)
- 1,477 – estimated households
- 595– new households in Oxford
- 20 – estimated annual building consents for new houses (from 2017-2048)
- At least 30-40 hectares of additional feasible residential greenfield land demand by 2048 (this includes remaining stages of existing residential developments and potentially new greenfield areas)
- Demand for new households to be met in part by developing existing vacant land and / or intensifying the density in existing zoned areas, particularly rural residential areas
- Future residential long-term growth directions proposed to the south of Oxford
- Commercial (retail and office) and industrial land supply sufficient to meet 2048 requirements
- 3% of retail activity in the District occurs in Oxford
- Oxford Town Centre Strategy implementation to be monitored
- New growth areas to connect into existing sewage and water networks
- Storm water Levels of Service designed to meet increased performance requirements
- The needs for community facilities in Oxford are met



MAP KEY

- CURRENT BUSINESS ZONED AREA
- CURRENT RESIDENTIAL AREA
INCLUDING ZONED & YET TO BE DEVELOPED
- PROPOSED RESIDENTIAL
GROWTH DIRECTION

Rural area and small settlements

In addition to our main towns of Rangiora, Kaiapoi, Woodend/Pegasus and Oxford, the Waimakariri District contains a number of small towns and settlements, such as Waikuku Beach, Sefton, Ashley and Cust to name a few. Each of these is unique in character and respond to their historic context and location within the District. The draft District Development Strategy proposes that the spatial character of our small towns and settlements is retained, by allowing for 'organic' growth generally consistent with historic growth rates.

Rural areas make up the majority of the District. Agriculture and rural activities play a major part in the District's economy, employment and character and today there are a growing number of other business activities occurring in the rural area. This trend could cause adverse impacts on the character of our rural areas and existing farming activities, or could undermine our established business areas in our towns. It is proposed that non-agricultural business activities in rural and rural residential areas are more carefully managed by the District Plan.

Currently the Waimakariri District Plan allows for subdivision and building of a house in the Rural Zone on a lot of not less than 4 hectares, which has resulted in almost 1,300 4-4.99 hectare 'lifestyle' blocks. The District Plan also provides for 'rural residential' development which generally involves 5,000m² and 10,000m² lots and some higher density 'large lot' residential development

consisting of 5,000m² and 2,500m² lots. These are areas such as Mandeville North, Fernside and Ohoka. The draft Strategy proposes some options for better managing housing development in the rural area and in rural residential zones (Residential 4A and 4B).

Rural development approaches

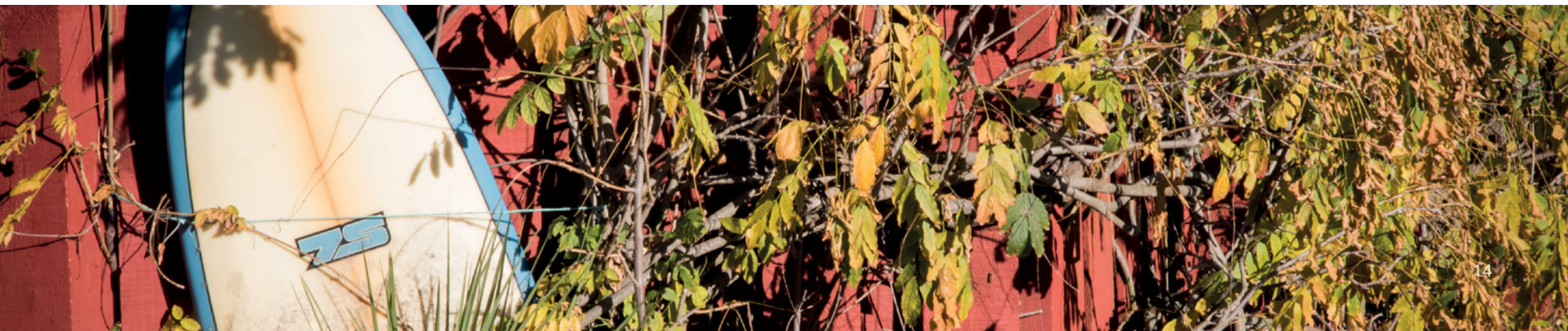
Option 1: Increase the minimum lot size (from the current 4 hectare District Plan minimum) *throughout* the Rural Zone

Option 2: Increase the minimum lot size in *parts* of the Rural Zone

Rural residential development approaches

Option 1: New rural residential areas identified and co-located with existing rural residential areas or on the edge of existing towns. This assumes no intensification in existing rural residential areas.

Option 2: Intensification in existing rural residential areas (e.g. enable larger lots to be subdivided down to 2500m²). This assumes no new rural residential areas provided.



FEEDBACK FORM

Our District, Our Future - Waimakariri 2048, District Development Strategy

- *Tō Tātou Takiwā, Tō Tātou Wāheke 2048. Te Rautaki Whanake Takiwā*

Thinking about some of the proposals and options outlined in the summary draft District Development Strategy and also the questions we've asked through the full draft Strategy document, please tell us what you think should be the future of:

1. Our environment

2. Our growing communities

3. Our rural area and small settlements

4. Our connections

5. Our economy

6. Our centres

7. Our community spaces and places

Tell us what you think!

Pull off this form, fill it in and drop it into a Council office, service centre, or library, or put it into an envelope and mail it to us via freepost.

Our District, Our Future - Waimakariri 2048
Waimakariri District Council
Freepost 1667, Private Bag 1005
Rangiora, 7400

Or fill in a submission form online at
waimakariri.govt.nz/DistrictDevelopment

8. What do you think about our proposed vision and strategic aims for the Waimakariri District?

9. Have we missed anything or do you have any other comments?

Please provide your details so we can keep you up to date as the project progresses:

Name:..... Business:.....

Address:

Daytime phone: Mobile:

Email:

☐ Yes, I'd like to speak to my submission in person

Tell us what you think in person

We will hold informal hearings to allow submitters speak to their written feedback to a Council hearing panel. If you would like to speak to your feedback for a few minutes, please tick the box above and we will contact you to arrange a time.



215 High Street
Rangiora

0800 965 486

records@wmk.govt.nz

www.waimakariri.govt.nz