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To: [Audrey Benbrook](#)
Subject: Hearing one request from the Chair
Date: Wednesday, 17 May 2023 1:40:53 PM
Attachments: [0.png](#)
[180525057771-District-Development-Strategy-DDS-2018-FINAL-Web \(1\).pdf](#)

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Hi Audrey,

Further to my discussion with the panel chair this morning, attached is the current Waimakariri District Future Development Strategy, **Our District, Our Future** (July 2018) that I referred to in my submission. Please enter it formally into the record for the Panel to consider, along with the following comments.

- The Oxford Snapshot on pp44-45 gives the 2018 Oxford population as 2206, with a forecast population in 2048 of 3693, giving the 67% growth I referred to.
- The panel should note the blue arrows (p45) indicating the proposed direction of future residential growth, with the dotted pink arrow indicating possible future expansion of the industrial activity to the south of that already zoned industrial. None of these possible new development areas are included in the provisions of the proposed plan.
- The possible future industrial growth is enabled through the wording of UFD-P5 around expansion of existing zones and implementation of the urban form in the Future Development Strategy. However, this may be truncated if the updated Future Development Strategy is focused on Greater Christchurch.
- The possible future residential expansion is precluded in the proposed plan as notified by SD-O2 limiting new residential activity to **within** existing towns and the identified development areas.
- UFD-P2 (3) (a) as notified is slightly at odds with SD-O2 in allowing new development to be "...attached to, an existing urban environment...". If "urban environment" is replaced with "urban centres" as proposed by the s42A report, this will preclude Oxford all together.

While looking at the plan on p45, the panel should note that the existing Res4A is all included within the town, with no distinction between the Res4A and the Res2 zones.

Many Thanks!

Regards,

Ken

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