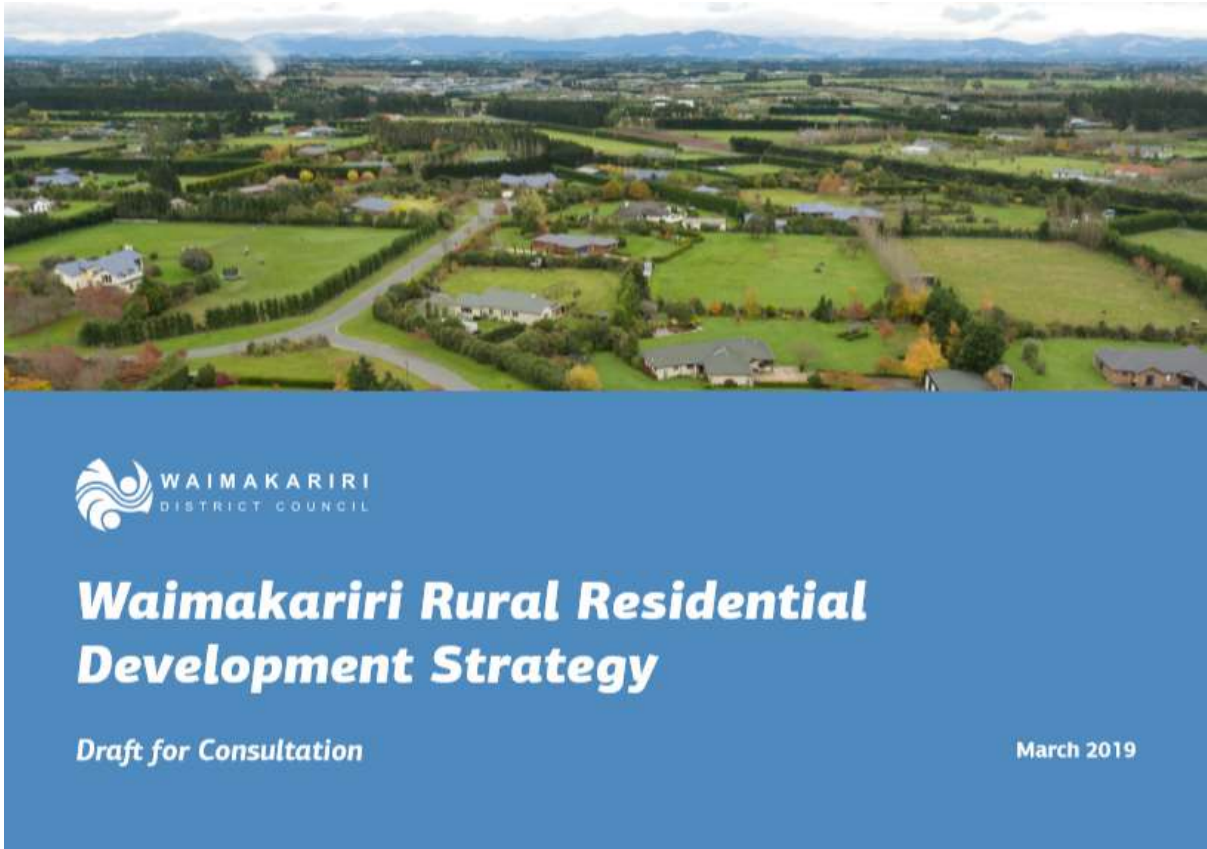


Draft Waimakariri Rural Residential Development Strategy 2019



Summary of Submissions

April 2019

Contents

Introduction and Purpose	3
Background	3
Key Feedback	4
Swannanoa.....	5
Oxford	7
Ashley / Loburn	8
Ohoka.....	10
Gressons Road (north of Woodend)	11
Other Areas	12
Other Comments.....	13
Appendix A: Comments by topic.....	15
Appendix B: Summary of each submission received	35

Introduction and Purpose

The purpose of this report is to summarise the comments made in submissions received during the formal public consultation period for the draft Waimakariri Rural Residential Development Strategy. This draft Strategy provides a framework for the future provision of land zone for rural residential purposes in the Waimakariri District. It updates the current Rural Residential Development Plan adopted by the Waimakariri District Council in 2010. This report also assists the hearing panel in understanding the overall key trends emerging from all submissions, ahead of the comments hearing for those who indicated they wish to speak to their written submission in person.

The purpose of the hearing is to provide submitters the opportunity to speak to their written comments in person, and the hearing panel to seek any clarification. Hearing panel members will read all submissions received prior to the hearing. The hearing is not a decision-making process. Deliberation on all of the submissions received is intended to occur in May 2019, after which the hearing panel will make recommendations for a revised Strategy based on comments received and any further information.

It is intended that the revised Waimakariri Rural Residential Development Strategy will then be presented to Council for adoption in mid-2019. The Waimakariri District Plan Review process will then be the key vehicle through which the final Waimakariri Rural Residential Development Strategy will be implemented.

Background

The draft Strategy was released for public comment for four weeks (plus an informal extension for another week) starting 8 March 2019. Several engagement tools were utilised during this period including:

- Dedicated project webpage on Council's website: waimakariri.govt.nz/ruralresidential, which contained an overview of the project and background reports
- Council's 'Let's Talk' consultation webpage which set out the consultation process, allowed online submissions to be made, and included links to the full and summary strategy document
- Let's Talk adverts
- News stories
- Council social media
- Emails and letters sent to affected landowners, stakeholders and interested parties
- Five drop-in sessions (5-7pm) at Loburn, Ohoka, Oxford, Woodend, and Rangiora during the consultation period
- Project information and panel at the Council stand at the Oxford A&P Show
- Presented at the All Boards meeting and individual meetings held with the four District Community Boards
- Hard copies of the full and summary strategy available at all Council Service Centres and libraries

The Council received 143 submissions during the formal consultation period. Submissions were accepted in hard copy (i.e. letter or feedback form) and electronically via the online feedback form or email. Thirty-four submitters have indicated they wish to speak to their written submission in person. A hearing is scheduled to commence on 29 April 2019; the hearing panel consists of Mayor Ayers and Councillors Atkinson and Meyer.

Key Feedback

Feedback provided in the 143 submissions received was varied. The following pages provide a discussion of comments made against the five areas proposed for further rural residential growth in the draft Rural Residential Development Strategy, as well as outline other areas sought by submitters for rural residential development, and any other relevant comments made that sit within the scope of this Strategy.

Proposed growth areas were identified through a series of Inquiry by Design workshops and then assessed against seven key criteria. Examining key environmental, social and infrastructure constraints and opportunities then informed the particular growth directions proposed within the shortlisted areas including in the draft Strategy. The methodology is further outlined on page 11 of the draft Strategy (“Identifying New Rural Residential Areas”), and the outcomes of the Preliminary Criteria Assessment exercise is available on the project webpage.

The draft Strategy’s five proposed areas for rural residential growth, around which this summary is organised, are:

Primary Growth Areas

1. Swannanoa
2. Oxford
3. Ashley / Loburn

Secondary Growth Areas

4. Ohoka
5. Gressons Road (north of Woodend)

Primary areas represent preferred development locations due to a number of advantageous factors outlined in the draft Strategy. The secondary areas for potential rural residential growth generally face greater challenges, particularly in terms of natural hazard constraints. While acknowledging such constraints, the Council’s District Planning and Regulation Committee (DPRC) wished to test the secondary growth areas through a public consultation process.

It is possible that a final Strategy, based on community feedback and other updated expert information, does not include all of these areas.

It should be noted that feedback discussed in this document summarises the views of submitters only; they are not the views of the Council. Each proposed growth area stipulated in the draft Strategy is discussed in turn, starting with a reminder of and rationale for the proposed growth directions (arrows), followed by a summary of submitters’ feedback relating to each area.

Overall, the key messages from submissions are:

- The **Ashley/Loburn** proposed growth area is the most frequently commented on by submitters and received the greatest support for expansion of rural residential development. More than one third of all submitters commented on Ashley/Loburn and around three in four of these want to see further development here. However, the perceived limited capacity of the Hurunui Water Scheme is a concern among some.
- Expanding **Ohoka** received the greatest opposition (by proposed growth area) from submitters due to local drainage and flooding issues as well as concern over changes to the small village character. The key landowner of the proposed growth direction is in support.
- There is good support for more rural residential development at **Swannanoa**. Some alternative directions are also proposed including land to the east of the Swannanoa School, north, and west of Two Chain Road.
- Support and opposition to further rural residential development at **Oxford** is largely equal. Generally there is less support for the northern proposed growth direction, than the southeast. Some alternative growth directions are proposed.
- **Gressons Road** proposed growth direction received the fewest specific comments through submissions and there is a little more opposition for this area than support. The key landowner of the proposed growth direction to the south is in support.
- Around a quarter of all submitters propose **other areas** more suitable for rural residential development, including various locations around Mandeville (including San Dona Olive Grove area), on the outskirts of Rangiora including in proximity to Lehman's Road, Fernside, locations close to Woodend, Island Road, around small settlements, and adjacent to the existing urban edge of large centres. It is also suggested that Council allow dwellings to be constructed on historic rural titles that are smaller than the minimum lot size, and subdivide existing 4ha rural lots.

Appendix A provides a full list of paraphrased comments made against each proposed growth area and other comments made. Appendix B provides a summary of each submission made during public formal public consultation.

Swannanoa

Taking into account identified local strengths and constraints, the draft Strategy proposes further rural residential development to the north and west of the existing Rural Residential Zone, as shown in figure 1. These directions were identified because they largely avoid versatile soils and flood hazard areas more prevalent to the south. The draft Strategy acknowledges that appropriate connectivity, particularly to the school, across Tram Road and Two Chain Road would need to be considered in any development proposal.

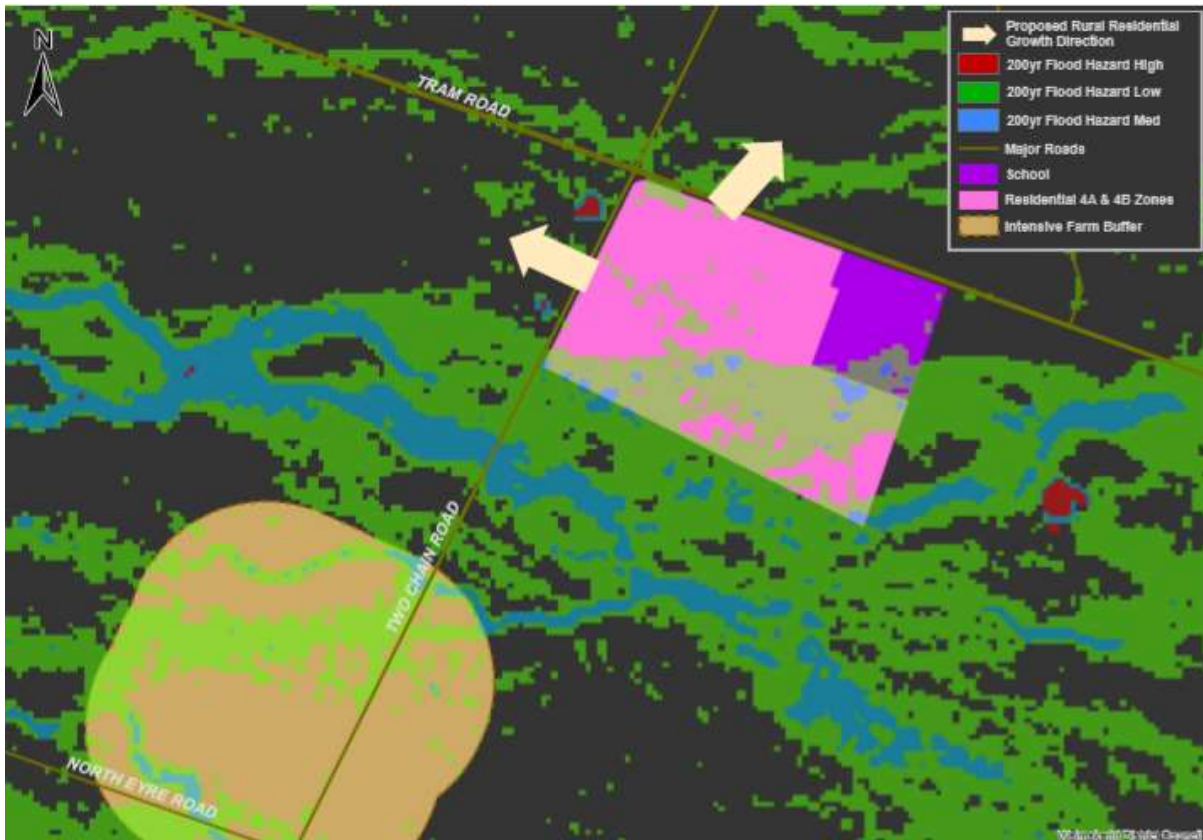


Figure 1. Swannanoa proposed rural residential growth direction

Forty-four submitters provided comments relevant to Swannanoa as a proposed location for further rural residential development. Around 24 individual submitters support proposals to extend Swannanoa through further rural residential development. Another 13 oppose further rural residential development at Swannanoa.

Among those who support further rural residential development at Swannanoa, growth is considered beneficial to support the local school and established social and community infrastructure. The avoidance of versatile soils is applauded, and some landowners are keenly interested in subdividing their properties to meet rural residential densities. A cluster of such submitters, for example, reside in the land west of Two Chain Road and north of Tram Road.

Some alternative / additional growth directions in and around Swannanoa are suggested by some submitters:

- To east of existing rural residential zone, along from the school – safer for school children not needing to cross Tram Road; could serve to expand school for community space or additional parking; infrastructure in place; avoids further traffic congestion and parking issues; provides connectivity to Mandeville. Landowner is in support and provided flood hazard assessment which stipulates flow paths cannot be obstructed but can be designed around; and traffic assessment. School in support of eastern growth direction.
- Further west of Two Chain Road to include 1419 and 1401 Tram Road
- To the north
- Block of land bounded by Tram Road, Two Chain Road, North Eyre Road and No 10 Road

There are various reasons provided by submitters who oppose further rural residential development at Swannanoa. These include that Swannanoa is an undesirable location lacking key amenities; is too

flood prone with a high water table and existing flooding needs to be addressed in the first instance; and that there is ample supply of rural residential lots and instead, currently zoned properties could be further subdivided. Others suggest that further growth would render the settlement undesirable by locals who moved to Swannanoa to experience a quiet rural lifestyle; create traffic congestion; and result in a dissected community (if growth develops to the north of Tram Road). The potential for reverse sensitivity must also be avoided when considering growth directions.

Oxford

The draft Strategy proposes two rural residential growth directions to the north and southeast of Oxford, as shown in figure 2. These areas largely avoid flood hazard areas particularly prevalent to the southwest and northeast. They also avoid areas directly adjacent to the existing urban Residential Zone of Oxford protected for long-term residential growth and signalled in the Council’s District Development Strategy, for example the area to the immediate east of the Residential 2 Zone towards the current Rural Residential Zone. The proposed southern growth direction has the potential to create improved urban form by joining two existing but fragmented rural residential zoned areas. The draft Strategy acknowledges that caution will need to be applied to avoid any potential reverse sensitivity issues that could arise from proximity to the Wastewater Treatment Plant and established business activities on Harewood Road.

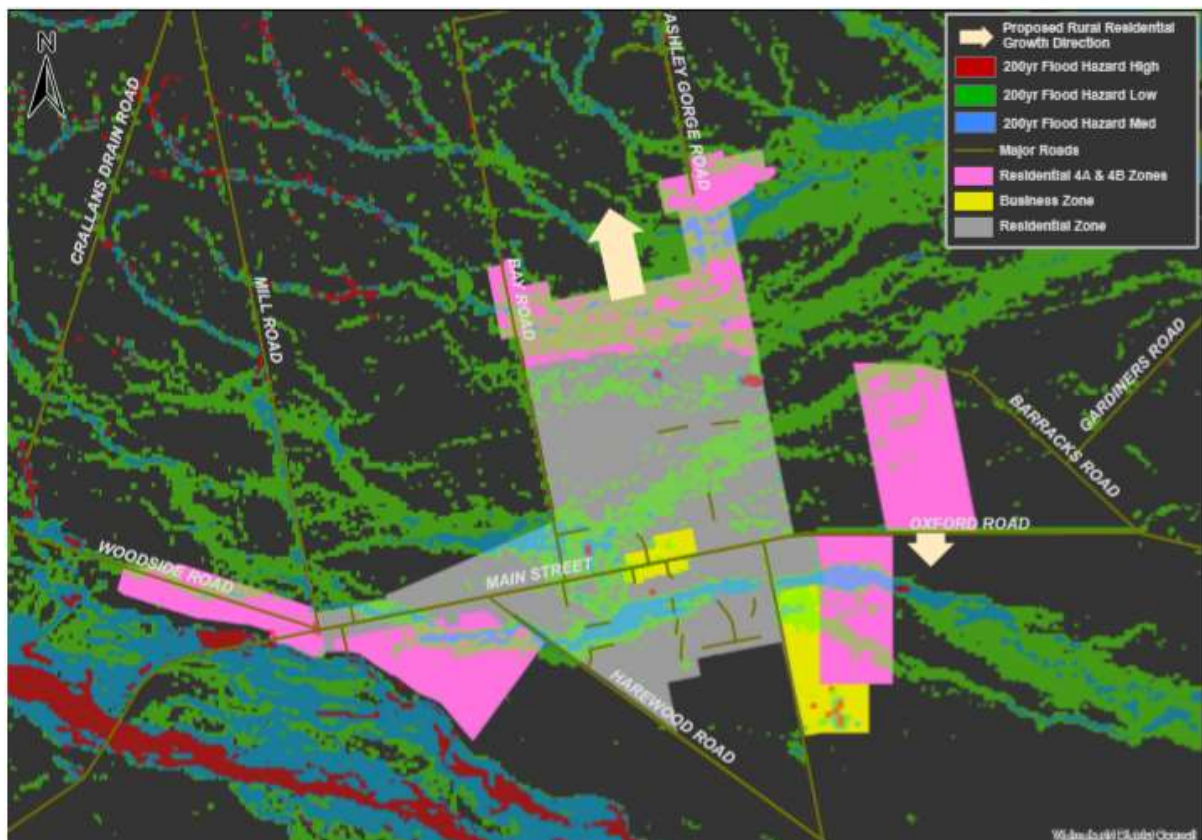


Figure 2. Oxford proposed rural residential growth directions

Thirty-three submitters specifically provide comments relating to Oxford as a proposed area for further rural residential development. Roughly equal number of submissions support and oppose further development at Oxford.

Submitters in favour of further rural residential development at Oxford state there are many amenities and existing infrastructure that an added population could benefit from. A few submitters support one of the proposed growth directions but not the other, with generally more opposition to growth to the north than the southeast.

Some alternative growth directions are offered by submitters, including:

- West of Bay Road
- Southwest of Harewood Road (22 Harewood Road)
- Directly south of the township 'into the triangle'
- East of northern Oxford (Victoria Street / Powell Road)
- Directly east of eastern rural residential zone (Oxford Road / Barracks Road / Weld Street)

Those in opposition of further rural residential development at Oxford believe that Oxford is too remote from main (employment) centres and further development would result in an increased commuter population. Hesitancy of losing their rural outlook north is voiced by submitters who reside at the northern edge of the current north Oxford rural residential zone. Others suggest there is already ample supply of rural residential lots in Oxford to meet demand. Horticulture New Zealand oppose proposed growth that would affect versatile soils to the north. A few submitters would entertain growth by way of intensification of existing residential zones, but oppose further sprawl of Oxford.

One submitter suggests that with expansion comes the required consideration of effects on current approaches and perceived entrances into Oxford. Further growth has the potential to alter the visual and physical character of the town setting. Subsequently, rules would be needed to establish or retain the character of entrance roads as well as good connectivity within the township.

Ashley / Loburn

The draft Strategy proposes two rural residential growth directions to the east and west of Loburn Lea and three to the north, east and west of Ashley village. These areas are relatively free from localised flood hazard and many of the underlying lots are large in size and in single ownership, which may make potential development more practicable. However, the draft Strategy acknowledges that some of the proposed growth directions do impact on land with versatile soils.

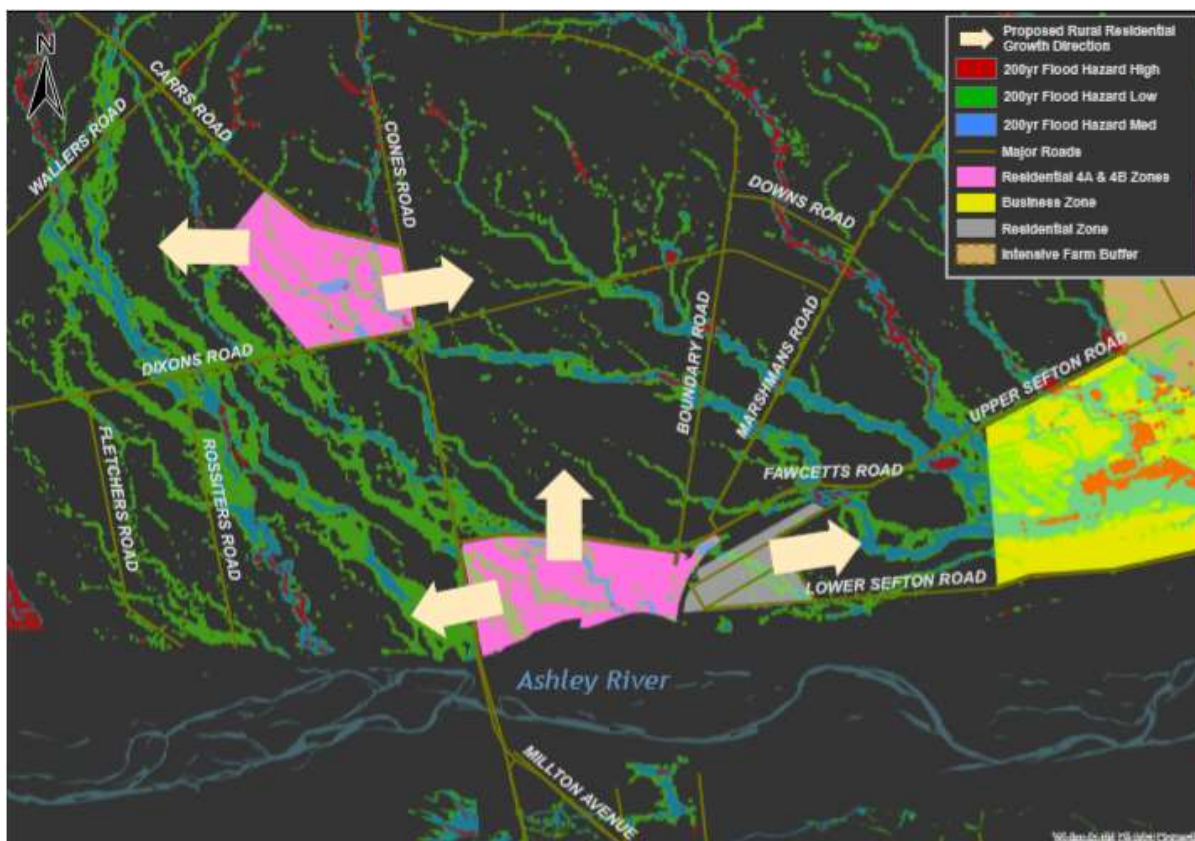


Figure 3. Ashley/Loburn proposed rural residential growth directions

Fifty-two submitters specifically commented on the proposed growth area of Ashley/Loburn. A vast 37 of these are in support of further rural residential development at Ashley/Loburn, making this area the most overtly supported proposed growth location identified in the draft Strategy.

Submitters in support of development agree that the close proximity to Rangiora with its ample social, community and employment infrastructure in place makes the Ashley/Loburn area highly desirable for further rural residential living. Ashley/Loburn is thought to be exceptionally well connected via the new Ashley Bridge. The suggestion of connecting Ashley/Loburn to the Council's reticulated wastewater network is appealing to many submitters, as is the economic contribution potential of an increased local population. A number of landowners voice their support of being rezoned to rural residential and would welcome the opportunity to subdivide and hence, downsize.

One submitter suggests the inclusion of land at Rossiters Road where there are 3 acre lots already. Two others recommend a minimum lot size of 2000m² at Ashley/Loburn and an average density of 3000m². This is considered possible as Ashley/Loburn falls outside of the Greater Christchurch Urban Development Strategy area.

Twelve submitters oppose further rural residential development at Ashley/Loburn. A common concern amongst submitters here is the capacity to cater for further households under the Hurunui District Water Supply scheme, which submitters suggest already struggles with supply and water restrictions are frequent. One submitters argues that biodiversity, recreation, amenity and open space values must be protected by prohibiting any development along Ashley River. Further, subdivision should not spread across Cones Road in order to protect the open, rural character of the land. Others who oppose growth wish to retain the settlement as small and rural as possible and believe there is ample supply of rural residential lots already. It is thought that added development

would exacerbate traffic issues and that much land is unsuitable due to flooding. The owner of land east of the Ashley village opposes development as already, his properties suffer from flooding and further subdivision would only worsen this. Horticulture New Zealand oppose the proposal due to inherent impacts on versatile soils in this area, which are a finite resource crucially important for food production.

Ohoka

The draft Strategy proposes further rural residential development to the southwest of the existing Ohoka village Residential 3 Zone. This direction largely avoids versatile soils and flood hazard areas. Ohoka was included in the draft Strategy as a secondary growth location.

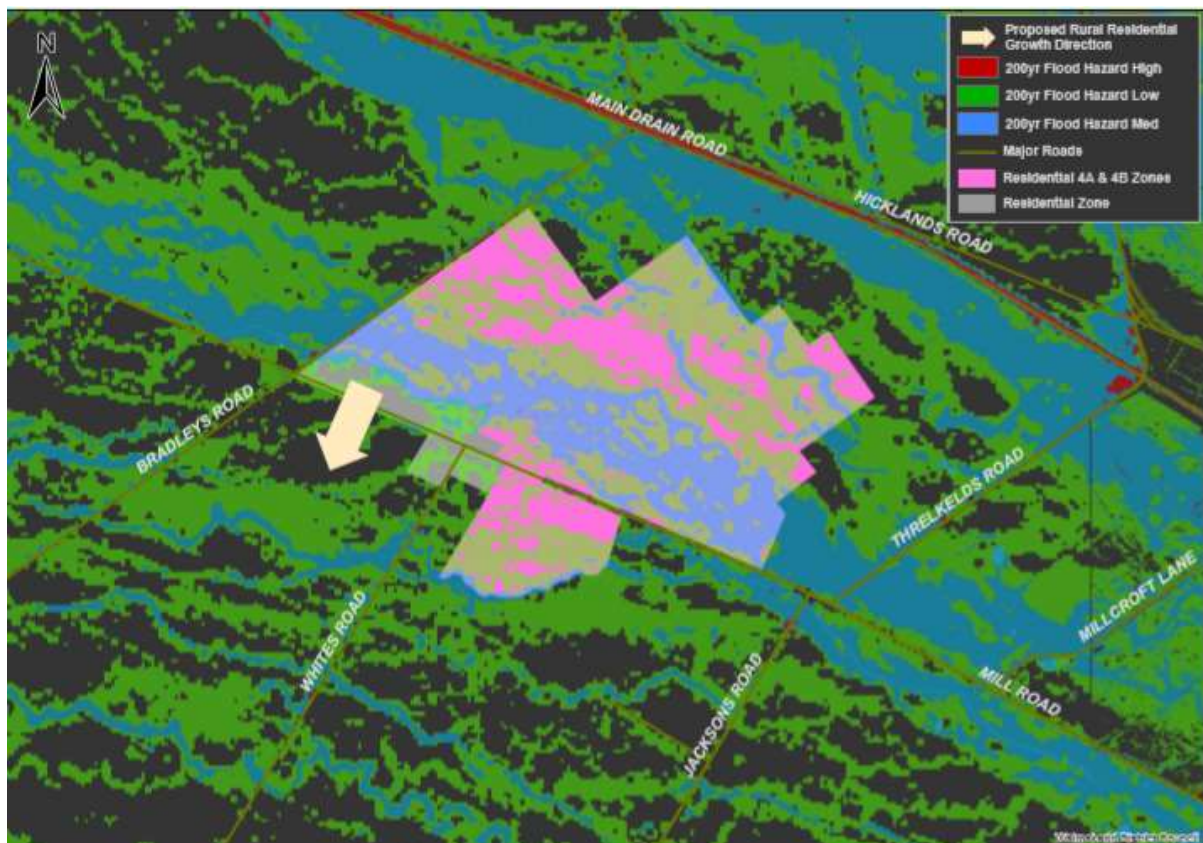


Figure 4. Ohoka proposed rural residential growth direction

Forty-seven respondents made particular comment in relation to Ohoka as a potential growth location for further rural residential development. Almost half of these submitters (22) oppose further growth at Ohoka and 13 support growth. Another 10 suggest alternative growth locations / directions at Ohoka.

Key reasons provided for opposing further rural residential development at Ohoka include poor drainage of the land coupled with a high water table; the wish to retain the English village character and small scale of the settlement; pressure further growth would place on local infrastructure; a lack of demand for more lots; and a desire to protect productive rural land.

Those who support further development at Ohoka believe growth would benefit from the existing local community and commercial infrastructure and services; is logical because of its proximity to main centres; and avoids versatile soils. The landowner within the proposed growth direction is in

support of rezoning. A couple of submitters argue that Ohoka should be a primary growth area, while a few others recommend improvements to the local roading network and the quality of services such as wastewater disposal and water supply. A small number of submitters propose allowing intensification of existing rural residential lots to a higher density.

A few submitters suggest a number of alternative / additional growth directions for Ohoka, including:

- Allow dwellings on rural lots on historical titles if they fall below the current minimum lot size in Ashworths Road (west of Ohoka). It is argued that approval of housing on this small cluster of historical titles will not impact on rural character and more fully utilise land resources for productive use.
- Strip of land towards Threlkelds Road which is currently divided into 4ha lots
- Land at east of Bradleys Rd, 401 Bradleys Road which is 12ha large, owned by submitters
- Only rezone small pockets of land around existing town
- West along Mill Road, which is drier land and has easy access to Mandeville and Rangiora
- Block of land bounded by Mill Road / McRoberts Road / Dawsons Road / Tram Road and Bradleys Road

Gressons Road (north of Woodend)

The draft Strategy proposes further rural residential growth to the south of the existing Residential 4B settlement. This area is relatively free from localised flood hazard and avoids the potential community severance associated with State Highway 1. The draft Strategy acknowledges the proposed growth direction is within a Silent File Area indicating the presence of significant wāhi tapu or wāhi taonga somewhere in the area. Therefore, consultation with Ngāi Tūāhuriri is particularly important in order to identify effects of the activity and to avoid, remedy or mitigate those effects. The draft Strategy also acknowledges that the proposed growth direction does impact land with versatile soils. Gressons Road was included in the draft Strategy as a secondary growth location.

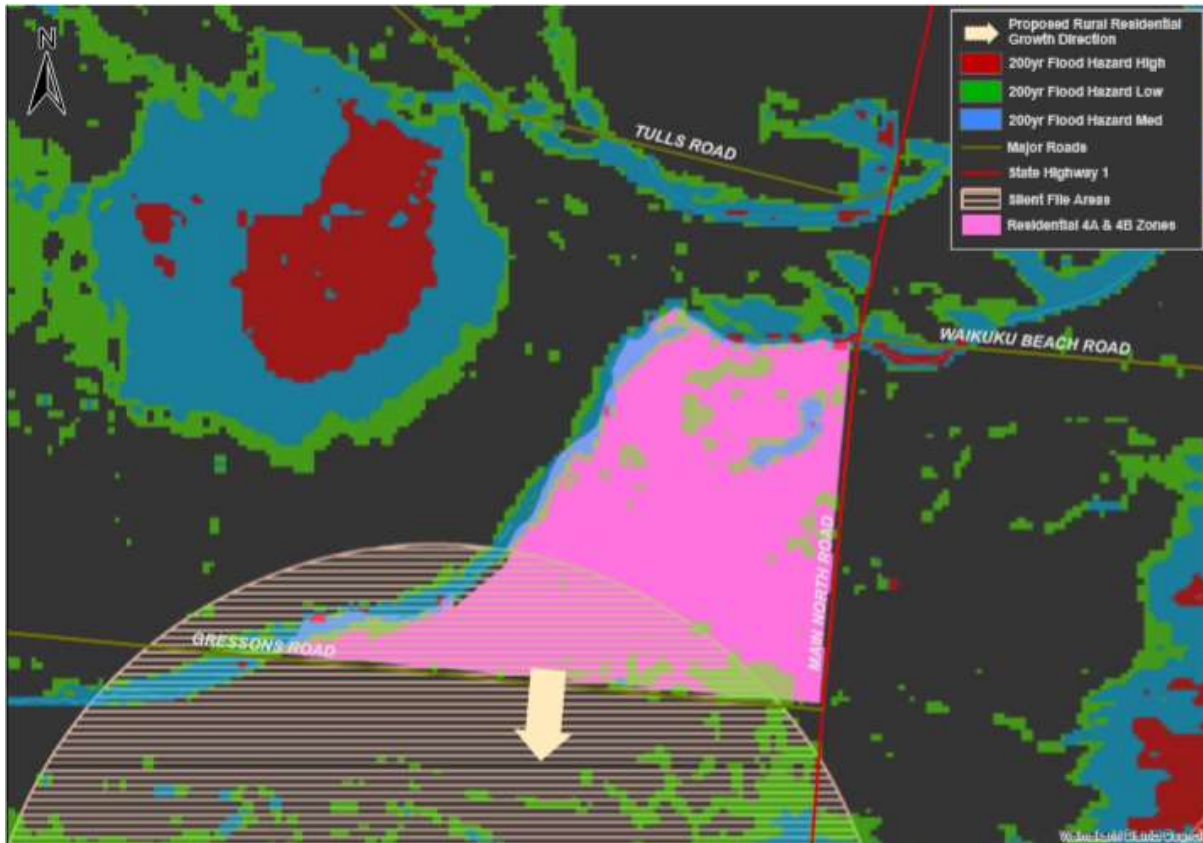


Figure 5. Gressons Road proposed rural residential growth direction

Twenty submitters specifically addressed the proposed growth area of Gressons Road in their submission. More than half (11) oppose further rural residential development here. Reasons provided include that development is proposed across highly versatile soils that should be protected; that the Ngāi Tūāhuriri Runanga’s reluctance to encroach on land within a Silent File area is a significant concern; and that providing infrastructure will be costly not only to new lots but existing lots in the Rural Residential Zone north of Gressons Road which are required to connect to the Council wastewater scheme in accordance with their Certificate of Title. In addition it is thought that existing infrastructure including telecommunication already struggles; that the land experiences poor drainage; and that there are already ample rural residential lots. Some submitters are concerned that the area is within the liquefaction susceptibility area; and that additional traffic on Gressons Road and ultimately through Woodend would be a poor outcome.

The owner of the land proposed for further rural residential development south of Gressons Road (approximately 30ha large) submits his support for such rezoning. Following the site’s inclusion in the 2010 Rural Residential Development Plan, the submitter has progressed plans substantially. The submitter states he has experience in consulting and implementing processes and protocols to address matters of importance to Ngai Tuahuriri. A geotech report, preliminary infrastructure servicing report, and ground contamination assessment have been undertaken which form appendices to his submission, together with an Outline Development Plan.

Other Areas

Thirty-seven submitters suggested other areas for rural residential development, outside of the five proposed growth areas. Some of these submitters are landowners of the sites in question, others

provide a general recommendation. The following list provides the proposed alternative locations for rural residential development. The rationale for these suggestions are contained in Appendices A and B.

Quite specific alternative locations were suggested at the following sites:

- Mandeville, various locations including:
 - o Intensification of San Dona Olive Groves area north of Mandeville (8 submitters)
 - o North of Millfield (121 Wards Road)
 - o Dawsons / Ashworths Road area
 - o 859 Tram Road, 82 and 83 Ohoka Meadows Drive, 374 Mandeville Road
 - o 2 Ashworths Road, "Prosser land" north of Mandeville (substantial submission including supporting documentation)
 - o Land bounded by Tram Road, Wards Road, No 10 Road, Two Chain Road
 - o 133, 135, 137, 121, 93, 143 Wards Road, 1136 Tram Road, 490 No 10 Road
- Rangiora including:
 - o Lehmans Road (4 submissions), including racecourse land, west of Lehmans Road and north of Oxford Road (including addresses 263, 265, 255b, 311, 315, 305, 285, 271, 261, 257, and 201 Lehmans Road; area south of Johns Road, west of Lehmans Road)
 - o 250 Coldstream Road
- Fernside including:
 - o 177 Oxford Road
 - o 287, 307, 275, 263 Oxford Road and 72, 28 Mount Thomas Road
- Woodend area including:
 - o Along Parsonage Road including 110 Parsonage Road
 - o 219 and 221 Gladstone Road
 - o Land between Woodend and Pegasus
 - o Southeast Woodend including 16 Fuller Street
- Island Road from Silverstream to Tram Road or Neeves Road

Some submitters suggest more general areas that lend themselves to (further) rural residential development including:

- Close to already built up areas that provide the necessary services
- Small settlements including Cust, Sefton, West Eyreton, Clarkville and Eyrewell
- Adjacent or close to existing urban greenfield areas on the urban edge, providing lots sized 1000-3000m²
- Allow current 4ha rural lots to subdivide to 2 or less hectares

Other Comments

A number of 'other' comments were made by submitters. These can be viewed in more detail in Appendices A and B. In summary, key general relevant messages include:

- Queries relating to and clarity sought regarding the cost of infrastructure requirements for rezoning land. Some seek more assistance from Council including suggestion that Council proactively rezone land.
- 4 ha lots are not productive and good use of valuable rural land

- Council should allow dwellings on historical titles in the rural zone that are smaller than the 4ha minimum to be a permitted activity
- Changes sought to permitted lot sizes in an existing or future rural residential zone with some seeking higher density (including land north Rangiora, east of Lehman's Road owned by Doncaster Development where submitters are seeking an average density of 2500m²)
- Support for avoiding the Christchurch International Airport noise contour when planning more rural residential development
- Productive rural land should be protected and no residential development should encroach on it, particularly on versatile soils; instead development should be more intensive to avoid further rural subdivision
- More areas for rural residential growth should be identified and planned for as the projected demand is likely to be underestimated
- Growth directions using arrows is too vague to be able to make informed decisions
- More consideration is needed regarding how the Strategy fits within the broader Canterbury Regional Policy Statement (CRPS) and the Our Space strategic framework including household allocation and transport network implications
- Need measure to ensure any future development does not impact on the operation, maintenance and upgrade of the Main North Line rail corridor operated by KiwiRail
- Effort needs to be made to protect waterways, wetland, trees and biodiversity in any development
- Support for up-zoning (to urban) the current rural residential zone at northwest Rangiora within the Projected Infrastructure Boundary
- Need to restrict the number of businesses operating in rural residential zones
- Caution not to allow rezoning in areas that may trigger reverse sensitivity impacting on existing businesses operating in the rural zone (e.g. Foundation Foods located outside of Swannanoa)
- Need to ensure population growth is able to be accommodated by a ready supply of sand and aggregate necessary for infrastructure development and ensure access to natural resource is not inadvertently shut off. Council should ascertain location of all such areas to avoid incompatible activities and avoid reverse sensitivity of mineral extraction. Location of residential expansion should be at optimal distance from potential quarry areas.

Appendix A: Comments by topic

Swannanoa:

<p>East is a good direction to take also potentially. My 21.7ha has the preschool and school / 4B R.R directly on its western boundary. We can link this all together so kids can safely walk / cycle to school, less traffic congestion in the school car parks which currently is High at peak times. Flood overland paths can be maintained and addressed during pre-planning / construction times. (We are currently working with civil engineers on s106 Hazard Assessment Report to discuss possible flooding and mitigation of hazards for our proposed land use) to date reports show overland flow paths can be maintained and will not be restrict or constrain flood waters in the 200yr-ARI event.</p>
<p>Agree in principle but needs BOTH sides of Two Chain should be able to be divided into min of 1 ha, where there is more potable water and supply, we live just down from Tram on the left and not included as possible subdivision? Just as close as other areas to school, excellent well water aquifer</p>
<p>Am in favour of the plans relating to Swannanoa but would like to see the rezoning to include properties to the north of Tram Road and west of Two Chain Road</p>
<p>Do not oppose proposed growth directions but growth east instead would minimise increases and traffic and parking at the school. Parking on Tram Rd is an issue compounded by refurbished Community Hall, tennis courts, domain. Would like to encourage walking and cycling to school. Create connections, especially from Mandeville commercial area and subdivisions, sports ground and other areas in Mandeville. Consider a pedestrian underpass outside the school to improve safety for children.</p>
<p>Does not have same level of amenities and services as Ohoka does</p>
<p>Shouldn't be here as it's deemed a flood risk with YOUI insurance and they won't insure dwellings. Nothing intensive I hope.</p>
<p>good</p>
<p>Great, will definitely be interested in sub dividing</p>
<p>Grow to east on same side of school, then kids don't need to cross road. Land not subject to flooding or e/q risks. Could expand school for community space and parking. Make density .25ha close to school. Infrastructure in place. Growth other side of Tram Rd is not safe for school children.</p>
<p>Growth to east and south within a 2km distance from school. Most properties here not used for farming and under 4ha. Then children don't need to cross Two Chain or Tram Roads to get to school. Also brings closer to Mandeville.</p>
<p>Has not gone far enough considering the demand for smaller lifestyle blocks in today's busy world. Extend to west side of Two Chain Rd. Land already subdivided and taken out of productive use. Smaller blocks kept tidier and will enhance District. Shortage of smaller lifestyle blocks.</p>
<p>HortNZ supports the avoidance of versatile soils.</p>

I continue my comments here as they apply equally. I am strongly of the opinion that there needs to be NO more land subdivision away from urban centres in the styles of the subdivisions that have taken place over the last 25 years.
I do not support further development
I thought this was well thought out.
Is area north of Tram Rd, including Tupelo Pl towards Mandeville zoned Res4? Are the maps incorrect? Concerns re safety of primary school children/parents if growth occurs. Considered providing access to school from Two Chain Rd through existing Res4 Zone? Support avoiding versatile soils, how much will be affected by growth and also flood hazard? Concerns traffic congestion on Tram Rd. Need to avoid reverse sensitivity issues. Implications of being outside rated drainage scheme?
No
No
No expansion needed, sufficient existing RR lots, these could further be subdivided down to 1ha.
Ok
On existing small titles
Only on the less productive land
Oppose growth directions, encroach further into rural land, creates traffic issues and risks for children crossing to school, and continues to leave a gap between Swannanoa and Mandeville. Instead, develop block of land bounded by Tram Rd, Two Chain Rd, North Eyre Rd and No 10 Rd - big enough to be well planned. Incorporates school & preschool (safer), already rural res subdivision within this block. Think many landowners in block would support subdividing. Free drained land. Potential to connect to reticulated services. Need walking & cycling paths to Mandeville. No problem with high groundwater. Need ditch along west side of Two Chain Rd to stop flooding (like in 2014). Have a buffer zone of 2ha on roadside Tram Rd, Tw Chain Rd and North Eyre Rd. Balance of block can have 0.25ha.
Oppose growth directions, encroach further into rural land, creates traffic issues and risks for children crossing to school, and continues to leave a gap between Swannanoa and Mandeville. Instead, develop block of land bounded by Tram Rd, Two Chain Rd, North Eyre Rd and No 10 Rd - big enough to be well planned. Incorporates school & preschool (safer), already rural res subdivision within this block. Think many landowners in block would support subdividing. Free drained land. Potential to connect to reticulated services. Need walking & cycling paths to Mandeville. No problem with high groundwater. Need ditch along west side of Two Chain Rd to stop flooding (like in 2014). Have a buffer zone of 2ha on roadside Tram Rd, Tw Chain Rd and North Eyre Rd. Balance of block can have 0.25ha.
Oppose growth due to continued flooding risk and 'split community' across Tram Road. Sea level rise and accompanied elevated water table is already impacting on this area - will cause adverse effects of water run-off from increasing built infrastructure, will be unable to effectively disperse ground and storm water.

Oppose growth to west, focus on north, in time link up with Mandeville.
Oppose growth, came from town to get away. It's already hard to get out of Two Chain Road onto Tram Rd.
Oppose growth. Allow intensification of current RR properties south of Tram Rd. Tram Road would dissect the community.
Positive
Prefer growth direction directly to east instead at 1275 Tram Road (21.245ha), could be in addition or as alternative to proposed growth directions. Attachments: map of site, Flood Model Assessment, Flood Hazard Assessment, Traffic Assessment. Opportunity for future walkway networks to school and pre-school. No constraints re opportunities to connect to services. Flooding assessment advice says there are three flow paths across sites and these appear not to pond after the event. These cannot be blocked and need to be retained in the future - development will have regard of this through earth-working to provide more formal narrow channels, filling areas outside paths to provide higher platforms, clearly demarcating flow paths. Engineering solutions are technically feasible. School supports growth to the east. Land has best connection to existing social infrastructure. Airstrip to east has very low use and not considered a constraint. Development potential as is one landholding and is not economic to farm.
Small area so any growth will have big impact.
Support growth
Support growth direction but add south of Tram Rd, east of current zone & south of Tram Rd, west of Two Chain Rd (including 1419 and 1401 Tram Rd).
Support it
Support, excellent area close to school
Support. Allow existing 4ha lots north of Tram Rd to be subdivided before any further subdivision.
The identified area seems to encompass Swannanoa School?
This area, and Mandeville has had a history of flood-related problems. We will email under separate cover a form outlining the problems and the remedial action recommended by the Mandeville Residents' Association with assistance and support from key WDC staff. The key constraints noted in the WDC consultation document we endorse, however in view of the potential for climate change the Association believes if high density residential development occurred in this area the flooding hazard would go from medium to high. Until existing flooding problems have been addressed the Association opposes future intensive development. Whilst the recommendations and site activity has been noted by our association we request that the bigger picture outlook is used in association with this submission.
Undesirable. No amenities handy
Very good idea, the land is currently under-utilised and the school and domain are well placed for growth.

We (and some neighbours) are very supportive of additional rural residential development if it includes the land immediately north of Tram Rd and west of Two Chain Rd. We live at 1027 Two Chain Rd and the form of our property lends itself to rural residential development, with the house located on land (about 5,500m ²) separate from the paddocks (4.4ha). Access is provided via existing ROWs, with the driveway being easily upgraded if necessary.
We live in the old rural residential area and think it would be a very good idea to change the zoning the same as McHugh's Rd, I think is around 500sqm
We would be keen to have a smaller block of land
While not opposed to further rural res development, Council needs to ensure it does not allow residential development too close to rural industrial activities as this might create reverse sensitivity. Foundation Foods has factory on 494 No 10 Road and produce stocks and glazes for commercial catering. Factory can produce noise and smells.

Oxford

Better areas to develop ie. South of township into triangle past three peaks, west across Bay Road from school, between Main Rd into Oxford through to Victoria / Powell Rd. Better drainage.
Concerns around urban people complaining about animals on lifestyle properties - smell and noise
develop west side of Bay Rd, there's a tar sealed road, town centre is handy and centralises the township
Enlarge town, increase population
Far too far from main centres
good
Great we town, worth expanding in the R.R sections I feel.
HortNZ does not support extending residential growth across versatile soils to the North. Versatile soils are a finite resource which are crucially important for food production for NZ.
I could accept urban expansion in Oxford as an alternative to the rural residential models but it should be of a urban style within the town and not simply stuck onto the periphery.
I support further development
If expanding, then need to consider effects of current approaches and perceived entrances into town, as potential to alter visual, physical and character of town setting in unexpected ways - building proximity, boundary enclosure and development. Need rules to establish or retain characters of these entrance roads. Would also need urban speed limits and mitigation. As settlements expand into towns, also need more road-free footpaths and open spaces to improve amenity and good logical routes to connect to other developments and business core.
Include 22 Harewood Road (Valuation number 2153331700), borders Oxford and is close to school and town centre.
Include also land west of High St and north of Main Street.
Increase commuting population unless more local employment. What is capacity of reticulated water and drainage infrastructure? Costs of pipes? Impact on versatile soils? How mitigate e/q risks? How will south area be connected to Oxford Rd?
Infill instead of outward growth, e.g. behind Workingman Club. Not interested in developing their land along High St joining Weka Street.
Long way out from good work opportunities why
Needs to go north rather than south, and roads sealed
No

No expansion needed, sufficient RR lots. Some urban expansion ok.
On existing small titles
Oppose direction north, support growth direction south east. Prefer growth to be around Barracks/Weld/Oxford Road triangle to better use current roading / infrastructure. North growth would put more traffic through residential area.
Oppose growth as too far from eastern main centres which would impact on traffic volumes.
Oppose growth direction to north because of reverse sensitivity risks with large farming enterprise and associated effluent run off. Also flooding concerns. Support growth southeast.
Oppose proposed growth direction directly across from them (north arrow) as already suffering from flooding issues from land in question and will lose rural outlook and worry about devaluation of their property as a result.
Positive
Proposal area extend into versatile soils. Oxford too far for commuters adding to costs and pollution.
Support growth in south east area, instead of growth in north area. Own land at 14 Barracks Rd and would consider subdividing. Prefer growth around Barracks/Weld/Oxford Rd area, use current roading infrastructure. Area to the north would bring more traffic through residential area.
Support growth. But not on south side of Oxford Road as this is an arterial road and generation of traffic from one side to the other should be discouraged.
Support. Promote growth.
Yes
Yes, infrastructure exists to support this

Ashley/Loburn

A logical area for future development and I support change for this area.
Agree
Agree with it.
Allow minimum lot size of 5000m2 at Fawcetts Rd because area so close to Rangiora, new bridge, potential waste water. Consider rail bridge clip on for walking / cycling over Ashley river. Quicker access to Rangiora schools and sports facilities.
Ashley/Loburn
Cannot accommodate more growth in Ashley/Loburn without alternate water supplies. Major source of HDC scheme is north of Ashley River and is subject to restrictions when river falls below a minimum flow. Need further significant investment to meet NZ Drinking Water Standards.
Concerned about water supply. Need to rectify frequent restrictions on water before further development.
Fair enough, around existing development
Fully support growth areas in Loburn
good
Good idea west of Loburn lee along Dixons Road and especially if speed limit on road could then be reduced
HortNZ does not support extending residential growth across versatile soils. Versatile soils are a finite resource which are crucially important for food production for NZ.
How will connectivity to Cones, Fawcetts Rd be managed? How mitigate risk of active fault line? What's the level of encroachment on versatile soils and reverse sensitivity risks? What is the impact on existing land owners?

I agree with the council proposals. Providing the services are provided, sewerage connection, rubbish collection and attention to wastewater, stormwater. Stormwater is already a problem that could be easily remedied in my opinion.
I do not believe development should take place here see my other submissions for my thoughts.
I live in Loburn, where we have water restriction for most of the summer. I am not in favour of further subdivision unless there is a secure source of water for those of who already live. I realise this is a Hurunui scheme however the council should be liaising with Hurunui to make sure they do not sell units they cannot service fully. I have been told this is an Ecan issue however more subdivision must put pressure on this water scheme.
I support growth and development in this area
Looks like its ok to me, But have not invested much time to consider.
Moved here because wanted rural lifestyle. Oppose further development.
No expansion needed, sufficient RR lots. Ok to extend Ashley village.
Ok
On existing small titles
Oppose growth at Cones/Dixons Rd. Intensify existing RR south of Fawcetts Rd. Oppose growth north of Fawcetts Rd as this is an arterial road and traffic generation from one side to the other should be discouraged. Oppose growth on west of Cones Rd.
Oppose growth east of Ashley village, own 70 Canterbury St, 56 Canterbury St, 39 Wellington St, 23 Auckland St. village is quaint and changes in population will have negative impact. 70 Canterbury St is dissected by large drain with overflows. Neighbour at 2 Auckland St (under growth arrow) has had to build a ditch as works to their land has resulted in flooding to submitters' property. Concern if this develops rural res, it will have detrimental effect on submitters' property. Also concerns if more septic tanks were introduced as there are already many local issues.
Oppose proposed rezoning at east of Loburn Lea, Dixons Rd. Land is too flood prone, land is particularly valuable and versatile, insufficient water supply, keep rural land for rural activity.
Picturesque area
Positive
Reasonable access to SH1
Strongly support - it is 5 minutes from Rangiora and therefore also supports services/shops within the town
Support Ashley growth, own property along Dixons Rd running east. Support extending existing settlements. Good access to roads and potential to link to reticulated sewage into Rangiora.
Support developing Ashley, own 8ha on Boundary Rd and are willing to sell.
Support developing west of Cones Rd, proximity to Rangiora. Retain character of the Down with rural lifestyle feel. Develop between Lower Sefton Rd & MDF plant as low density 4A and 4B level. Area has evolved. Value village community. Concerns about water restrictions of HDC scheme.
Support development. Own land at 25 Boundary Road north of Ashley north growth arrow.
Support development. Own land at 30 Boundary Road at Ashley north growth arrow. Nearing retirement and subdividing would allow downsizing. Two road boundaries, HDC water scheme goes through middle of block, Ashley School on south.
Support growth and extend to include blocks at Rossiters Road where there are 3 acre blocks already. Development will assist economy of the region and Rangiora.
Support growth area and because of proximity to Rangiora (school, facilities, access via bridge, connectivity to services), suggest density min 2000m2 and ave 3000m2.
Support growth, consider average 2000-3000m2 lots given proximity to Rangiora and outside Greater Christchurch subject to CRPS.
Support growth, great with new bridge and Ashley needs sewerage pipe to Rangiora.
Support growth, logical area to develop especially near Loburn Lea.

Support growth, own land at 49 Fawcetts Rd under north Ashley growth arrow. Ashley has seen many improvements to footpath, cycle ways and new bridge. Smaller blocks of land would allow downsizing but staying in area. Sewerage system of Ashley would benefit the area greatly.
Support it
Support more rural res, happy for Council to rezone their land at 87 Fawcetts Rd but not in position to do plan change themselves.
Support, grow block north of Fawcetts Rd bounded by Cones, Boundary and Dixons Road, and lower speed limit, well connected to Rangiora.
Support. Consult with all landowners along Dixons Rd re cluster housing or Res 4A zoning.
The Loburn Lea area is well suited to the current property sizes and any further development of these will significantly detract from the current locations. The access to this area off Dixons/Cones road is already dangerous without adding further traffic flows.
There should be no growth in either east or west directions along the Ashley/Rakahuri - to protect biodiversity, recreation, amenity and open space values of the river and its riparian margins. Support growth focused between Cones and Boundary Roads. Rural res should not spread across Cones Road to protect the open, rural character of the land seen when travelling north across the road bridge. I am concerned about the ability of the Hurunui Water Scheme to meet additional needs of additional rural residential growth. The existing infrastructure is old and constantly requiring repairs. The water flows in the Ashley-Rakahuri are declining, and users in this area have been on restriction for much of the summer. I question whether there is any additional capacity in this scheme (or the Ashley River) at present. Piping from Kaiapoi would seem an unsustainable use of a precious resource.
Too far away as a lot of travel required
Water supply pressure as supply is under Hurunui DC and there are often restrictions. Already busy road. Street lighting has been added which is urban, not rural. Rural character is being lost with too much subdivision. Oppose growth proposal, especially any more 2,500m2 lots.
We promote the idea of having the rural residential development in this areas and would be interested in subdividing our property if the change came about.
Yes
Yes

Ohoka

Against.
Allow dwellings on rural lots on historical titles if they fall below current minimum lot size in Ashworths Rd (west of Ohoka). There is already intensive 4ha development along Mill Rd out to Two Chain Rd. Approval of housing on this small cluster of historical titles will not impact on rural character and more fully utilise land resources for productive use.
Allow dwellings on rural lots on historical titles if they fall below current minimum lot size in Ashworths Rd (west of Ohoka). There is already intensive 4ha development along Mill Rd out to Two Chain Rd. Approval of housing on this small cluster of historical titles will not impact on rural character and more fully utilise land resources for productive use.
Allow dwellings on rural lots on historical titles if they fall below current minimum lot size in Ashworths Rd (west of Ohoka). There is already intensive 4ha development along Mill Rd out to Two Chain Rd. Approval of housing on this small cluster of historical titles will not impact on rural character and more fully utilise land resources for productive use.
Allow dwellings on rural lots on historical titles if they fall below current minimum lot size in Ashworths Rd (west of Ohoka). There is already intensive 4ha development along Mill Rd out to Two Chain Rd. Approval of housing on this small cluster of historical titles will not impact on rural character and more fully utilise land resources for productive use.

Allow infill of larger blocks set up nearly 30 years ago, as in Keetly Place Ohoka. Many don't have time to look after 1ha lots. Allow subdivision of current blocks and remove constraint on building development to one primary residence and a 'granny flat'. Would encourage elderly to remain in their homes. Ohoka already has roading, services, water supply in place. Use this instead of breaking up more productive farmland.
Closest, so most popular, allow on new titles here too.
Enlarge town, increase population but three-lane Tram Road
Excellent location with services already available. Support growth. Own the property under the growth arrow south of Mill Rd. In currently a dairy farm that needs expensive upgrading and would rather seek a dairy farm elsewhere. Farm has reticulated water supply and wastewater network down Bradleys and Mill Rd.
Grow to west along Mill Rd - drier land, less flooding, easy access to Mandeville and Rangiora. Consult with landowners in block Mill/McRoberts/Dawsons/Tram/Bradleys Rd to develop RR. Access to existing services of hall/doman/Ohoka Service Station, Mandeville commercial centre. School buses and bus route to Christchurch from Oxford, direct access to Rangiora, connected to water/wastewater.
HortNZ supports the avoidance of versatile soils.
I am not in favour of additional rural residential opportunities as I believe there is quite sufficient developed property for the market. Living away from services or adding to existing serviced villages extends the delivery of every service people need from ambulance, fire, police, post, which is not in my view an efficient way of providing necessities of life. The character of Ohoka is struggling to maintain this with existing approved developments, I'm not sure that there is a demand for more development, the Mill Road development has not secured a purchase/sale to date.
I do not support further development
I feel Ohoka in general has a very unique English feel to it. Maybe to retain this, "less is best for this village". Plus it always seems to get so wet down there during winter. Very heavy soils.
Less so-Heavy land poor drainage
Looks OK
Need to address issues of waste water disposal and limited Ohoka water supply. Need to address traffic issues on Mill Rd by developing alternative exist from Ohoka to Rangiora via Bradleys Rd. Need wider footpaths/cycle tracks on Mill Rd from Whites Rd to Bradleys Rd to improve safety.
No expansion needed, sufficient existing RR lots. Existing lots could be subdivided down to 1ha.
No more rural residential development in Ohoka. Carving up more productive land is not the answer. Local residents sick of constant subdivisions.
No. Water table too high, which is visible after rain or in winter.
1. The development plan would appear to address issues of waste water disposal (possibly easing the drainage issues) and the limited Ohoka water supply (with ample supply from Kaiapoi - possibly even better quality). 2. Traffic issues on Mill Road (which currently includes much traffic from Mandeville and Swannanoa) could possibly be addressed by developing an alternative exit from Ohoka to Rangiora via Bradleys Road. This would involve replacing Bradleys Road bridge over the Cust Main Drain and attending to the very poor condition of Easterbrook Road down to Fernside Road, providing various routes into Fernside, Southbrook and Rangiora. 3. Footpaths/cycle tracks need to be more generous to accommodate 2 people walking. Such paths would be needed on Mill Road from Whites Road to Bradleys Road. Currently it is common to find children walking or cycling on our country roads, especially Threlkelds, Jacksons, Whites and Bradleys Roads. Increasing traffic, pedestrian and cyclist safety is a major concern.
Ohoka known wet area, water table too close to surface.
Ohoka should be primary area, not secondary. Allow intensification by making min lot size smaller.
Ok

Only on less productive land maybe East Eyeton better
Oppose as will continue to have drainage problems.
Oppose growth because area identified is excellent farm land and must be retained. There is ample capacity that has not yet been developed, which will provide another 50 to 100 lots.
Oppose growth direction as flood prone. Areas west of Ohoka are higher elevation and more suitable ground conditions.
Oppose inclusion of Ohoka even as secondary growth area. Previously told in 2010 Plan Ohoka earmarked for only 150 new lots over 30 years. Questioning demand as most rezoned sections are unconsented, undeveloped or unsold. Oppose because poor drainage, groundwater and flooding hazard, negative effects on character and amenity on established small English village, give rise to reverse sensitivity issues with nearby farms and result in loss of productive farmland. Could lose Ohoka's unique identity.
Oppose with proposed direction. Like the key strengths. Need bus route to Christchurch and Kaiapoi morning and afternoon.
Positive
Should provide more flexibility and include land to the east of Bradleys Rd (401) owned by submitters. 12ha large. This was included in 2010 RRDP. Feasible because high groundwater conditions can be managed, land drains towards Bradleys Rd and within rated drainage scheme, majority of land avoids significant overland flow paths, southern portion with overland flow paths would not be developed for residential occupation. Happy to explore with Council to better manage flood risk e.g. improving and upgrading existing roadside drainage channel capacity and performance. Small block would not undermine character of village or versatile soils too much. Poultry farm is 560m north and does not affect land. Transmission line nearest spot 170m away.
Shouldn't be here as it's deemed a flood risk with YOU! insurance and they won't insure dwellings
Small pockets only around village
Strongly against
The direction of growth is supported however the scope should extend to surround rural areas to reduce the lot size restrictions to reflect the intensive growth expansion to the central parts of Ohoka. For example reducing the 10 acre restrictions to a 5 acre restriction.
The Ohoka map shows growth out to the south west of the town which seems sensible. There is however another strip that runs down from the Ohoka township towards Threlkelds Road. This area lies outside the 200 year flood plain is currently divided into 4ha blocks. This area could be further subdivided because: A. minimal roading infrastructure would be required for development. B. the introduction of reticulated sewerage and water systems would have benefits beyond the new properties with positive environmental outcomes. C. would prevent further subdivision of productive land, The current practices of farming 4 ha blocks does not yield sustainable incomes or land use. D. The Ohoka township is well supported with social infrastructure being the school, garage and shop, market, community hall and recreation space. This space can easily accommodate further utilisation.
There should be no further land developed in the Ohoka drainage catchment area. The drainage system in Ohoka is at capacity and there are a number of homes in the lower catchment that are uninsurable due to flood risk. Flood modelling using Lidar information does not give enough emphasis to the as built environment, the influence of tidal flows and the Waimakariri river. Unfortunately past inappropriate developments have been consented in Ohoka.
Too wet and unsuitable for housing, also too close to Canterbury Pet Foods on Bradley's Road.
Too wet and unsuitable for housing, also too close to Canterbury Pet Foods on Bradley's Road.
Totally against anymore Subdivision
undesirable, unfair and out of character with the area
We should protect, promote and retain the historical nature of the Ohoka village and therefore limit large scale future subdivision

Would prefer Mandeville / Ohoka were primary areas for subdivision as already developed and service centre has established there too
Yes
Yes

Gressons Road

Absolutely not. The best land in Canterbury. Fernside better option. Use light safe land. Keep away from the airport.
Definitely can subdivide this area
General - The infrastructure is either not there, will be costly, or will degrade quality of life or services:
Good access to SH1
HortNZ does not support the proposed growth due to the versatile soils present throughout this area.
I do not believe development should take place here see my other submissions for my thoughts.
I support further development in this area
Less so-Heavy land and poor drainage
No
No expansion needed, sufficient existing RR lots, existing could be subdivided further to 1ha lots.
On existing small titles
Oppose as within liquefaction susceptibility area. Subject to coastal hazards and groundwater level changes.
Oppose. Gressons Road should not be considered. Proposed direction on high quality soils and has major cultural significance. Gressons Rd is major collector road and additional traffic should be discouraged.
Owners of the growth land at Gressons Rd, in support of proposal, approx. 30ha land. Was in 2010 plan. Submitter has progressed plans substantially since, held various pre-application meetings with staff. Now resolved issue with adjoining land subject to an adverse possession procured. Submitter has experience in consulting and implementing processes and protocols to address matters of importance to Ngai Tuahuriri through their Waikuku Beach development and will initiate consultation with iwi. Consultation taken place with NZTA and all access will be from Gressons Rd. Opportunity to connect to Waikuku Beach reticulated system, stormwater management can be provided, not at risk of flooding, completed a comprehensive geotechnical report, completed preliminary infrastructure servicing report, completed ground contamination assessment, resolved issues re private road which connected Gressons Rd to McDonald Lane (all docs attached to submission). Attached ODP. Can satisfy RPS requirements. Addressed the constraints listed in draft RRDS. Access to nearly community facilities and amenities. Appendices: 2010 RRDP, Submission to RRDP, Copy of new title, Request to Planning Advisory Group, Geotech Report, Ground contamination assessment, Infrastructure servicing assessment, Outline Development Plan.
Positive
Query effects of housing on intensive dairy farming. Focus more on Pegasus and Woodend.
Runanga's reluctance to develop this area should be seriously considered. Only secondary area, there are more attractive options first.
What is cost to remediate liquefaction susceptibility, connect to water and wastewater networks? How manage silent file area? Impact on versatile soils? What are Pegasus and Ravenswood zoned?
Would need to access SH1.
Yes.

Other Areas

<p>A suggestion: Over several decades now some residential developments described as lifestyle and income earning properties have failed on the income side and reduced both the value of the property and any opportunity to create an income stream. Our suggestion would be 'Is there the potential to subdivide some of these properties to smaller rural living sites, thus creating domestic living opportunities for a lower cost than further development of rural land? It may also produce a greater rating base for WDC and in turn increase the value of these non-performing properties. A well planned drainage and flood protection regime would decrease the potential flood hazard that would be created by further division of rural land. Traffic access: Tram Road traffic volume is still increasing, therefore longer slip lanes are essential for any future domestic development.</p>
<p>Allow 2km radius for rural residential around all area schools, supports the schools and takes pressure off Rangiora & Kaiapoi schools</p>
<p>Allow rural res on the outskirts of Rangiora, include property at 250 Coldstream Rd to subdivide to rural res because: Sports Centre commencing construction which will change submitters' rural outlook. Have not prepared background supporting info but can make available documentation for the sport field consent, state of land should be the same.</p>
<p>Allow San Dona area to be intensified. Olives did not prove viable. Mandeville Drainage Committee working on solutions for water issues and has presented viable options to WDC. Obvious choice for intensification due to proximity to Mandeville village, Sport Centre, primary schools. Offset costs to remediate drainage issues through increased targeted rates and development levy.</p>
<p>Allow San Dona area to be intensified. Within Mandeville Growth Boundary. Olives not economical and many lot owners have removed their trees. Mandeville one of the closest rural res areas to Chch (to support Chch commuter population). Proximity to Mandeville Village Centre and Sports Centre. Need to avoid remote green field areas. Work done by Mandeville Residents Association to investigate and report on flooding and drainage issues and there are long term solutions. Have Council sewage system and water supply. WDC rubbish collection service will shortly start and speed reduced to 50kmh in most streets.</p>
<p>Build closer to built-up areas that have all the services.</p>
<p>Cannot understand why the development of Mandeville has been taken only so far, has the amenities and support structure, but is restricted from further/denser growth. In my view this is the ideal area for expansion.</p>
<p>Close to Rangiora, there is demand at the fringe of town, for young retirees looking for amenities of town with its facilities and amenities but still wanting larger properties. Include submitter's land at 177 Oxford Rd. Over time, can become fully urban. Protects farmland. Land is stable and well-drained, 50+ha in single ownership. Good roading infrastructure, not compromise Rangiora Airfield, development can plan around high voltage transmission lines across property.</p>
<p>Consider settlements for growth to help support social and servicing needs e.g. Cust, Sefton, Ashley, West Eyreton, Loburn, North Loburn, Clarkville. Helps viability of community halls/centres, stores, service stations, schools etc. Enhance services including sewage, water supply, roading infrastructure etc.</p>
<p>Eyrewell is the fastest growing region according to the 2013 census and rapidly growing. You need to take this into account for residential development. As a business owner with 48 staff it is getting increasingly difficult to retain and get staff rental or houses that are not lifestyle blocks (cost prohibitive). Eyrewell is 2.5% of the Waimak area but growing exponentially. We have no publicly funded spaces, parks, schools (West Eyreton PS is across the one way bridge). Access is via three one way bridges (Waimakariri gorge, Pointz road bridge and South Eyre Road bridge). There is no mobile phone coverage and a complete lack of broadband and basic infrastructure. Readymix have a depot just over the South Eyre road one lane bridge taking shingle out of the Waimakariri river 24/7 but no improvements have happened to the road. In the last year, we have had to claim for 5 employees who have had shattered windscreens from the stones being dropped on the road by these trucks.</p>

<p>South Eyre road is cracking and potholes are patched only to re-appear days later from the constant movement of trucks. Basic safety concern for employees! Widen roads and turning off lanes needed on Downs road, Pestors road and Pointz road. Road infrastructure for Eyrewell is one way bridges at Hayward Road, South Eyre Road, Pointz Road and the George. Special residential zoning needed for this area to grow. The land is marginal for agriculture so this is a bonus. No more dairy expansion in this area.</p>
<p>Eyrewell so we can attract and retain employees. Need 1 acre blocks. No natural hazards. To discuss potable water. Need better roading infrastructure. Huge population growth. No community facilities, recycling station, no rubbish collection, no cell phone coverage or high speed broadband. Need special economic zone in Eyrewell. Need public transport.</p>
<p>Fernside, specifically 287 Oxford Rd (submitters' land), 307 Oxford Rd, 72 Mt Thomas Rd, 275 Oxford Rd, 28 Mt Thomas Rd, 263 Oxford Rd. These have limited productive farming contribution, roading and infrastructure is suitable for rural residential development, south side of Mt Thomas Rd has similar sized lots.</p>
<p>Grow Mandeville / Eyreton, good proximity to motorway. Allow subdivision of existing 4ha lots to 2ha with own sewerage but joint water, where existing well can supply other title, test water is potable. This would add another 50 houses. Lots of 2ha lots in Clarkville. Grow Clarkville and Eyreton</p>
<p>Grow Mandeville, especially near new business area.</p>
<p>I understand that the council omitted to look in the eastern/southerly direction of Woodend township. I would like my 47acre property at 16 Fullers Rd to be strongly considered for Rural Residential re-zoning. I believe my property should be considered for a primary growth area because- *Of its close proximity to Woodend township for community, social, retail, services & employment opportunities. * Connection to reticulated wastewater on Nth boundary * Online soil map - well drained deep silt loam * Good transport connections via SH1 & close proximity to Woodend Beach Rd access ramp to future Eastern Bypass * Too small an area for viable agriculture * Considered to be very low risk flood area * High demand for 1 ha properties in the area</p>
<p>Include land at Lehmans Rd (support in principle submission made by others) as rural res, to include whole of racecourse land as future of course is uncertain. At least include south boundary of course land to extend current Res 4A zone.</p>
<p>Include land either side of Island Rd, from Silverstream down to Tram Rd or Neeves Rd for rural res development as it's close to a main centre, meet shortfall of current rural res in area, land has limited productive rural use potential, majority of land not subject to natural hazards. Some is under airport noise contour but can design accordingly and Silverstream is example that housing can occur under noise contour.</p>
<p>Include land west of Lehmans Rd, north of Oxford Rd owned by submitters + land in support of being rezoned as rural res listed in submission (total approx. 41.4ha largely in current 4ha lots), rezone in immediate future. Reasons: ideal urban edge location to support existing infrastructure and facilities; there is limited existing provision of rural res at Rangiora urban edge; Lehman Rd long term western boundary of Rangiora according to DDS; highly desirable place to live; complements mix of Res 2 and Res 4A on opposite side of Lehmans Rd; can be readily serviced; land not being used as productive now (4ha lifestyle blocks); not subject to constraints in DDS constraints map; no nearby intensive farming which could result in reverse sensitivity; feasible to develop; good ground conditions; rural res is preferred over 4ha lifestyle blocks. Excluded on basis that development could compromise long term growth of Rangiora to west, but DDS does not signal this direction. In very long term (30-50 yrs), land south of Oxford Rd could be future urban. Can future proof rural res development for longer term full urban development, e.g. layout of roading and other services. Rural res areas don't need to adjoin rural zone provided they are designed to ensure lot layout and other design measure retain appropriate degree of 'ruralness' within subdivision.</p>
<p>Include Mandeville. Area to north of Millfield is not prone to resurgence and has excellent drainage. Existing infrastructure, closest to Christchurch for commuters, also close to Rangiora and Kaiapoi. Rural res could be bounded by Tram, Wards, No10 or Two Chain Rds. Make use of Mandeville</p>

<p>Commercial centre, domain and sports ground. Rezoning could be extended to include Swannanoa. Rezone property at 121 Wards Rd (right on northern edge of Millfield) as subject to reverse sensitivity issues and there's continued conflict with neighbours.</p>
<p>Include north Mandeville properties in growth areas: 133, 135, 137 Wards Rd; 121 Wards Rd; 93 Wards Rd; 143 Wards Rd & 1136 Tram Rd; 490 No.10 Rd (together 35ha). Has potential for about 30-40 new lots (based on 5000m²). Mandeville does not trigger any preliminary assessment criteria. Coherent and obvious fit to Mandeville community. Community has changed since growth boundary put in place - increased subdivision and amenities available. None of these properties and groundwater resurgence issues, drains well. Provide access via No.10 Road, create a connecting road from No.10 road to Wards Rd. Can design around the two high voltage lines that pass through with planting etc. Minimal flood hazard. Current use of sites is suboptimal, not productive or economic.</p>
<p>Include properties from 219 and 221 Gladstone Rd up to the northern part of Copper Beach development, to make consistent with Copper Beach development. These are already below 4ha in size. Not strictly rural, 219 Gladstone Rd is split into 2 properties (7ac and 3ac). Public water wells on neighbour's property (207) would be better protected if land rezoned to Res4, reduce risk of effluent. Septic fields would be removed once developed. Easements to wells not high quality. Closest area to Christchurch, commutable and financially viable. Gladstone Rd good access. Ability to connect to services. Within Woodend/Pegasus water scheme. Good drainage.</p>
<p>Include Prosser land northern boundary of Mandeville (70ha of 115ha), reconsider Mandeville Growth Boundary in context of RRDS. Site not seriously affected by undercurrents and ground water resurgence. Can integrate into Mandeville settlement, not piecemeal development, support new commercial area and community activities. Able to be serviced, support upgrading utility services (servicing and land drainage/waterway enhancement possibilities Appendix B). Rural character assessment concluded that lower plains has potential to absorb further RR without adverse landscape character effects. Can manage sprawl effects through ODP and conditions - work with Council. RRDS demand likely under estimated. Site can provide another 80-100 lots.</p>
<p>Include strip of 859 Tram Rd, 82&83 Ohoka Meadows Drive, and 374 Mandeville Rd as growth area (east of Mandeville). All have existing council reticulated water supply, access to greywater sewer disposal, walking distance to commercial centre, not prone to flooding.</p>
<p>It would seem that the San Dona Olive subdivision has been ignored in this exercise. There does not seem to be any logical reason for this. San Dona consists of approximately 100 sections. Each of the sections is about 1.5 hectares, and each was originally planted with 500+ olive trees, which were expected to provide an economic use of this land. Experience over the last 20 or so years has categorically proved this not to be the case. In fact, the great majority of the residents have removed their trees, with the land being used to run a few sheep, or a horse or two, or nothing at all. This means that the potential of about .75 hectares of each section is being wasted. If each section was permitted to be subdivided into two, there is the potential for an additional 100 residential properties to be created, with no requirement to retire some 75 hectares of productive land, and the substantial infrastructure costs associated with a new development. The Council has recognised the residential/rural nature of San Dona by imposing a 50kph speed limit throughout the development (citing the Millfield and Mandeville Park subdivisions for doing so), by offering a recyclable material, and a general refuse collection service, and by connecting the grey water produced by the properties to the Council disposal scheme. The final stage of this recognition must be to add the San Dona development to the permitted residential/rural list.</p>
<p>Rural residential growth should also be allowed for all the way down Parsonage Road in Woodend. This is clearly now an area between Woodend and Pegasus townships which should no longer be rural zone but provide for additional residential development. It is close to school, shops and amenities and public transport route. Parsonage Road is not a through road and can safely accommodate the additional traffic.</p>
<p>Should have higher density rural res adjacent or close to existing greenfield areas. Need a rural res zone adjacent to Rangiora with min lot size of 2000m² and average of 3000m² (in line with NPS</p>

definition of 'rural lifestyle zone'. Adjacent to and west of Lehmans Rd. Areas adjacent to Rangiora that are/were Res4 did not proceed as not enough economic yield (RPS density restrictions). RR on edge of town does not foreclose long-term growth if done with ODP to future proof. Examples of this in Selwyn. And/or make area south of Johns Rd, west of Lehmans Rd, adjacent to private school under construction large lot residential.

Small titles 2500m2 to 1 ha. exist throughout Waimakariri rural areas, and are in areas that were historically small settlements. These areas still have a cluster of housing and a unique small settlement name, such as Gammons Creek, Coopers Creek, Tuahiwi, Woodend. They are different to the rural areas that were always in large titles, dedicated to farming, so have different amenities, and the people who live there like their unique environment. So all of these existing small titles should be able to have a dwelling put on them as of right, because the people who own them expected to be able to USE them. It should come under Existing Rights for Existing titles.

Support upzoning Ballarat Rd in current north west Rangiora RR zone within PIB

The Rangiora boundaries are important to consider. The Lehmans Road and Fernside Road areas are well suited to smaller lot sizes and a submission has been made 2017 showing a rural-residential option for Lehmans Rd that left open the possibility for further subdivision in the future. It would be an excellent opportunity for the town to have a selection of larger land sizes at the boundary that enable those who want just an acre or so of land close to amenities.

There is demand for 1000-3000m2 sections & should be provided for in RRDS at urban edge locations. Should not have blanket exclusion of locations adjoining main towns. Can include directions not identified for future long term growth in DDS, e.g. west of Lehmans Rd. Advantages such as servicing with reticulated services more economic, strong demand due to proximity to services and facilities of main towns, support consolidated development with access to public transport, services and facilities. Can future proof development so can accommodate full urban development if needed later (e.g. in Selwyn). Include Dawsons Rd & Ashworths Rd; San Dona intensification to average 5000m2, 82A Ohoka Meadows Drive and adjoining property north. Include also Fernside, land between Oxford Rd and Mt Thomas Rd (owned by Toomeys, Frank Stace, Ascend Construction, McHughs, B Collins Trustee, Friedrichs). Include southeast Woodend included in 2010 RRDP not yet developed including 110 Parsonage Rd.

Top end of Bradley road and our area should be included we are surrounded by smaller sections so why will we be skipped over?

We have been resident in the San Dona Olive growing area since 2002. We are concerned that the WDC has chosen to not include this area for future intensification. This area was developed by Mr B Thompson circa 1997-98 after attending an "Agro-Tourism" tour in Italy to investigate Olive growing. We very strongly believe that additional green-field rural/residential development should be limited and existing areas adjacent to the main growth, and retail, areas of Mandeville should be actively considered, and permitted. Those wishing to subdivide fully appreciate that there will be costs involved, and in general terms it is not an attempt to make a lot of money. Many of those living here find that 16,000m2 is too much to maintain. From our own surveys we believe that a number of property owners will not immediately subdivide, (if ever during their tenure) but would like the option to be able to do so, or to have that option available to a prospective purchaser. Furthermore, we believe that property owners would only require (if they so choose) a modest subdivision ratio, say to a minimum property size of 5000-8000m2. The increase in ratepayer numbers and developer contributions would more than offset any works or remediation costs, and therefore provide a net increase to the WDC income.

We support the submission by Fiona Mules/Wally Radford which was presented by Fiona Ashton for the draft Waimakariri Development Strategy. This identifies land west of Lehmans Road to be suitable for rural residential development. Although on the town boundary it could be future proofed so it is not problematic if it was ever needed for future urban development. We have lost so much rural residential land close to Rangiora (eg River Rd) it now leaves limited choices for people wanting this

lifestyle. We think the council is looking too much at the residential future of the west side of Lehmans and ignoring what's needed now.
What about lifestyle blocks being able to be divided up into 5acre lots.
Woodend South East, around existing 4A development at Copper Beach.
Would like to see the San Dona Olive sections included in the proposal. It makes no sense for them to be excluded. In fact it would be unfair for these residents to be treated differently
Yes you have missed San Dona Olive Grove as part of the growth area and to be rezoned Rural residential as previously promised. We wish to put in a formal submission at the hearing of the Rural residential draft strategy.
Zone rural res area between Woodend and Pegasus and along Gladstone Rd to provide developed rural link between Woodend, Pegasus and Gladstone Park. Linked to existing Pegasus Rural and Copper Beach rural res. Within walking/cycling distance to dog park, Woodend beach, Pegasus beach, Tutaepatu Trail, Gladstone Park, Pegasus town and school, Woodend town centre and school - reduces vehicle movements. Access to existing infrastructure, water supplies, capacity for future water take, sewerage main line runs down Gladstone Rd. Free draining. Bypass won't have major impact on linking communities.

Other Comments

In making this submission, I am acutely aware of the fact that the Council has not made any attempt to inform property owners how they may financially (i.e) rating affected by proposed Zone changes.
4ha properties are not 'producing' lots but lifestyle.
Allow dwellings on historical titles in rural zones smaller than 4ha to become permitted activity. Doesn't need to be automatic right in new DP but where evidence it won't generate adverse effects on rural environment, e.g. avoid reserve sensitivity. Such an area near Ohoka from Ashworths Rd to McRoberts Rd/Barkers Rd, bordering Mill Rd and Main Drain Rd. Rural production concentrated in northeast corner thus the south and west no longer have a rural outlook. Most of Ohoka already less than 4ha. Impact of permitting dwellings on such vacant historical titles is insignificant in comparison to trend of 4ha subdivision. There is a cluster of properties (4ha) that form a community. Ashworths Rd is major feeder road into Rangiora.
Allow historical titles on land of less than 4ha to be utilised by owners to either subdivide or build as of right.
Board is supportive to proposals. Urges Council to ensure there are Council owned and maintained reticulated water and sewerage schemes in place for developments and private wells and water supply schemes should be avoided.
Change 4B at Ashley, Mandeville and Swannanoa to average 5000m2. Council should rezone land and put in sewerage system and charge back to landowners when they created titles, like in Mandeville. Septic tanks in Ashley breaking down. Process of a plan change with a number of property owners is very difficult. Could owners just install a pump to pump dirty water to Council pipe line instead of completely changing their septic tanks to expensive new system?
CIAL supports RRDS, in particular avoidance of any areas under the noise contours. Notes these are being revised which will be made available to WDC later in 2019.
Comments relating to shelter belts and species of plants.

Concerned about the 'big picture' and fast growth of option for rural living. Carving up good productive farmland is not good forward planning. Enough capacity now.
Costs to the ratepayer?
Council needs to be very clear on infrastructure requirements for each area and how this will be funded. Land owners need to be able to factor costs into the equation.
Drainage plan attached for Mandeville.
Generally support all growth directions. But need more clarification on 'critical mass' to connect to services. Support general approach of growth directions rather than specific sites as appropriate size and specific locations will be affected by commercial feasibility. But fails to consider future development areas for long term (10-30yrs), so is contrary to NPS-UDC. Limited consultation with landowners. Lacks assessment of different rural res housing markets within the District. Demand figs likely too low, especially as some locations may not develop in short/medium term. RRDS could identify range of potential suitable sites and effectively operate a 'floating zone' and allocate on first in first served basis to the max supply.
Growth is getting further for infrastructure, water is onsite wells. Orchard Pl has own sewerage systems but water to tanks from Kaiapoi supply. Extend along Island Road. Glengarry Lane lots have own water & sewerage. Why spread further west? Need another bridge over Waimakariri.
I acknowledge that this is a strategy and needs to be accompanied by a review of the District Plan. However in that regard, the current rules for Rural Residential lot sizes allow little flexibility. There are numerous lots (such as mine) which would result in lot sizes a little less than the desired 1ha blocks (in my case, 3.94ha). It would be beneficial to allow a small amount of flexibility in this, such as sizes of 1ha +/- 5%
I am not in favour of more, good farm land being subdivided into 10 acre blocks. Most people only want enough for a pony or a few sheep, smaller blocks should be considered. People on 10 acres do not usually have the equipment needed to run them properly and so we have large areas of dangerous dry uncut grass to name one example. Having small expensive sewerage systems is hard to sustain, the rates are very high for such schemes, new subdivision should be connected to the main sewerage schemes.
I think the areas identified seem appropriate. See my comments above. Happy to be contacted to discuss.
I understand the Council rural water supply currently runs along Two Chain Rd adjacent to our property.
I welcome a rural residential development plan which has been sadly lacking for the last 30 years. The inflexible 4ha subdivision rule has seen 4ha blocks spring up in the most unlikely areas with no amenities and often a long distance from service centres. Take for example subdivision along South Eyre Rd or Depot Rd Oxford where all of sudden there is a cluster of 4ha blocks in the middle of the rural area. It is far better having a planned subdivision strategy where subdivision is allowed for a 1 or 2ha block centred around service areas. Most 4 ha blocks are not farmed productively with the now acknowledged serious loss of rural farmland and a smaller block of 1to2 ha is all many people interested in the rural lifestyle require to keep a pony or a few pet sheep. I look around the district and see good examples of closer rural subdivision eg Ashley between Boundary and Marshmans Rd,

Adrian Sparks subdivision at Loburn, Swannanoa etc but unfortunately there are more examples of poor subdivisions in the middle of no-where with no services on poor land.
I would like to see compulsory rainwater collection and grey water recycling as part of new building consents.
Indicative arrows are too vague to make informed decision, no info on projected size of area or projected number of lots. Growth can cause congestion on Tram Road, has there been discussions with NZTA re double laning or with median strip? What constitutes 'economically provided'? Would merging of 4A and 4B zoning provision apply to existing zones? What is Council's reticulated water supply and wastewater scheme? What are estimate costs to connect? Differentiate 4A and 4B zones in maps.
Keep airfield as a safety options for Swannanoa residents. Reduce speed on Tram Rd from No10 Rd to Two Chain.
Need coordinated system for trimming frontage of Fawcetts Rd for first km. Shading and potential ice risk in winter.
Need further thought how strategy fits within broader CRPS and Our Space framework, e.g. urban consolidation and land use transport integration. Need to consider how RR expansion impacts on urban development areas considered under Our Space, on downstream transport network in Christchurch. Expand on how RR contribute to housing capacity targets under Our Space required by NPS-UDC.
Need more guidance and assistance from Council to rezone and consider land use options.
Need to further ensure reduced speed during school hours around Swannanoa school by roading design that encourages reduced traffic, and/or a layby designed for up to four buses to pull further off the road. School is positioned well to cope with growth.
Need to protect the ability to operate, maintain and upgrade the Main North Line (MNL) rail corridor and KiwiRail encourage land use near the railway corridor that do not compromise the short or long-term ability to operate a safe and efficient rail network, day and night. Corridor skirts the western side of Ashley. Railway line not notated in Strategy. Development adjacent to railway needs to be resilient, including reverse sensitivity issues considered and managed. These include noise, vibration, safety. Can achieve through boundary setbacks, requirement for noise and vibration mitigation for structures containing noise sensitive activities. Also, no new crossings to be formed and need to ensure increased use of existing level crossings are safe.
Need to protect valuable and productive soils, waterways, wetlands, trees when subdividing land.
Need to stop 4ha subdivision as results in loss of large areas of good productive farm land.
New rural res areas should be average 2,500m ² , no larger than 5,000m ² . Should allow intensification in existing RR areas to match new densities. Up to 10% of lots (existing and new zones) should be well below min size, i.e. 600-1200m ² . Agree new RR should be around or within existing nodes. Agree to avoid RR outside of main towns. Council to be more proactive to developing ODPs to create a village. New RR should not straddle important transport routes. RR nodes should only be max 1-1.2km dimension. Should have rural land between RR areas, around 5km. Should allow new RR nodes to be created and provide guidance.

Notes significant flooding in San Dona area.

Ohoka will sprawl into Mandeville and lose its special established, rural and historic character as protected by the District Plan. The corner of Mill and Bradleys Road has historical significance with the railroad siding still there. Chicken hatchery and dog food processing plant on Bradleys Road are adjacent to the proposed developments area. Your survey results state clearly that 69% of respondents do not want more rural residential development. Smaller sections on Mill road have been for sale for at least 4 years and still remain unsold, Millfield development also still has sections for sale- if sections of varying sizes in Ohoka were in demand then these surely would have sold. High water table and drainage issues on the land. The proposed rezoning of land extends beyond the circle drawn around the town in the 2010 report

Oppose continued subdivision of genuine rural land for low density residential use. Need to make efficient use of land and support existing infrastructure within settlements. Need to stick to town boundaries. Current 4ha minimum has resulted in intermittent res settlements. Large lot / low density res development does not retain rural character, as there are visual issues (prominence of built form) and treatment of interface between road edge. Term 'rural residential strategy' is misleading as identifies with 4ha lots. Use term 'urban lifestyle' or 'urban homestead'. Should be the interface zone between urban and rural. Starting point should be current or future max lot size in urban settlement rather than min subdivision size of rural land. Ensure growth strategy is realistic and controllable to prevent lower density lots being over-run by future urban expansion of higher density. 1ha size not large enough to be economic or small enough to be easily maintained and a waste of land. Instead, should have 0.5ha max and range down to min of 0.25ha, which would make more efficient use of land, support local infrastructure, reduce travel distance to settlement centres, increase lots to the market.

Oppose intent to simplify rural res zoning by having single zone and density as this is not the intent of the CRPS and only Ohoka & Gressons Rd are in Greater Chch where 1-2 hh/ha apply, is not concluded by the Character Assessment. Need 2 rural res zone: adjacent to Rangiora 2000m² min and 3000m² ave, and in greater district of 2hh/ha.

Overall HortNZ supports more intensive urban development rather than further dividing up the rural zone through extending rural residential areas. There is increasing pressure on the food production system in NZ with versatile soils being rapidly converted to urban land uses. Councils need to consider these strategies through a broader lens of how this conversion may impact existing and potential future food production at the local, regional and national level.

Reducing rural restrictions for plot sizes to a minimum of 5 acres instead of 10.

Should intensify development in existing RR areas as many sites are underutilised and owners want smaller lots. Allow for more efficient provision of services and improve sense of community. Support new RR to be connected to existing nodes. Opposes any new RR on fringes of existing towns as this leads of problems when town needs to expand in future. Oppose new RR to have direct access to arterial and collector roads as lead to degradation of LoS of these roads. Oppose RR on both sides of an arterial or collector road as dissects communities and generates traffic. Reduce new RR t average 2,500m², max 5,000m². Allow up to 10% of lot sizes to be between 600-2500m².

Should remove distinction between primary and secondary growth areas.

Should require at least solar energy for water heating. Install PV panels. Need better public transport. Plan cycle and footpaths as part of subdivisions and reserves.
Still plenty of capacity. Don't rezone any more land. Avoid versatile soils (last resort), protect biodiversity, landowner affected by cultural site consulted along with Runanga, avoid areas prone to rising sea levels, consult with all affected parties impacted by reverse sensitivity.
Subdivision should be limited. 4ha blocks do not produce an economic return.
Support process to identify appropriate areas for growth. Strongly support key criteria for shortlisting, consistent with the RPS. Commend identification of constraints.
Support upzoning Ballarat Rd in current north west Rangiora RR zone within PIB
The biodiversity map on p38 is not appropriate for use in this planning context. It was compiled from LENZ information to guide the Zone Committee on large scale biodiversity values. In the area labelled as "low" value due to the huge loss of indigenous species, vegetation and habitats in this area, ANY indigenous plant, animal or habitat is of high value. The map cannot show these features in any of the proposed growth areas; for example scattered plants along fence lines or birds feeding in wet paddocks. Indigenous biodiversity associated with waterways is not recognised. In the text, only biodiversity sites identified as "significant" are considered. In practice growth could affect any biodiversity values there. It is essential that all indigenous biodiversity is considered in identifying proposed growth areas; and that any development proposals within any new zones contain an assessment of effects on ecological values as part of the AEE accompanying applications. I would like to speak to my submission, but will be overseas 2 May to 10 June so realise that this may not be possible.
There should be a maximum restriction on Business Operations running from Rural Residential areas / homes: - no more than 3 'commercial / Business use' prime mover units per Acre - vehicles must be parked on the property - suitable access must be provided so that: - - other road users and pedestrians safety is maintained e.g. vehicles must have access to allow sufficient 'swing to enter and leave the property without 'leaving the road / mounting the curb or verge' - - operations / vehicle movements should be restricted to the hours of 06:00 to 20:00 Operations in excess of this quantity should be required to operate from non-residential areas / commercial / industrial premises. Existing operations, if concerned, should be required to reduce to the new level, or relocate within 5 years.
They need to concentrate on areas that have facilities already in place like school, hall, pub church etc. Like the Ashley Village. 4 hectares is far too large for most people to enjoy.
This area is growing fast because of bring the supermarket, garage and some shops, etc. Tram road of this area is getting busy and more people come and visit. Also it takes only about 20 minute from the airport and the city.
This is additional feedback to previous submission. Became aware that property owners seeking combined block bounded by No 10 Rd, Tram Rd & Wards Rd be included as rural res. Strongly opposed as this is adjacent to Foundation Foods' factory and will likely cause reverse sensitivity issues (factory can omit odour that are compliant with resource consent).
Too much pressure on roading / stormwater / water and destroys the feel of the Ohoka village.

Trees & rural views mentioned - take overall impact when deciding size and density. Swannanoa is rural vistas, no trees. Put too many houses & you take that away from the point of living there. Ohoka, Clarkville- loads of trees, closer to Christchurch and proximity to Rangiora means less demand for 4ha. Get rid of the 4ha in closer suburbs and larger plots further out? Clarkville definitely should not be 4ha, so much wasted land that isn't used for anything. Look at what the population are doing with the land, would it be better as smaller plots.

Use light, less productive land. Close to main travel routes. Limit size to no more than 1- 4000m2. Must have own grey water system.

Would your plans be to have 5 acre minimum?

You mentioned in your draft the "land to the EAST" (Swannanoa) "Versatile soils" I agree this is nice land to farm, however the economies of scale means this 20ha is definitely a lifestyle operation and the profits from traditional farming practices do not provide a viable long term operation. Currently used to fatten Beef, also now starting to grow Christmas trees. We will be providing information in a submission. This will address storm water / roading and general planning information from appropriately qualified companies :)

Need to ensure population growth is able to be accommodated by a ready supply of sand and aggregate necessary for the associated infrastructure development and also to ensure that access to a key natural resource of value to the district is not inadvertently shut off. Need to be mindful of fact that mineral and aggregate deposits are limited in quantity, location and availability - planning must provide for adequate access and Council needs to ascertain location of all such areas in the District to avoid otherwise incompatible activities, i.e. residential. Need to avoid reverse sensitivity effects. Include the term 'mineral extraction' when seeking reverse sensitivity avoidance with activities such as quarrying to allow for future mining. Consider location of residential expansion at optimal distance from potential quarry areas so transport costs/emissions and congestion is minimised.

Appendix B: Summary of each submission received

<p><u>John Richardson</u> Ashley/Loburn Cannot accommodate more growth in Ashley/Loburn without alternate water supplies. Major source of HDC scheme is north of Ashley River and is subject to restrictions when river falls below a minimum flow. Need further significant investment to meet NZ Drinking Water Standards.</p>
<p><u>Gordon Smith</u> Swannanoa Support growth Oxford Enlarge town, increase population Ashley/Loburn Reasonable access to SH1 Ohoka Enlarge town, increase population but three-lane Tram Road Gressons Road Good access to SH1 Other Areas Grow Mandeville / Eyreton, good proximity to motorway. Allow subdivision of existing 4ha lots to 2ha with own sewerage but joint water, where existing well can supply other title, test water is potable. This would add another 50 houses. Lots of 2ha lots in Clarkville. Grow Clarkville and Eyreton Other Comments Growth is getting further for infrastructure, water is onsite wells. Orchard Pl has own sewerage systems but water to tanks from Kaiapoi supply. Extend along Island Road. Glengarry Lane lots have own water & sewerage. Why spread further west? Need another bridge over Waimakariri.</p>
<p><u>Doug & Alison Allington</u> Swannanoa Growth to east and south within a 2km distance from school. Most properties here not used for farming and under 4ha. Then children don't need to cross Two Chain or Tram Roads to get to school. Also brings closer to Mandeville. Other Areas Allow 2km radius for rural residential around all area schools, supports the schools and takes pressure off Rangiora & Kaiapoi schools Other Comments 4ha properties are not 'producing' lots but lifestyle.</p>
<p><u>Rita Macfarlane</u> Swannanoa</p>

<p>Oxford Include 22 Harewood Road (Valuation number 2153331700), borders Oxford and is close to school and town centre.</p>
<p><u>Don Robertson</u> Ashley/Loburn Support Ashley growth, own property along Dixons Rd running east. Support extending existing settlements. Good access to roads and potential to link to reticulated sewage into Rangiora. Other Comments Need more guidance and assistance from Council to rezone and consider land use options.</p>
<p><u>Helma Fox</u> Swannanoa Oppose growth, came from town to get away. It's already hard to get out of Two Chain Road onto Tram Rd.</p>
<p><u>Lara Nicholson</u> Oxford Concerns around urban people complaining about animals on lifestyle properties - smell and noise</p>
<p><u>Bin Zhad</u> Oxford Develop west side of Bay Rd, there's a tar sealed road, town centre is handy and centralises the township</p>
<p><u>Paul and Julie Kennedy</u> Other Comments Support upzoning Ballarat Rd in current north west Rangiora RR zone within PIB</p>
<p><u>Jeneane Hobby</u> Ashley/Loburn Support developing west of Cones Rd, proximity to Rangiora. Retain character of the Down with rural lifestyle feel. Develop between Lower Sefton Rd & MDF plant as low density 4A and 4B level. Area has evolved. Value village community. Concerns about water restrictions of HDC scheme.</p>
<p><u>Jocelyn and Paul Scottorn</u> Swannanoa Grow to east on same side of school, then kids don't need to cross road. Land not subject to flooding or e/q risks. Could expand school for community space and parking. Make density .25ha close to school. Infrastructure in place. Growth other side of Tram Rd is not safe for school children. Other Comments Keep airfield as a safety options for Swannanoa residents. Reduce speed on Tram Rd from No10 Rd to Two Chain.</p>
<p><u>Joe Boulton</u> Oxford Infill instead of outward growth, e.g. behind Workingman Club. Not interested in developing their land along High St joining Weka Street.</p>

<p><u>Graham King and Janine Clarke</u> Ashley/Loburn Oppose growth east of Ashley village, own 70 Canterbury St, 56 Canterbury St, 39 Wellington St, 23 Auckland St. village is quaint and changes in population will have negative impact. 70 Canterbury St is dissected by large drain with overflows. Neighbour at 2 Auckland St (under growth arrow) has had to build a ditch as works to their land has resulted in flooding to submitters' property. Concern if this develops rural res, it will have detrimental effect on submitters' property. Also concerns if more septik tanks were introduced as there are already many local issues.</p>
<p><u>Judith & Geoff Annear</u> Ashley/Loburn Support developing Ashley, own 8ha on Boundary Rd and are willing to sell.</p>
<p><u>John & Kerry Mckenzie</u> Ashley/Loburn Support growth, great with new bridge and Ashley needs sewerage pipe to Rangiora.</p>
<p><u>Richard G Deacon</u> Other Comments Comments relating to shelter belts and species of plants.</p>
<p><u>Doug and Julie Guthrie</u> Swannanoa Support, excellent area close to school Ashley/Loburn Support, grow block north of Fawcetts Rd bounded by Cones, Boundary and Dixons Road, and lower speed limit, well connected to Rangiora. Other Comments Change 4B at Ashley, Mandeville and Swannanoa to ave 5000m2. Council should rezone land and put in sewerage system and charge back to landowners when they created titles, like in Mandeville. Septik tanks in Ashley breaking down. Process of a plan change with a number of property owners is very difficult. Could owners just install a pump to pump dirty water to Council pipe line instead of completely changing their septik tanks to expensive new system?</p>
<p><u>J and ME Birdling</u> Ashley/Loburn Support more rural res, happy for Council to rezone their land at 87 Fawcetts Rd but not in position to do plan change themselves.</p>
<p><u>Felicity Blackmore C/- Planz Consultants Ltd, Attn: Dean Chrystal</u> Other Comments CIAL supports RRDS, in particular avoidance of any areas under the noise contours. Notes these are being revised which will be made available to WDC later in 2019.</p>
<p><u>Peter and Rhonda Sherriff</u></p>

<p>Swannanoa Does not have same level of amenities and services as Ohoka does</p> <p>Oxford Oppose growth as too far from eastern main centres which would impact on traffic volumes.</p> <p>Ashley/Loburn Picturesque area</p> <p>Ohoka Excellent location with services already available. Support growth. Own the property under the growth arrow south of Mill Rd. In currently a dairy farm that needs expensive upgrading and would rather seek a dairy farm elsewhere. Farm has reticulated water supply and wastewater network down Bradleys and Mill Rd.</p>
<p><u>Ann and Trevor Henderson</u> Ashley/Loburn Support growth, own land at 49 Fawcetts Rd under north Ashley growth arrow. Ashley has seen many improvements to footpath, cycleways and new bridge. Smaller blocks of land would allow downsizing but staying in area. Sewerage system of Ashley would benefit the area greatly.</p>
<p><u>Pam Butler, KiwiRail</u> Other Comments Need to protect the ability to operate, maintain and upgrade the Main North Line (MNL) rail corridor and KiwiRail encourage land use near the railway corridor that do not compromise the short or long-term ability to operate a safe and efficient rail network, day and night. Corridor skirts the western side of Ashley. Railway line not notated in Strategy. Development adjacent to railway needs to be resilient, including reverse sensitivity issues considered and managed. These include noise, vibration, safety. Can achieve through boundary setbacks, requirement for noise and vibration mitigation for structures containing noise sensitive activities. Also, no new crossings to be formed and need to ensure increased use of existing level crossings are safe.</p>
<p><u>Greg Inwood, Woodend Beach Road Development Ltd</u> Other Areas Woodend South East, around existing 4A development at Copper Beach.</p>
<p><u>Alan and Margaret Fraser</u> Ashley/Loburn Support development. Own land at 25 Boundary Road north of Ashley north growth arrow.</p>
<p><u>Gill Curtis and Wayne Dyer</u> Other Areas Allow rural res on the outskirts of Rangiora, include property at 250 Coldstream Rd to subdivide to rural res because: Sports Centre commencing construction which will change submitters' rural outlook. Have not prepared background supporting info but can make available documentation for the sportfield consent, state of land should be the same.</p>
<p><u>Pete and Liz Calder</u></p>

<p>Ashley/Loburn Support development. Own land at 30 Boundary Road at Ashley north growth arrow. Nearing retirement and subdividing would allow downsizing. Two road boundaries, HDC water scheme goes through middle of block, Ashley School on south.</p>
<p>Jamie Robert Tapp Oxford Support growth in south east area, instead of growth in north area. Own land at 14 Barracks Rd and would consider subdividing. Prefer growth around Barracks/Weld/Oxford Rd area, use current roading infrastructure. Area to the north would bring more traffic through residential area.</p>
<p>Vivienne Margaret Garrett Oxford Oppose direction north, support growth direction south east. Prefer growth to be around Barracks/Weld/Oxford Road triangle to better use current roading / infrastructure. North growth would put more traffic through residential area.</p> <p>Ashley/Loburn Fully support growth areas in Loburn</p>
<p>Victoria Elworthy, Foundation Foods Ltd Swannanoa While not opposed to further rural res development, Council needs to ensure it does not allow residential development too close to rural industrial activities as this might create reverse sensitivity. Foundation Foods has factory on 494 No 10 Road and produce stocks and glazes for commercial catering. Factory can produce noise and smells.</p> <p>Other Comments (Foundation Stocks and Glazes then provided additional submission on 10 April. Submission # 86)</p>
<p>Chris and Russell Cameron Other Areas Include land either side of Island Rd, from Silverstream down to Tram Rd or Neeves Rd for rural res development as it's close to a main centre, meet shortfall of current rural res in area, land has limited productive rural use potential, majority of land not subject to natural hazards. Some is under airport noise contour but can design accordingly and Silverstream is example that housing can occur under noise contour.</p>
<p>John D'Almeida Ashley/Loburn Support growth and extend to include blocks at Rossiters Road where there are 3 acre blocks already. Development will assist economy of the region and Rangiora.</p>
<p>John Kitto Ashley/Loburn Support growth, logical area to develop especially near Loburn Lea.</p> <p>Other Comments</p>

Council needs to be very clear on infrastructure requirements for each area and how this will be funded. Land owners need to be able to factor costs into the equation.

B and A Stokes, McCracken & Associates

Gressons Road

Owners of the growth land at Gressons Rd, in support of proposal, approx 30ha land. Was in 2010 plan. Submitter has progressed plans substantially since, held various pre-application meetings with staff. Now resolved issue with adjoining land subject to an adverse possession procedure. Submitter has experience in consulting and implementing processes and protocols to address matters of importance to Ngai Tuahuriri through their Waikuku Beach development and will initiate consultation with iwi. Consultation taken place with NZTA and all access will be from Gressons Rd. Opportunity to connect to Waikuku Beach reticulated system, stormwater management can be provided, not at risk of flooding, completed a comprehensive geotech report, completed preliminary infrastructure servicing report, completed ground contamination assessment, resolved issues re private road which connected Gressons Rd to McDonald Lane (all docs attached to submission). Attached ODP. Can satisfy RPS requirements. Addressed the constraints listed in draft RRDS. Access to nearby community facilities and amenities. Appendices: 2010 RRDP, Submission to RRDP, Copy of new title, Request to Planning Advisory Group, Geotech Report, Ground contamination assessment, Infrastructure servicing assessment, Outline Development Plan.

Jan and Chris McLay

Swannanoa

Oppose growth directions, encroach further into rural land, creates traffic issues and risks for children crossing to school, and continues to leave a gap between Swannanoa and Mandeville. Instead, develop block of land bounded by Tram Rd, Two Chain Rd, North Eyre Rd and No 10 Rd - big enough to be well planned. Incorporates school & preschool (safer), already rural res subdivision within this block. Think many landowners in block would support subdividing. Free drained land. Potential to connect to reticulated services. Need walking & cycling paths to Mandeville. No problem with high groundwater. Need ditch along west side of Two Chain Rd to stop flooding (like in 2014). Have a buffer zone of 2ha on roadside Tram Rd, Tw Chain Rd and North Eyre Rd. Balance of block can have 0.25ha.

Ohoka

Too wet and unsuitable for housing, also too close to Canterbury Pet Foods on Bradley's Road.

Alan and Emma Forsyth-Fox

Swannanoa

Oppose growth directions, encroach further into rural land, creates traffic issues and risks for children crossing to school, and continues to leave a gap between Swannanoa and Mandeville. Instead, develop block of land bounded by Tram Rd, Two Chain Rd, North Eyre Rd and No 10 Rd - big enough to be well planned. Incorporates school & preschool (safer), already rural res subdivision within this block. Think many landowners in block would support subdividing. Free drained land. Potential to connect to reticulated services. Need walking & cycling paths to Mandeville. No problem with high groundwater. Need ditch along west side of Two Chain Rd to stop flooding (like in 2014). Have a buffer zone of 2ha on roadside Tram Rd, Tw Chain Rd and North Eyre Rd. Balance of block can have 0.25ha.

Ohoka

Too wet and unsuitable for housing, also too close to Canterbury Pet Foods on Bradley's Road.

Andrew McAllister

Swannanoa

Prefer growth direction directly to east instead at 1275 Tram Road (21.245ha), could be in addition or as alternative to proposed growth directions. Attachments: map of site, Flood Model Assessment, Flood Hazard Assessment, Traffic Assessment. Opportunity for future walkway networks to school and pre-school. No constraints re opportunities to connect to services. Flooding assessment advice says there are three flow paths across sites and these appear not to pond after the event. These cannot be blocked and need to be retained in the future - development will have regard of this through earth-working to provide more formal narrow channels, filling areas outside paths to provide higher platforms, clearly demarcating flowpaths. Engineering solutions are technically feasible. School supports growth to the east. Land has best connection to existing social infrastructure. Airstrip to east has very low use and not considered a constraint. Development potential as is one landholding and is not economic to farm.

Martin Pinkham

Swannanoa

Oppose growth. Allow intensification of current RR properties south of Tram Rd. Tram Road would dissect the community.

Oxford

Support growth. But not on south side of Oxford Road as this is an arterial road and generation of traffic from one side to the other should be discouraged.

Ashley/Loburn

Oppose growth at Cones/Dixons Rd. Intensify existing RR south of Fawcetts Rd. Oppose growth north of Fawcetts Rd as this is an arterial road and traffic generation from one side to the other should be discouraged. Oppose growth on west of Cones Rd.

Ohoka

Ohoka should be primary area, not secondary. Allow intensification by making min lot size smaller.

Gressons Road

Oppose. Gressons Road should not be considered. Proposed direction on high quality soils and has major cultural significance. Gressons Rd is major collector road and additional traffic should be discouraged.

Other Areas

Grow Mandeville, especially near new business area.

Other Comments

New rural res areas should be average 2,500m², no larger than 5,000m². Should allow intensification in existing RR areas to match new densities. Up to 10% of lots (existing and new zones) should be well below min size, i.e. 600-1200m². Agree new RR should be around or within existing nodes. Agree to avoid RR outside of main towns. Council to be more proactive to developing ODPs to create a village. New RR should not straddle important transport routes. RR nodes should only be max 1-1.2km dimension. Should have rural land between RR areas, around 5km. Should allow new RR nodes to be created and provide guidance.

Shona Powell, Woodend Sefton Community Board

Gressons Road

Runanga's reluctance to develop this area should be seriously considered. Only secondary area, there are more attractive options first.

Other Comments

Need to protect valuable and productive soils, waterways, wetlands, trees when subdividing land.

Jim Gerard, Rangiora Ashley Community Board

Other Comments

Board is supportive to proposals. Urges Council to ensure there are Council owned and maintained reticulated water and sewerage schemes in place for developments and private wells and water supply schemes should be avoided.

Doug Nicholl C/- Edwina Cordwell, Oxford Ohoka Community Board

Swannanoa

Oppose growth due to continued flooding risk and 'split community' across Tram Road. Sea level rise and accompanied elevated water table is already impacting on this area - will cause adverse effects of water run-off from increasing built infrastructure, will be unable to effectively disperse ground and storm water.

Oxford

Oppose growth direction to north because of reverse sensitivity risks with large farming enterprise and associated effluent run off. Also flooding concerns. Support growth southeast.

Ohoka

Oppose growth because area identified is excellent farm land and must be retained. There is ample capacity that has not yet been developed, which will provide another 50 to 100 lots.

Other Comments

Notes significant flooding in San Dona area.

Cowley Farm Trustees Ltd C/- Eliot Sinclair, Attn: Paul Thompson, Cowley Farm Trustees Ltd

Ohoka

Should provide more flexibility and include land to the east of Bradleys Rd (401) owned by submitters. 12ha large. This was included in 2010 RRDP. Feasible because high groundwater conditions can be managed, land drains towards Bradleys Rd and within rated drainage scheme, majority of land avoids significant overland flow paths, southern portion with overland flow paths would not be developed for residential occupation. Happy to explore with Council to better manage flood risk e.g. improving and upgrading existing roadside drainage channel capacity and performance. Small block would not undermine character of village or versatile soils too much. Poultry farm is 560m north and does not affect land. Transmission line nearest spot 170m away.

Other Comments

Should removal distinction between primary and secondary growth areas.

Robert Loughnan

Swannanoa

Oppose growth to west, focus on north, in time link up with Mandeville.

Ohoka

Oppose as will continue to have drainage problems.

Gressons Road

Oppose as within liquefaction susceptibility area. Subject to coastal hazards and groundwater level changes.

M E Harris, Milford Farm Ltd

Gressons Road

Would need to access SH1.

Other Areas

Close to Rangiora, there is demand at the fringe of town, for young retirees looking for amenities of town with its facilities and amenities but still wanting larger properties. Include submitter's land at 177 Oxford Rd. Over time, can become fully urban. Protects farmland. Land is stable and well-drained, 50+ha in single ownership. Good roading infrastructure, not compromise Rangiora Airfield, development can plan around high voltage transmission lines across property.

Richard Black

Other Areas

Include strip of 859 Tram Rd, 82&83 Ohoka Meadows Drive, and 374 Mandeville Rd as growth area (east of Mandeville). All have existing council reticulated water supply, access to greywater sewer disposal, walking distance to commercial centre, not prone to flooding.

Carmel Rowlands, Environment Canterbury

Other Comments

Support process to identify appropriate areas for growth. Strongly support key criteria for shortlisting, consistent with the RPS. Commend identification of constraints.

Brian Price and Blair Andrews, Swannanoa School

Swannanoa

Do not oppose proposed growth directions but growth east instead would minimise increases and traffic and parking at the school. Parking on Tram Rd is an issue compounded by refurbished Community Hall, tennis courts, domain. Would like to encourage walking and cycling to school. Create connections, especially from Mandeville commercial area and subdivisions, sports ground and other areas in Mandeville. Consider a pedestrian underpass outside the school to improve safety for children.

Other Comments

Need to further ensure reduced speed during school hours around Swannanoa school by roading design that encourages reduced traffic, and/or a layby designed for up to four vuses to pull further off the road. School is positioned well to cope with growth.

Bob Gumbrell

Ashley/Loburn

Concerned about water supply. Need to rectify frequent restrictions on water before further development.

Other Comments

Should require at least solar energy for water heating. Install PV panels. Need better public transport. Plan cycle and footpaths as part of subdivisions and reserves.

Malcolm Taylor on behalf of Mandeville property owners

Other Areas

Include north Mandeville properties in growth areas: 133, 135, 137 Wards Rd; 121 Wards Rd; 93 Wards Rd; 143 Wards Rd & 1136 Tram Rd; 490 No.10 Rd (together 35ha). Has potential for about 30-40 new lots (based on 5000m²). Mandeville does not trigger any preliminary assessment criteria. Coherent and obvious fit to Mandeville community. Community has changed since growth boundary put in place - increased subdivision and amenities available. None of these properties and groundwater resurgence issues, drains well. Provide access via No.10 Road, create a connecting road from No.10 road to Wards Rd. Can design around the two high voltage lines that pass through with planting etc. Minimal flood hazard. Current use of sites is suboptimal, not productive or economic.

Chris Greengrass C/- Kay Rabe, Kaiapoi Tuahiwi Community Board

Other Comments

Should intensify development in existing RR areas as many sites are underutilised and owners want smaller lots. Allow for more efficient provision of services and improve sense of community. Support new RR to be connected to existing nodes. Opposes any new RR on fringes of existing towns as this leads of problems when town needs to expand in future. Oppose new RR to have direct access to arterial and collector roads as lead to degradation of LoS of these roads. Oppose RR on both sides of an arterial or collector road as dissects communities and generates traffic. Reduce new RR t overage 2,500m², max 5,000m². Allow up to 10% of lot sizes to be between 600-2500m².

Rangiora Racecourse Management Committee C/- Erin Crawford, Rangiora Racecourse Management Committee

Other Areas

Include land at Lehmans Rd (support in principle submission made by others) as rural res, to include whole of racecourse land as future of course is uncertain. At least include south boundary of course land to extend current Res 4A zone.

Niki Mealings, Ohoka Residents Association

Ohoka

Oppose inclusion of Ohoka even as secondary growth area. Previously told in 2010 Plan Ohoka earmarked for only 150 new lots over 30 years. Questioning demand as most rezoned sections are unconsented, undeveloped or unsold. Oppose because poor drainage, groundwater and flooding hazard, negative effects on character and amenity on established small English village, rise to reverse sensitivity issues with nearby farms and result in loss of productive farmland. Could lose Ohoka's unique identity.

Ken Howat

Other Areas

Allow San Dona area to be intensified. Olives did not provide viable. Mandeville Drainage Committee working on solutions for water issues and has presented viable options to WDC. Obvious choice for intensification due to proximity to Mandeville village, Sport Centre, primary schools. Offset costs to remediate drainage issues through increased targeted rates and development levy.

Roger Reeves and Karen A. De Lautour

Ohoka

Oppose growth direction as flood prone. Areas west of Ohoka are higher elevation and more suitable ground conditions.

Other Comments

Allow dwellings on historical titles in rural zones smaller than 4ha to become permitted activity. Doesn't need to be automatic right in new DP but where evidence it won't generate adverse effects on rural environment, e.g. avoid reserve sensitivity. Such an area near Ohoka from Ashworths Rd to McRoberts Rd/Barkers Rd, bordering Mill Rd and Main Drain Rd. Rural production concentrated in nothesat corner thus the south and west no longer have a rural outlook. Most of Ohoka already less than 4ha. Impact of permitting dwellings on such vacant historical titles is insignificant in comparison to trend of 4ha subdivision. There is a cluster of properties (4ha) that form a community. Ashworths Rd is major feeder road into Rangiora.

Ray and Karen Harpur**Other Areas**

Allow San Dona area to be intensified. Within Mandeville Growth Boundary. Olives not economical and many lot owners have removed their trees. Mandeville one of the closest rural res areas to Chch (to support Chch commuter population). Proximity to Mandeville Village Centre and Sports Centre. Need to avoid remote green field areas. Work done by Mandeville Residents Association to investigate and report on flooding and drainage issues and there are long term solutions. Have Council sewage system and water supply. WDC rubbish collection service will shortly start and speed reduced to 50kmh in most streets.

Ivor McChesney**Swannanoa****Oxford**

If expanding, then need to consider effects of current approaches and perceived entrances into town, as potential to alter visual, physical and character of town setting in unexpected ways - building proximity, boundary enclosure and development. Need rules to establish or retain characters of these entrance roads. Would also need urban speed limits and mitigation. As settlements expand into towns, also need more road-free footpaths and open spaces to improve amenity and good logical routes to connect to other developments and business core.

Other Comments

Oppose continued subdivision of genuine rural land for low density residential use. Need to make efficient use of land and support existing infrastructure within settlements. Need to stick to town boundaries. Current 4ha minimum has resulted in intermittent res settlements. Large lot / low density res development does not retain rural character, as there are visual issues (prominence of built form) and treatment of interface between road edge. Term 'rural residential strategy' is misleading as identifies with 4ha lots. Use term 'urban lifestyle' or 'urban homestead'. Should be the interface zone between urban and rural. Starting point should be current or future max lot size in urban settlement rather than min subdivision size of rural land. Ensure growth strategy is realistic and controllable to prevent lower density lots being over-run by future urban expansion of higher density. 1ha size not large enough to be economic or small enough to be easily maintained and a waste of land. Instead, should have 0.5ha max and range down to min of 0.25ha, which would make more efficient use of land, support local infrastructure, reduce travel distance to settlement centres, increase lots to the market.

Delwyn Mathieson**Oxford**

Oppose proposed growth direction directly across from them (north arrow) as already suffering from flooding issues from land in question and will lose rural outlook and worry about devaluation of their property as a result.

F J Bowron

Ashley/Loburn

Water supply pressure as supply is under Hurunui DC and there are often restrictions. Already busy road. Street lighting has been added which is urban, not rural. Rural character is being lost with too much subdivision. Oppose growth proposal, especially any more 2,500m2 lots.

Forde and Pam Clarke

Ohoka

Allow infill of larger blocks set up nearly 30 years ago, as in Keetly Place Ohoka. Many don't have time to look after 1ha lots. Allow subdivision of current blocks and remove constraint on building development to one primary residence and a 'granny flat'. Would encourage elderly to remain in their homes. Ohoka already has roading, services, water supply in place. Use this instead of breaking up more productive farmland.

Kevin and Diann Jones

Oxford

Proposal area extend into versatile soils. Oxford too far for commuters adding to costs and pollution.

Ohoka

Ohoka known wet area, water table too close to surface.

Other Areas

Include Mandeville. Area to north of Millfield is not prone to resurgence and has excellent drainage. Existing infrastructure, closest to Chch for commuters, also close to Rangiora and Kaiapoi. Rural res could be bounded by Tram, Wards, No10 or Two Chain Rds. Make use of Mandeville Commercial centre, domain and sports ground. Rezoning could be extended to include Swannanoa. Rezone property at 121 Wards Rd (right on northern edge of Millfield) as subject to reverse sensitivity issues and there's continued conflict with neighbours.

Other Comments

Subdivision should be limited. 4ha blocks do not produce an economic return.

Trevor Roy Hart

Ohoka

Allow dwellings on rural lots on historical titles if they fall below current minimum lot size in Ashworths Rd (west of Ohoka). There is already intensive 4ha development along Mill Rd out to Two Chain Rd. Approval of housing on this small cluster of historical titles will not impact on rural character and more fully utilise land resources for productive use.

Mark Ward

Ohoka

Allow dwellings on rural lots on historical titles if they fall below current minimum lot size in Ashworths Rd (west of Ohoka). There is already intensive 4ha development along Mill Rd out to Two Chain Rd. Approval of housing on this small cluster of historical titles will not impact on rural character and more fully utilise land resources for productive use.

<p><u>Nellie Rands</u> Ohoka Allow dwellings on rural lots on historical titles if they fall below current minimum lot size in Ashworths Rd (west of Ohoka). There is already intensive 4ha development along Mill Rd out to Two Chain Rd. Approval of housing on this small cluster of historical titles will not impact on rural character and more fully utilise land resources for productive use.</p>
<p><u>Fiona P Roberts</u> Ashley/Loburn Allow minimum lot size of 5000m2 at Fawcetts Rd because area so close to Rangiora, new bridge, potential waste water. Consider rail bridge clip on for walking / cycling over Ashley river. Quicker access to Rangiora schools and sports facilities. Other Comments Need coordinated system for trimming frontage of Fawcetts Rd for first km. Shading and potential ice risk in winter.</p>
<p><u>Ben Collins</u> Other Areas Fernside, specifically 287 Oxford Rd (submitters' land), 307 Oxford Rd, 72 Mt Thomas Rd, 275 Oxford Rd, 28 Mt Thomas Rd, 263 Oxford Rd. These have limited productive farming contribution, roading and infrastructure is suitable for RR development, south side of Mt Thomas Rd has similar sized lots.</p>
<p><u>Valerie Parrott</u> Swannanoa Support. Allow existing 4ha lots north of Tram Rd to be subdivided before any further subdivision. Oxford Support. Promote growth. Ashley/Loburn Support. Consult with all landowners along Dixons Rd re cluster housing or Res 4A zoning. Ohoka Grow to west along Mill Rd - drier land, less flooding, easy access to Mandeville and Rangiora. Consult with landowners in block Mill/McRoberts/Dawsons/Tram/Bradleys Rd to develop RR. Access to existing services of hall/doman/Ohoka Service Station, Mandeville commercial centre. School buses and bus route to Chch from Oxford, direct access to Rangiora, connected to water/wastewater. Gressons Road Query effects of housing on intensive dairy farming. Focus more on Pegasus and Woodend. Other Comments Allow historical titles on land of less than 4ha to be utilised by owners to either subdivide or build as of right.</p>
<p><u>Michael & Barbara Liddicoat</u> Ohoka Oppose with proposed direction. Like the key strengths. Need bus route to Christchurch and Kaiapoi morning and afternoon.</p>

Ian and Lin Bisman

Swannanoa

No expansion needed, sufficient existing RR lots, these could further be subdivided down to 1ha.

Oxford

No expansion needed, sufficient RR lots. Some urban expansion ok.

Ashley/Loburn

No expansion needed, sufficient RR lots. Ok to extend Ashley village.

Ohoka

No expansion needed, sufficient existing RR lots. Existing lots could be subdivided down to 1ha.

Gressons Road

No expansion needed, sufficient existing RR lots, existing could be subdivided further to 1ha lots.

Other Comments

Concerned about the 'big picture' and fast growth of option for rural living. Carving up good productive farmland is not good forward planning. Enough capacity now.

Heather Thomas

Swannanoa

Is area north of Tram Rd, including Tupelo Pl towards Mandeville zoned Res4? Are the maps incorrect? Concerns re safety of primary school children/parents if growth occurs. Considered providing access to school from Two Chain Rd through existing Res4 Zone? Support avoiding versatile soils, how much will be affected by growth and also flood hazard? Concerns traffic congestion on Tram Rd. Need to avoid reverse sensitivity issues. Implications of being outside rated drainage scheme?

Oxford

Increase commuting population unless more local employment. What is capacity of reticulated water and drainage infrastructure? Costs of pipes? Impact on versatile soils? How mitigate e/q risks? How will south area be connected to Oxford Rd?

Ashley/Loburn

How will connectivity to Cones, Fawcetts Rd be managed? How mitigate risk of active fault line? What's the level of encroachment on versatile soils and reverse sensitivity risks? What is the impact on existing land owners?

Gressons Road

What is cost to remediate liquefaction susceptibility, connect to water and wastewater networks? How manage silent file area? Impact on versatile soils? What are Pegasus and Ravenswood zoned?

Other Comments

Indicative arrows are too vague to make informed decision, no info on projected size of area or projected number of lots. Growth can cause congestion on Tram Road, has there been discussions with NZTA re double laning or with median strip? What constitutes 'economically provided'? Would merging of

4A and 4B zoning provision apply to existing zones? What is Council's reticulated water supply and wastewater scheme? What are estimate costs to connect? Differentiate 4A and 4B zones in maps.

Angus Henderson

Ohoka

Allow dwellings on rural lots on historical titles if they fall below current minimum lot size in Ashworths Rd (west of Ohoka). There is already intensive 4ha development along Mill Rd out to Two Chain Rd. Approval of housing on this small cluster of historical titles will not impact on rural character and more fully utilise land resources for productive use.

Malcolm Clemence

Other Areas

Zone rural res area between Woodend and Pegasus and along Gladstone Rd to provide developed rural link between Woodend, Pegasus and Gladstone Park. Linked to existing Pegasus Rurl and Copper Beach rural res. Within walking/cycling distance to dog park, Woodend beach, Pegasus beach, Tutaepatu Trail, Gladstone Park, Pegasus town and chool, Woodend town centre and school - reduces vehicle movements. Access to existing infrastructure, water supplies, capacity for future water take, sewerage main line runs down Gladstone Rd. Free draining. Bypass won't have major impact on linking communities.

Paul and Deborah Marambos, Jody Mills and Kirsteen Williams

Other Areas

Include propeties from 219 and 221 Gladstone Rd up to the northern part of Copper Beach development, to make consistent with Copper Beach development. These are already below 4ha in size. Not strictly rural, 219 Gladstone Rd is split into 2 properties (7ac and 3ac). Public water wells on neighbour's property (207) would be better protected if land rezoned to Res4, reduce risk of effluent. Septik fields would be removed once developed. Easements to wells not high quality. Closest area to Chch, commutable and financially viable. Gladstone Rd good access. Ability to connect to services. Within Woodend/Pegasus water scheme. Good drainage.

W M and T V Calvert

Swannanoa

Has not gone far enough considering the demand for smaller lifestyle blocks in today's busy world. Extend to west side of Two Chain Rd. Land already subdivided and taken out of productive use. Smaller blocks kept tidier and will enhance District. Shortage of smaller lifestyle blocks.

Karen Jackson, Mandeville Residents Association

Other Areas

Drainage plan attached for Mandeville.

Simon Pulley & Emma Stubbins

Oxford

Better areas to develop ie. South of township into triange past three peaks, west across Bay Road from school, between Main Rd into Oxford through to Victoria / Powell Rd. Better drainage.

Mark Prosser C/- McCracken & Associates Ltd

<p>Other Areas</p> <p>Include Prosser land northern boundary of Mandeville (70ha of 115ha), reconsider Mandeville Growth Boundary in context of RRDS. Site not seriously affected by undercurrents and ground water resurgence. Can integrate into Mandeville settlement, not piecemeal development, support new commercial area and community activities. Able to be serviced, support upgrading utility services (servicing and land drainage/waterway enhancement possibilities Appendix B). Rural character assessment concluded that lower plains has potential to absorb further RR without adverse landscape character effects. Can manage sprawl effects through ODP and conditions - work with Council. RRDS demand likely under estimated. Site can provide another 80-100 lots.</p>
<p>Robert Clark Ashley/Loburn</p> <p>Moved here because wanted rural lifestyle. Oppose further development.</p>
<p>Seamus Robertson</p> <p>Other Areas</p> <p>Eyrewell so we can attract and retain employees. Need 1 acre blocks. No natural hazards. To discuss potable water. Need better roading infrastructure. Huge population growth. No community facilities, recycling station, no rubbish collection, no cellphone coverage or high speed broadband. Need special economic zone in Eyrewell. Need public transport.</p>
<p>Doncaster Developments Ltd C/- McCracken & Associates Ltd</p> <p>Other Areas</p> <p>Land north west Rangiora northern ed of Lehman's Rd, submitter / landholder wants modified rural res zoning to allow higher density 2hh/ha (currently res 4A = 5000m²). Outside Infrastructure Boundary (previously tried to change to full urban), IB in wrong place as land physically well to develop housing, close to amenities, within 200m of proposed public transport route, already zoned low density residential, can accommodate 120-140 units, good geotech ground conditions. Want new RR zone with ave 2,500m² and min 1,500m². Can provide transition zone, maintain rural res character, make more efficient use of land, speedier than CRPS review (2022).</p>
<p>Elisha Young-Edert, Federated Farmers</p> <p>Swannanoa</p> <p>Small area so any growth will have big impact.</p> <p>Other Comments</p> <p>Still plenty of capacity. Don't rezone any more land. Avoid versatile soils (last resort), protect biodiversity, landowner affected by cultural site consulted along with Runanga, avoid areas prone to rising sea levels, consult with all affected parties impacted by reverse sensitivity.</p>
<p>Malc Dartnall, Robert Bruce & Simon Hughes C/- Malc Dartnall</p> <p>Ashley/Loburn</p> <p>Support growth area and because of proximity to Rangiora (school, facilities, access via bridge, connectivity to services), suggest density min 2000m² and ave 3000m².</p> <p>Other Areas</p>

Should have higher density rural res adjacent or close to existing greenfield areas. Need a rural res zone adjacent to Rangiora with min lot size of 2000m² and ave of 3000m² (in line with NPS definition of 'rural lifestyle zone'. Adjacent to and west of Lehmans Rd. Areas adjacent to Rangiora that are/were Res4 did not proceed as not enough economic yield (RPS density restrictions). RR on edge of town does not foreclose long-term growth if done with ODP to future proof. Examples of this in Selwyn. And/or make area south of Johns Rd, west of Lehmans Rd, adjacent to private school under construction large lot residential.

Other Comments

Oppose intent to simplify rural res zoning by having single zone and density as this is not the intent of the CRPS and only Ohoka & Gressons Rd are in Greater Chch where 1-2 hh/ha apply, is not concluded by the Character Assessment. Need 2 rural res zone: adjacent to Rangiora 2000m² min and 3000m² ave, and in greater district of 2hh/ha.

Mervyn & Elaine Armstrong

Ohoka

Need to address issues of waste water disposal and limited Ohoka water supply. Need to address traffic issues on Mill Rd by developing alternative exist from Ohoka to Rangiora via Bradleys Rd. Need wider footpaths/cycle tracks on Mill Rd from Whites Rd to Bradleys Rd to improve safety.

Hamish Frizzell, C/- Aston Consultants Ltd, Attn: Fiona Aston, Survus Consultants

Swannanoa

Support growth direction but add south of Tram Rd, east of current zone & south of Tram Rd, west of Two Chain Rd (including 1419 and 1401 Tram Rd).

Oxford

Include also land west of High St and north of Main Street.

Ashley/Loburn

Support growth, consider ave 2000-3000m² lots given proximity to Rangiora and outside Greater Chch subject to CRPS.

Other Areas

There is demand for 1000-3000m² sections & should be provided for in RRDS at urban edge locations. Should not have blanket exclusion of locations adjoining main towns. Can include directions not identified for future long term growth in DDS, e.g. west of Lehmans Rd. Advantages such as servicing with reticulated services more economic, strong demand due to proximity to services and facilities of main towns, support consolidated development with access to public transport, services and facilities. Can future proof development so can accommodate full urban development if needed later (e.g. in Selwyn). Include Dawsons Rd & Ashworths Rd; San Dona intensification to ave 5000m², 82A Ohoka Meadows Drive and adjoining property north. Include also Fernside, land between Oxford Rd and Mt Thomas Rd (owned by Toomeys, Frank Stace, Ascend Construction, McHughes, B Collins Trustee, Friedrichs). Include southeast Woodend included in 2010 RRDP not yet developed including 110 Parsonage Rd.

Other Comments

Generally support all growth directions. But need more clarification on 'critical mass' to connect to services. Support general approach of growth directions rather than specific sites as appropriate size and specific locations will be affected by commercial feasibility. But fails to consider future development areas for long term (10-30yrs), so is contrary to NPS-UDC. Limited consultation with landowners. Lacks assessment of different rural res

housing markets within the District. Demand figs likely too low, especially as some locations may not develop in short/medium term. RRDS could identify range of potential suitable sites and effectively operate a 'floating zone' and allocate on first in first served basis to the max supply.

Fiona Mules & Walter Radford C/- Aston Consultants Ltd, Attn: Fiona Aston, Survus Consultants

Other Areas

Include land west of Lehman Rd, north of Oxford Rd owned by submitters + land in support of being rezoned as rural res listed in submission (total approx 41.4ha largely in current 4ha lots), rezone in immediate future. Reasons: ideal urban edge location to support existing infrastructure and facilities; there is limited existing provision of rural res at Rangiora urban edge; Lehman Rd long term western boundary of Rangiora according to DDS; highly desirable place to live; complements mix of Res 2 and Res 4A on opposite side of Lehman Rd; can be readily serviced; land not being used as productive now (4ha lifestyle blocks); not subject to constraints in DDS constraints map; no nearby intensive farming which could result in reverse sensitivity; feasible to develop; good ground conditions; rural res is preferred over 4ha lifestyle blocks. Excluded on basis that development could compromise long term growth of Rangiora to west, but DDS does not signal this direction. In very long term (30-50 yrs), land south of Oxford Rd could be future urban. Can future proof rural res development for longer term full urban development, e.g. layout of roading and other services. Rural res areas don't need to adjoin rural zone provided they are designed to ensure lot layout and other design measure retain appropriate degree of 'ruralness' within subdivision.

Victoria Elworthy, Foundation Foods Ltd

Other Comments

This is additional feedback to previous submission. Became aware that property owners seeking combined block bounded by No 10 Rd, Tram Rd & Wards Rd be included as rural res. Strongly opposed as this is adjacent to Foundation Foods' factory and will likely cause reverse sensitivity issues (factory can omit odour that are compliant with resource consent).

Dennis Kennedy

Ashley/Loburn

Oppose proposed rezoning at east of Loburn Lea, Dixons Rd. Land is too flood prone, land is particularly valuable and versatile, insufficient water supply, keep rural land for rural activity.

Gavin Court

Other Areas

Consider settlements for growth to help support social and servicing needs e.g. Cust, Sefton, Ashley, West Eyreton, Loburn, North Loburn, Carkville. Helps viability of community halls/centres, stores, service stations, schools etc. Enhance services including sewage, water supply, roading infrastructure etc.

Other Comments

Need to stop 4ha subdivision as results in loss of large areas of good productive farm land.

Barry Lennox

Other Areas

Have been resident in the San Dona Olive growing area since 2002. Concerned that the WDC has chosen to not include this area for future intensification. From our own surveys we believe that a number of property owners will not immediately subdivide, (if ever during their tenure) but would like the option to be able to do so, or to have that option available to a prospective purchaser. Furthermore, we believe that property owners

would only require (if they so choose) a modest sub-division ratio, say to a minimum property size of 5000-8000m². The increase in ratepayer numbers and developer contributions would more than offset any works or remediation costs, and therefore provide a net increase to the WDC income.

Bonghee Cho

Other Comments

This area is growing fast because of bring the supermarket, garage and some shops, etc. Tram road of this area is getting busy and more people come and visit. Also it takes only about 20 minute from the airport and the city.

Peter Fitt

Other Comments

There should be a maximum restriction on Business Operations running from Rural Residential areas / homes: - no more than 3 'commercial / Business use' prime mover units per Acre - vehicles must be parked on the property - suitable access must be provided so that: - - other road users and pedestrians safety is maintained e.g. vehicles must have access to allow sufficient 'swing to enter and leave the property without 'leaving the road / mounting the curb or verge' - - operations / vehicle movements should be restricted to the hours of 06:00 to 20:00 Operations in excess of this quantity should be required to operate from non-residential areas / commercial / industrial premises. Existing operations, if concerned, should be required to reduce to the new level, or relocate within 5 years.

Mark Christison

Ohoka

The Ohoka map shows growth out to the south west of the town which seems sensible. There is however another strip that runs down from the Ohoka township towards Threlkelds Road. This area lies outside the 200 year flood plain is currently divided into 4ha blocks. This area could be further subdivided because: A. minimal roading infrastructure would be required for development. B. the introduction of reticulated sewerage and water systems would have benefits beyond the new properties with positive environmental outcomes. C. would prevent further subdivision of productive land, The current practices of farming 4 ha blocks does not yield sustainable incomes or land use. D. The Ohoka township is well supported with social infrastructure being the school, garage and shop, market, community hall and recreation space. This space can easily accommodate further utilisation.

Other Comments

I think the areas identified seem appropriate.

Edward and Justine Hamilton

Ohoka

Strongly against. A growth allocation has already previously been given to the Ohoka Village. The new infill subdivisions have been very slow in progress and sales showing there is not the need or demand for further subdivision. Further subdivision would also detract from the character of the village.

Residents live in and seek out Ohoka for its semi-rural character and small community feel. The area proposed is high production farm land that should not be used for housing. Area identified is shown to have drainage and flooding issues.

Barbara Hack

Other Areas

Rural residential growth should also be allowed for all the way down Parsonage Road in Woodend. This is clearly now an area between Woodend and Pegasus townships which should no longer be rural zone but provide for additional residential development. It is close to school, shops and amenities and public transport route. Parsonage Road is not a through road and can safely accommodate the additional traffic.

John Robert Stevens

Ashley/Loburn

I agree with the proposals. Providing the services are provided, sewerage connection, rubbish collection and attention to wastewater, stormwater. Stormwater is already a problem that could be easily remedied in my opinion.

Peter Fitt

Gressons Road

The infrastructure is either not there, will be costly, or will degrade quality of life or services. Gressons Road: - The area will take additional people, circa 300 if 100 properties, closer to the areas designated as Maori Land of cultural significance. Not only will those people be living closer, but potentially would encroach on that land when going about life's activities e.g. going for a bike ride or walk. - The telecommunications infrastructure cannot support additional connections in the numbers required and would make the development of land either costly or not have the expected services of a modern housing area. - The existing people in the area that are on Septic Tank systems, will be required to connect to the new reticulated system; this cost \$55,000 per household (min) is not a cost that many people can afford and not within the two year timescale that the 'deeds / existing consents' require. IF the project is approved, then WDC should allocate the monies, from the original development of MacDonalds Lane (monies for lighting that is still held in the WDC coffers) to providing the connections for the existing residents. - The area is within the Liquefaction designated zone and so building costs, along with poor infrastructure, will make the cost of developing housing probably non-viable and non-affordable to the end buyer. - Traffic from 100 houses, will increase the traffic being put through Woodend, which is already under 'Safety' pressure, with any route taken requiring cars to cross SH1 northbound traffic from the minor roads to head south - making the assumption each property will have access to two cars on average and 80% would be heading into or towards Christchurch, then that's 160 extra vehicles through Woodend at peak times and that same 160 crossing SH1 to head south. - Any development near SH1 should be positioned to the East of the SH, to alleviate the majority of the risk above (Turning onto SH1) and development south of Woodend would make more sense too. - The farm that would be selling / developing the land, in all probability, would become commercially non-viable with the reduced size and therefore pressure would probably be exerted in the future to seek further development of the remaining land for housing; for which again the area and infrastructure is not capable. Especially with the Woodend bypass now having been taken off of the NZTA planning books.

Sarah Jefferay

Other Areas

Yes you have missed San Dona Olive Grove as part of the growth area and to be rezoned Rural residential as previously promised. We wish to put in a formal submission at the hearing of the Rural residential draft strategy.

Mandeville Residents' Association (communications- Louise Douglas)

Swannanoa

This area, and Mandeville has had a history of flood-related problems. The key constraints noted in the WDC consultation document we endorse, however in view of the potential for climate change the Association believes if high density residential development occurred in this area the flooding hazard would go from medium to high. Until existing flooding problems have been addressed the Association opposes future intensive development. Whilst the recommendations and site activity has been noted by our association we request that the bigger picture outlook is used in association with this submission.

Other Areas

A suggestion: Over several decades now some residential developments described as lifestyle and income earning properties have failed on the income side and reduced both the value of the property and any opportunity to create an income stream. Our suggestion would be 'Is there the potential to subdivide some of these properties to smaller rural living sites, thus creating domestic living opportunities for a lower cost than further development of rural land? It may also produce a greater rating base for WDC and in turn increase the value of these non-performing properties. A well planned drainage and flood protection regime would decrease the potential flood hazard that would be created by further division of rural land. Traffic access: Tram Road traffic volume is still increasing, therefore longer slip lanes are essential for any future domestic development.

Tamiko Whitlock

Swannanoa

No

Oxford

No

Ashley/Loburn

Yes

Ohoka

Yes

Gressons Road

No

Other Comments

Trees & rural views mentioned - take overall impact when deciding size and density. Swannanoa is rural vistas, no trees. Put too many houses & you take that away from the point of living there. Ohoka, Clarkville- loads of trees, closer to Christchurch and proximity to Rangiora means less demand for 4ha. Get rid of the 4ha in closer suburbs and larger plots further out? Clarkville definitely should not be 4ha, so much wasted land that isn't used for anything. Look at what the population are doing with the land, would it be better as smaller plots.

Wendy Renner

Ohoka

We should protect, promote and retain the historical nature of the Ohoka village and therefore limit large scale future subdivision

Sarah Pallett

Ashley/Loburn

Strongly support - it is 5 minutes from Rangiora and therefore also supports services/shops within the town

Other Comments

I acknowledge that this is a strategy and needs to be accompanied by a review of the District Plan. However in that regard, the current rules for Rural Residential lot sizes allow little flexibility. There are numerous lots (such as mine) which would result in lot sizes a little less than the desired 1ha blocks (in my case, 3.94ha). It would be beneficial to allow a small amount of flexibility in this, such as sizes of 1ha +/- 5%

Mervyn & Elaine Armstrong

Ohoka

1. The development plan would appear to address issues of waste water disposal (possibly easing the drainage issues) and the limited Ohoka water supply (with ample supply from Kaiapoi - possibly even better quality). 2. Traffic issues on Mill Road (which currently includes much traffic from Mandeville and Swannanoa) could possibly be addressed. 3. Footpaths/cycle tracks need to be more generous to accommodate 2 people walking. Currently it is common to find children walking or cycling on our country roads. Increasing traffic, pedestrian and cyclist safety is a major concern.

Other Comments

Costs to the ratepayer?

Brent Arps

Ohoka

No more rural residential development in Ohoka. Carving up more productive land is not the answer. Local residents sick of constant subdivisions.

Dawn Isobel Riddell

Swannanoa

I thought this was well thought out. My submission and comments are specifically related to the location of my property, i.e. Tupelo Place and the 12 other properties serviced by the single "no Exit" road in Tupelo Place. I support Rural Development within Tupelo Place subject to the following conditions: 1) The minimum lot size to average 10,000sqm (1 hectare). 2) The Tupelo Place "no exit" road be strictly maintained as a no exit road. I would be vehemently opposed to this road ever being made a thru road connecting Tram Road with Two chain Road. 3) A "safe" crossing of Tram road be constructed for school children to safely cross Tram road from Tupelo Place to the Swannanoa school. This could be an overpass or underpass. 4) The Tram road speed limit from Tupelo Place to the intersection of Two chain road be fixed at no more than 80kms.

Other Comments

In making this submission, I am acutely aware of the fact that the Council has not made any attempt to inform property owners how they may financially (i.e) rating affected by proposed Zone changes.

John & Kerry Mckenzie

Ashley/Loburn

Agree with it.

Other Comments

They need to concentrate on areas that have facilities already in place like school, hall, pub church etc. Like the Ashley Village. 4 hectares is far too large for most people to enjoy.

<p><u>Kate and Peter Latz</u> Ashley/Loburn Good idea west of Loburn lee along Dixons road and especially if speed limit on road could then be reduced</p>
<p><u>Bridie and Richard Laloli</u> Other Areas We support the submission by Fiona Mules/Wally Radford which was presented by Fiona Ashton for the draft Waimakariri Development Strategy.. This identifies land west of Lehmans Road to be suitable for rural residential development. Although on the town boundary it could be future proofed so it is not problematic if it was ever needed for future urban development. We have lost so much rural residential land close to Rangiora (eg River Rd) it now leaves limited choices for people wanting this lifestyle. We think the council is looking too much at the residential future of the west side of Lehmans and ignoring what's needed now.</p>
<p><u>Christopher Charlton</u> Ohoka There should be no further land developed in the Ohoka drainage catchment area. The drainage system in Ohoka is at capacity and there are a number of homes in the lower catchment that are uninsurable due to flood risk. Flood modelling using Lidar information does not give enough emphasis to the as built environment, the influence of tidal flows and the Waimakariri river. Unfortunately past inappropriate developments have been consented in Ohoka.</p>
<p><u>Michelle Macdonald</u> Swannanoa Shouldn't be here as it's deemed a flood risk with YOUI insurance and they won't insure dwellings. Nothing intensive I hope. Ohoka Shouldn't be here as it's deemed a flood risk with YOUI insurance and they won't insure dwellings Other Areas What about lifestyle blocks being able to be divided up into 5acre lots.</p>
<p><u>Sue Fowler and Dave Allen</u> Ohoka Would prefer Mandeville / Ohoka were primary areas for subdivision as already developed and service centre has established there too Other Comments Would your plans be to have 5 acre minimum?</p>
<p><u>Christopher John Marshall</u> Swannanoa I continue my comments here as they apply equally. I am strongly of the opinion that there needs to be NO more land subdivision away from urban centres in the styles of the subdivisions that have taken place over the last 25 years. Oxford</p>

I could accept urban expansion in Oxford as an alternative to the rural residential models but it should be of a urban style within the town and not simply stuck onto the periphery.

Ashley/Loburn

I do not believe development should take place here see my other submissions for my thoughts.

Ohoka

I am not in favour of additional rural residential opportunities as I believe there is quite sufficient developed property for the market. Living away from services or adding to existing serviced villages extends the delivery of every service people need from ambulance, fire, police, post, which is not in my view an efficient way of providing necessities of life. The character of Ohoka is struggling to maintain this with existing approved developments, I'm not sure that there is a demand for more development, the Mill Road development has not secured a purchase/sale to date.

Gressons Road

I do not believe development should take place here see my other submissions for my thoughts.

H J Woods

Swannanoa

On existing small titles

Oxford

On existing small titles

Ashley/Loburn

On existing small titles

Ohoka

Closest, so most popular, allow on new titles here too.

Gressons Road

On existing small titles

Other Areas

Small titles 2500m2 to 1 ha exist throughout Waimakariri rural areas, and are in areas that were historically small settlements. These areas still have a cluster of housing and a unique small settlement name, such as Gammons Creek, Coopers Creek, Tuahiwi, Woodend. They are different to the rural areas that were always in large titles, dedicated to farming, so have different amenities, and the people who live there like their unique environment. So all of these existing small titles should be able to have a dwelling put on them as of right, because the people who own them expected to be able to USE them. It should come under Existing Rights for Existing titles.

A Low

Ohoka

Undesirable, unfair and out of character with the area. Ohoka will sprawl into Mandeville and lose its special established, rural and historic character as protected by the District Plan. The corner of Mill and Bradleys Road has historical significance with the railroad siding still there. Chicken hatchery and dog food processing plant on Bradleys Road are adjacent to the proposed developments area. Your survey results state clearly that 69% of respondents

do not want more rural residential development. Smaller sections on Mill road have been for sale for at least 4 years and still remain unsold, Millfield development also still has sections for sale- if sections of varying sizes in Ohoka were in demand then these surely would have sold. High water table and drainage issues on the land. The proposed rezoning of land extends beyond the circle drawn around the town in the 2010 report.

Judith Roper-Lindsay

Ashley/Loburn

There should be no growth in either east or west directions along the Ashley/Rakahuri - to protect biodiversity, recreation, and amenity and open space values of the river and its riparian margins. Support growth focused between Cones and Boundary Roads. Rural res should not spread across Cones Road to protect the open, rural character of the land seen when travelling north across the road bridge. I am concerned about the ability of the Hurunui Water Scheme to meet additional needs of additional rural residential growth. The existing infrastructure is old and constantly requiring repairs. The water flows in the Ashley-Rakahuri are declining, and users in this area have been on restriction for much of the summer. I question whether there is any additional capacity in this scheme (or the Ashley River) at present. Piping from Kaiapoi would seem an unsustainable use of a precious resource.

Other Comments

The biodiversity map on p38 is not appropriate for use in this planning context. It was compiled from LENZ information to guide the Zone Committee on large scale biodiversity values. In the area labelled as "low" value due to the huge loss of indigenous species, vegetation and habitats in this area, ANY indigenous plant, animal or habitat is of high value. The map cannot show these features in any of the proposed growth areas; for example scattered plants along fence lines or birds feeding in wet paddocks. Indigenous biodiversity associated with waterways is not recognised. In the text, only biodiversity sites identified as "significant" are considered. In practice growth could affect any biodiversity values there. It is essential that all indigenous biodiversity is considered in identifying proposed growth areas; and that any development proposals within any new zones contain an assessment of effects on ecological values as part of the AEE accompanying applications. I would like to speak to my submission, but will be overseas 2 May to 10 June so realise that this may not be possible.

Malcolm Robertshaw

Swannanoa

The identified area seems to encompass Swannanoa School?

Ohoka

Looks OK

Other Areas

It would seem that the San Dona Olive subdivision has been ignored in this exercise. There does not seem to be any logical reason for this. San Dona consists of approximately 100 sections. Each of the sections is about 1.5 hectares, and each was originally planted with 500+ olive trees, which were expected to provide an economic use of this land. Experience over the last 20 or so years has categorically proved this not to be the case. In fact, the great majority of the residents have removed their trees, with the land being used to run a few sheep, or a horse or two, or nothing at all. This means that the potential of about .75 hectares of each section is being wasted. If each section was permitted to be subdivided into two, there is the potential for an additional 100 residential properties to be created, with no requirement to retire some 75 hectares of productive land, and the substantial infrastructure costs associated with a new development. The Council has recognised the residential/rural nature of San Dona by imposing a 50kph speed

limit throughout the development (citing the Millfield and Mandeville Park subdivisions for doing so), by offering a recycleable material, and a general refuse collection service, and by connecting the grey water produced by the properties to the Council disposal scheme. The final stage of this recognition must be to add the San Dona development to the permitted residential/rural list.

Anna Arps

Ohoka

Totally against any more subdivision. Too much pressure on roading / stormwater / water and destroys the feel of the Ohoka village.

R Beulink

Swannanoa

I do not support further development

Oxford

I support further development

Ashley/Loburn

I support growth and development in this area

Ohoka

I do not support further development

Gressons Road

I support further development in this area

Shaun Evans

Other Areas

Would like to see the San Dona Olive sections included in the proposal. It makes no sense for them to be excluded. In fact it would be unfair for these residents to be treated differently

Jason Forsyth

Swannanoa

We live in the old rural residential area and think it would be a very good idea to change the zoning the same as Mchughs rd, I think is around 500sqm

Linda Mauger c/o Linda Carol Ltd

Other Areas

I understand that the council omitted to look in the eastern/southerly direction of Woodend township. I would like my 47acre property at 16 Fullers Rd to be strongly considered for Rural Residential re-zoning. I believe my property should be considered for a primary growth area because- *Of its close proximity to Woodend township for community, social, retail, services & employment opportunities. * Connection to reticulated wastewater on Nth boundary * Online soil map - well drained deep silt loam * Good transport connections via SH1 & close proximity to Woodend Beach Rd access ramp to future Eastern Bypass * Too small an area for viable agriculture * Considered to be very low risk flood area * High demand for 1 ha properties in the area

Dave Martin

Swannanoa

good

Oxford

good

Ashley/Loburn

good

Ohoka

Less so-Heavy land poor drainage

Gressons Road

Less so-Heavy land and poor drainage

Other Comments

I welcome a rural residential development plan which has been sadly lacking for the last 30 years. The inflexible 4ha subdivision rule has seen 4ha blocks spring up in the most unlikely areas with no amenities and often a long distance from service centres. Take for example subdivision along South Eyre Rd or Depot Rd Oxford where all of sudden there is a cluster of 4ha blocks in the middle of the rural area. It is far better having a planned subdivision strategy where subdivision is allowed for a 1 or 2ha block centred around service areas. Most 4 ha blocks are not farmed productively with the now acknowledged serious loss of rural farmland and a smaller block of 1to2 ha is all many people interested in the rural lifestyle require to keep a pony or a few pet sheep. I look around the district and see good examples of closer rural subdivision eg Ashley between Boundary and Marshmans Rd, Adrian Sparks subdivision at Loburn, Swannanoa etc but unfortunately there are more examples of poor subdivisions in the middle of no-where with no services on poor land.

Scott Lilly**Swannanoa**

Positive

Oxford

Positive

Ashley/Loburn

Positive

Ohoka

Positive

Gressons Road

Positive

Other Areas

The Rangiora boundaries are important to consider. The Lehmans Road and Fernside Road areas are well suited to smaller lot sizes and a submission has been made 2017 showing a rural-residential option for Lehmans Rd that left open the possibility for further subdivision in the future. It would be an

excellent opportunity for the town to have a selection of larger land sizes at the boundary that enable those who want just an acre or so of land close to amenities.

Paul Strathern

Swannanoa

Oxford

Ashley/Loburn

Having owned this property for 28 years we have seen great improvement in the district such as the new bridge that now allows safe passage for all modes of transport including pedestrians. The footpaths going from the Ashley village to Rangiora and beyond has improved the safety for all concerned however I believe the speed limit would have to be further reduced from 80kmh. As these improvements are already in place it would be advantageous for the Council to proceed to rezone this parcel of land. I think it is a great idea to rezone this land as rural residential. I am envisaging that the council will fund the laying of sewer line from Ashley to the current Rangiora scheme. As sections are developed then the section owner can contribute to this cost.

Jo Vanderlaan

Swannanoa

Support it

Ashley/Loburn

Support it

Steve Bloxham, Coldanelli Estate

Swannanoa

Am in favour of the plans relating to Swannanoa but would like to see the rezoning to include properties to the north of Tram Road and west of Two Chain Road. We own property at 1023 Two Chain Road (Lot 9) in an area that has already been developed into 4-5 hectare blocks. It seems logical that these areas should also be re-zoned to rural residential because of their proximity to the existing water supply and wastewater schemes. There are 9 lots in our former apple orchard and all the neighbours we've spoken to favour rezoning to allow future subdivision growth. Residents in our area use Rangiora as their service town and properties on this side of Tram Road have the added benefit of road access to town without needing to cross Tram road. The service roads within our block itself are sealed and there's existing right of way provision to enable subdividing into smaller lots. We have lived at the location for 20 years and while we've experienced several major storms in that time there has never been any flooding issues. The Canterbury earthquakes produced on very minor damage and absolutely no signs of liquefaction. The proposed growth directions as they stand risk developing an area that will look like a pizza pie with a quarter missing. With the existing small block development already established it seems sensible to include the properties north of Tram Road and fronting west on Two Chain inside the new rural residential zoning boundaries.

Allan Barr

Ashley/Loburn

We promote the idea of having the rural residential development in this areas and would be interested in subdividing our property if the change came about.

<p><u>Thea and Robin Morris</u> Swannanoa We would be keen to have a smaller block of land</p>
<p><u>Astra Foster, Horticulture New Zealand</u> Swannanoa HortNZ supports the avoidance of versatile soils. Oxford HortNZ does not support extending residential growth across versatile soils to the North. Versatile soils are a finite resource which are crucially important for food production for NZ. Ashley/Loburn HortNZ does not support extending residential growth across versatile soils. Versatile soils are a finite resource which are crucially important for food production for NZ. Ohoka HortNZ supports the avoidance of versatile soils. Gressons Road HortNZ does not support the proposed growth due to the versatile soils present throughout this area. Other Comments Overall HortNZ supports more intensive urban development rather than further dividing up the rural zone through extending rural residential areas. There is increasing pressure on the food production system in NZ with versatile soils being rapidly converted to urban land uses. Councils need to consider these strategies through a broader lens of how this conversion may impact existing and potential future food production at the local, regional and national level.</p>
<p><u>Lynda Johnston</u> Swannanoa Great, will definitely be interested in sub dividing</p>
<p><u>Ross and Cheryl Nicol</u> Swannanoa Very good idea, the land is currently under-utilised and the school and domain are well placed for growth.</p>
<p><u>Rachel Bowen-price</u> Ohoka The direction of growth is supported however the scope should extend to surround rural areas to reduce the lot size restrictions to reflect the intensive growth expansion to the central parts of Ohoka. For example reducing the 10 acre restrictions to a 5 acre restriction. Other Comments Reducing rural restrictions for plot sizes to a minimum of 5 acres instead of 10.</p>

<p><u>Murray Keast</u> Swannanoa We (and some neighbours) are very supportive of additional rural residential development if it includes the land immediately north of Tram Rd and west of Two Chain Rd. We live at 1027 Two Chain Rd and the form of our property lends itself to rural residential development, with the house located on land (about 5,500m²) separate from the paddocks (4.4ha). Access is provided via existing ROWs, with the driveway being easily upgraded if necessary.</p> <p>Other Comments I understand the Council rural water supply currently runs along Two Chain Rd adjacent to our property.</p>
<p><u>George Rowe</u> Swannanoa OK Oxford Long way out from good work opportunities why Ashley/Loburn OK Ohoka OK Other Areas Top end of Bradley road and our area should be included we are surrounded by smaller sections so why will we be skipped over?</p>
<p><u>Mary Harris</u> Ashley/Loburn I live in Loburn, where we have water restriction for most of the summer. I am not in favour of further subdivision unless there is a secure source of water for those of who already live. I realise this is a Hurunui scheme however the council should be liaising with Hurunui to make sure they do not sell units they can not service fully. I have been told this is an ECan issue however more subdivision must put pressure on this water scheme.</p> <p>Other Comments I am not in favour of more good farm land being subdivided into 10 acre blocks. Most people only want enough for a pony or a few sheep, smaller blocks should be considered. People on 10 acres do not usually have the equipment needed to run them properly and so we have large areas of dangerous dry uncut grass to name one example. Having small expensive sewerage systems is hard to sustain, the rates are very high for such schemes, and new subdivision should be connected to the main sewerage schemes.</p>
<p><u>Andrew McAllister</u> Swannanoa East is a good direction to take also potentially. My 21.7ha has the preschool and school / 4B R.R directly on its western boundary. We can link this all together so kids can safely walk / cycle to school, less traffic congestion in the school car parks which currently is High at peak times. Flood overland paths can be maintained and addressed during pre-planning / construction times. (We are currently working with civil engineers on s106 Hazard</p>

Assessment Report to discuss possible flooding and mitigation of hazards for our proposed land use) to date reports show overland flow paths can be maintained and will not be restrict or constrain flood waters in the 200yr-ARI event.

Oxford

Great we town, worth expanding in the R.R sections I feel.

Ashley/Loburn

looks like its ok to me, But have not invested much time to consider.

Ohoka

I feel Ohoka in general has a very unique English feel to it. Maybe to retain this, "less is best for this village". Plus it always seems to get so wet down there during winter. Very heavy soils.

Other Comments

You mentioned in your draft the "land to the EAST" (Swannanoa) "Versatile soils" I agree this is nice land to farm, however the economies of scale means this 20ha is defiantly a lifestyle operation and the profits from traditional farming practices do not provide a viable long term operation. Currently used to fatten Beef, also now starting to grow Christmas trees. We will be providing information in a submission. This will address storm water / roading and general planning information from appropriately qualified companies :)

Seamus Robertson, Angus Robertson Mechanical Ltd and Service ARM Ltd

Other Areas

Eyrewell is the fastest growing region according to the 2013 census and rapidly growing. As a business owner with 48 staff it is getting increasingly difficult to retain and get staff rental or houses that are not lifestyle blocks (cost prohibitive) Eyrewell is 2.5 % of the Waimakariri area but growing exponentially. We have no publicly funded spaces, parks, schools (West Eyreton PS is across the one way bridge). Access is via three one way bridges (Waimakariri gorge, Pointz road bridge and South Eyre Road bridge). There is no mobile phone coverage and a complete lack of broadband and basic infrastructure. Readymix have a depot just over the South Eyre road one lane bridge taking shingle out of the Waimak river 24/7 but no improvements have happened to the road. Widen roads and turning off lanes needed on Downs road, Pestors road and Pointz road. Road infrastructure for Eyrewell is one way bridges at Hayward Road, South Eyre Road, Pointz Road and the George. Special residential zoning needed for this area to grow. The land is marginal for agriculture so this is a bonus. No more dairy expansion in this area.

Maree and Ritchie Churchill

Swannanoa

Agree in principle but needs BOTH sides of Two Chain should be able to be divided into min of 1 ha, where there is more potable water and supply, we live just down from Tram on the left and not included as possible subdivision? Just as close as other areas to school, excellent well water aquifer. Why should people who build recently get financial benefit from their land being able to be subdivide across the Raod from me and I will not be able to, yet I have a better well source and not reliant of town supply. Their properties could be advertised for sale as able to be subdivided and they would gain financial benefit over other more long term residents.

Oxford

Needs to go north rather than south, and roads sealed

<p>Ashley/Loburn Agree</p> <p>Ohoka Small pockets only around village</p> <p>Gressons Road Definitely can subdivide this area</p>
<p><u>G and L Wellington</u> Ashley/Loburn A logical area for future development and I support change for this area. Already close to this area are smaller land blocks. With the new river bridge, it makes sense to develop more land in Ashley Loburn.</p>
<p><u>Bex Hunter</u> Swannanoa Swannanoa is big enough; the rates are increasing as already putting up with the increase of subdivision. People complain if anything that might make a noise or smell related to farming. Our schools are too big. The roads are busier and more dangerous. The impact in the environment is huge.</p> <p>Oxford Yes</p> <p>Ashley/Loburn Yes</p> <p>Ohoka Yes</p>
<p><u>ROISIN Magee</u> Ohoka Against. I would be really sad if rural residential were to be allowed in Ohoka. Allowing smaller properties would mean the area would become more of a snobby enclave for people who want big gardens and less of a rural district with small farms.</p>
<p><u>David Eder, Health Supplement co Director</u> Swannanoa Only on the less productive land</p> <p>Oxford Far to far from main centres</p> <p>Ashley/Loburn Too far away as a lot of travel required</p> <p>Ohoka only on less productive land maybe East Eyeton better</p>

Gressons Road

Absolutely not. The best land in Canterbury. Fernside better option. Use light, safe land. Keep away from the airport.

Other Areas

Build closer to built-up areas that have all the services.

Other Comments

Use light, less productive land. Close to main travel routes. Limit size to no more than 1- 4000m2. Must have own grey water system.

John Stapley**Swannanoa**

Undesirable. No amenities handy

Oxford

Yes, infrastructure exists to support this

Ashley/Loburn

Fair enough, around existing development

Ohoka

No. Water table too high, which is visible after rain or in winter.

Gressons Road

Yes.

Other Areas

Cannot understand why the development of Mandeville has been taken only so far, has the amenities and support structure, but is restricted from further/denser growth. In my view this is the ideal area for expansion.

Geoff Gale**Ashley/Loburn**

The Loburn Lea area is well suited to the current property sizes and any further development of these will significantly detract from the current locations. The access to this area off Dixons/Cones road is already dangerous without adding further traffic flows.

David Griffiths, Christchurch City Council (staff submission)**Other Comments**

Need further thought how strategy fits within broader CRPS and Our Space framework, e.g. urban consolidation and land use transport integration. Need to consider how RR expansion impacts on urban development areas considered under Our Space, on downstream transport network in Christchurch. Expand on how rural residential contribute to housing capacity targets under Our Space required by NPS-UDC.

Jeremy Harding, Aggregate & Quarry Association of NZ

Need to ensure population growth is able to be accommodated by a ready supply of sand and aggregate necessary for the associated infrastructure development and also to ensure that access to a key natural resource of value to the district is not inadvertently shut off. Need to be mindful of fact that mineral and aggregate deposits are limited in quantity, location and availability - planning must provide for adequate access and Council needs to

ascertain location of all such areas in the District to avoid otherwise incompatible activities, i.e. residential. Need to avoid reverse sensitivity effects. Include the term 'mineral extraction' when seeking reverse sensitivity avoidance with activities such as quarrying to allow for future mining. Consider location of residential expansion at optimal distance from potential quarry areas so transport costs/emissions and congestion is minimised.